



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization

HEARING DATE: JULY 20, 2017

Date: July 13, 2017
Case No.: **2015-005863ENX**
Project Address: **2177 3rd Street**
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Block/Lots: 4045/003 and 003B
Project Sponsor: Mark Loper, Reuben, Junius & Rose, LLP
One Bush Street Suite 600
San Francisco, CA 94104
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is an amendment to a previously approved Large Project Authorization under Planning Commission Motion No. 19550 and pursuant to Planning Code Section 329, to modify prior conditions of approval for compliance with the Inclusionary Affordable Housing Program under Planning Code Section 415.3 through payment of the Affordable Housing Fee in lieu of providing the seventeen units on-site, as previously approved. The previously approved Project includes the construction of a seven-story, 68-foot tall mixed-use building totaling 182,724 square feet that includes 109 dwelling units in two towers above a shared podium, 3,298 square feet of ground-floor commercial space, and a two-level basement garage with 91 off-street automobile parking and 102 Class 1 bicycle parking spaces that will be accessed off 19th Street. The Project also includes 7,019 square feet of common open space at a ground-floor interior courtyard, in addition to a 2,500 square foot common roof deck. Since approval of the Project, the Sponsor has increased the number of dwelling units to 114, which includes a unit mix consisting of eleven studios, 53 one-bedroom, and 50 two-bedroom units.

PROJECT BACKGROUND

On January 14, 2016, the Planning Commission considered Large Project Authorization Application No. 2013.0784X, and approved Planning Commission Motion No. 19550 with findings and conditions that permitted demolition of the existing structures on two adjoining lots, and construction of a seven-story, 68-foot tall mixed-use building totaling 182,724 square feet that included 109 dwelling units in two towers above a shared podium, 3,298 square feet of ground-floor commercial space, and a two-level basement garage with 91 off-street automobile parking and 102 Class 1 bicycle parking spaces accessed off 19th Street. The Project also included 7,019 square feet of common open space at a ground-floor interior courtyard, in addition to a 2,500 square foot common roof deck. As part of Planning Commission

Motion No. 19550, the Commission granted exceptions from certain Planning Code requirements under the Large Project Authorization including rear yard (Planning Code Section 134), dwelling unit exposure (Planning Code Section 140), and horizontal mass reduction (Planning Code Section 270.1).

SITE DESCRIPTION AND PRESENT USE

Project is located at the southern half of the block on two adjoining parcels that will create an “L” shaped lot with a combined area of 29,434 square feet between 18th and 19th Streets in the City’s Dogpatch neighborhood. The two parcels would be merged as part of the project, and will have 230 feet of frontage along 3rd Street, and 96 feet along 19th Street. The two existing industrial buildings at 2161-2171 3rd and 590 19th Streets were built in 1987, with an area of 35,274 square feet, and are separated by a parking lot accessed off 3rd Street. The site is also located within the Central Waterfront Subarea of the Eastern Neighborhoods Plan.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The blocks surrounding the Project include a wide range of building types, heights, and uses typically found in an Urban Mixed Use (UMU) zoning district, including residential uses. The wide 3rd Street median contains the light rail line for the Muni T train. The area east of Illinois Street consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the surrounding blocks facing 3rd Street range from one to six stories, and approximately fifteen to 68 feet in height. The topography in the area slopes downward from Potrero Hill on the west to the San Francisco Bay on the east. 3rd Street is at the bottom of Potrero Hill, although the topography continues to drop approximately twelve feet in elevation across the project site from 3rd Street to Illinois Street. The adjacent property to the north at 2121 3rd Street is improved with a 106-unit residential building that was approved by the Planning Commission in 2010 (Case No. 2010.0094X) and completed construction in 2013. The other adjacent property to the east at 500 19th Street is unimproved and currently used as a parking lot, and the property to the south across 19th Street is a three-story building complex occupied with industrial uses.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on December 15, 2015, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 30, 2017	June 28, 2017	22 days
Posted Notice	20 days	June 30, 2017	June 30, 2017	20 days
Mailed Notice	20 days	June 30, 2017	June 30, 2017	20 days

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

PUBLIC COMMENT/COMMUNITY OUTREACH

Department has not received any public comments for this Project.

ISSUES AND OTHER CONSIDERATIONS

- According to the Project Sponsor, the substantial increase in construction costs over the last several years is the primary reason for the request to change how the Project would comply with the Inclusionary Affordable Housing requirement. Since the Project was approved in January 2016, construction costs in San Francisco have increased approximately 14% from the first quarter of 2016 through the first quarter of 2017, and are anticipated to continue increasing through the end of 2018 by as much as 7.5%. This projection is based on bids and information and obtained from a variety of the key contractors constructing similar significant projects in San Francisco.
- The Project has elected to pay the Affordable Housing Fee in lieu of providing on-site affordable housing pursuant to Planning Code Sections 415.5, which is equivalent to 30-percent of the total number of units. The Project contains 114 dwellings with a unit mix of unit mix consisting of eleven studios, 53 one-bedroom, and 50 two-bedroom units, and will pay a fee of approximately \$11,467,967.94.
- The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Eastern Neighborhoods Impact Fee (4,400 sq. ft. – Tier 2; Change in Use from PDR to Non-Residential)	423 (@ \$7.00)	\$30,800
Eastern Neighborhoods Impact Fee (95,922 sq. ft. – Tier 1; New Residential)	423 (@ \$10.70)	\$1,026,365
Eastern Neighborhoods Impact Fee (30,693 sq. ft. – Tier 1; Change in Use from PDR to Residential)	423 (@ \$5.00)	\$153,465
Transportation Sustainability Fee (TSF) (3,298 sq. ft. – Change in Use from PDR to Non-Residential)	411A (@ \$10.43)	\$34,398

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Transportation Sustainability Fee (TSF) [EE filed on 12/3/2014 = Use TSF Rules – 50% Disc.] (84,142 sq. ft. – New Residential, Up to 99 DU)	411A (@ \$7.74) x 50%	\$325,630
Transportation Sustainability Fee (TSF) [EE filed on 12/3/2014 = Use TSF Rules – 50% Disc.] (11,780 sq. ft. – New Residential, 99 DU to 114 DU)	411A (@ \$8.74) x 50%	\$51,478
Residential Child-Care Impact Fee (30,693 sq. ft. – 10 Units or More; Change in Use - PDR)	414A (@ \$0.26)	\$7,980
Residential Child-Care Impact Fee (95,922 sq. ft. – 10 Units or More; New Residential)	414A (@ \$1.83)	\$175,537
	TOTAL	\$1,883,613

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

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Large Project Authorization pursuant to Planning Code Section 329 to modify prior conditions of approval under Planning Commission Motion No. 19550 for compliance with the Inclusionary Affordable Housing Program through payment of the Affordable Housing Fee equal to 30 percent of the 114 total units, in lieu of providing seventeen affordable units on-site as previously approved.

BASIS FOR RECOMMENDATION

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan, including the Central Waterfront Area Plan.
- The Project adds 114 new dwelling units to the City's housing stock, including 50 two-bedroom dwelling units.
- The Project is an appropriate in-fill development that will add residential and commercial uses located in a zoning district where residential and ground floor commercial retail uses (up to 25,000 gross square feet per lot) are principally permitted.
- The Project complies with the First Source Hiring Program.
- The Project produces a development that includes significant site upgrades such as landscaping, outdoor seating, and publicly accessible open space along 3rd Street.
- The Project is compatible with the existing neighborhood character, proposes an appropriate massing and scale for the subject block, and has a high quality design that will complement the rapidly changing nature of its Central Waterfront location.
- The project will fully utilize the Eastern Neighborhood controls and pay the appropriate impact fees.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Planning Commission Motion 19550
Parcel Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photographs
Site Photos
Project Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project Sponsor Submittal: |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for Legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for Legibility |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> 3-D Renderings: |
| <input checked="" type="checkbox"/> Aerial Photo | (New Construction or Significant Addition) |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Health Dept. Review of RF levels |
| <input checked="" type="checkbox"/> First Source Hiring Affidavit | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input checked="" type="checkbox"/> Housing Documents |
| | <input checked="" type="checkbox"/> Inclusionary Affordable Housing
Program: Affidavit for Compliance |
| | <input checked="" type="checkbox"/> Anti-Discriminatory Housing Affidavit |

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

DV
Planner's Initials

DV: G:\Documents\X\1298 Howard Street_2014.0011X\Draft Docs\1298 Howard St_Exec Sum.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414A) |
| <input checked="" type="checkbox"/> Transportation Sustainability Fee (Sec. 411A) | <input checked="" type="checkbox"/> Eastern Neighborhoods Impact Fee (Sec. 423) |

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Planning Commission Motion No. XXXXX

HEARING DATE: JULY 20, 2017

Case No.: **2013.0784ENX-02**
Project Address: **2177 3rd STREET**
Zoning: **UMU (Urban Mixed Use) Zoning District**
Life Science and Medical Special Use District
68-X Height and Bulk District
Block/Lots: **4045/003 and 003B**
Project Sponsor: **Mark Loper, Reuben, Junius & Rose, LLP**
One Bush Street Suite 600
San Francisco, CA 94014
Staff Contact: **Douglas Vu – (415) 575-9120**
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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329 TO MODIFY PRIOR CONDITIONS OF APPROVAL FOR COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM THROUGH PAYMENT OF THE AFFORDABLE HOUSING FEE IN LIEU OF PROVIDING THE REQUIRED UNITS ON-SITE AS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION MOTION NO. 19550, FOR THE CONSTRUCTION OF A 182,724 SQUARE FEET, SEVEN-STORY, 68-FOOT TALL BUILDING OVER PODIUM WITH UP TO 114 DWELLING UNITS, 3,298 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, AND 91 OFF-STREET UNDERGROUND PARKING SPACES LOCATED AT 2177 3RD STREET, LOTS 003 AND 003B IN ASSESSOR'S BLOCK 4045, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT, LIFE SCIENCE AND MEDICAL SPECIAL USE DISTRICT, AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 16, 2014, David Silverman of Rueben, Junius and Rose, LLP, on behalf of M. Gaehwiler Construction, Inc., (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Large Project Authorization under Planning Code Section 329 to allow the construction of two new seven-story, 68-foot tall residential buildings consisting of 109 dwelling units, 3,298 sq. ft. of ground floor commercial space, and underground parking for up to 91 spaces at 2177 3rd Street (Block 4045, Lots 003 & 003B) in San Francisco, California.

On December 15, 2015, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

On January 14, 2016, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2013.0784X, at which time the Commission considered and approved Planning Commission Motion No. 19550 with findings and conditions that permitted demolition of the existing structures on two adjoining lots, and construction of a seven-story, 68-foot tall residential building totaling 182,724 square feet that includes 109 dwelling units with a mix of 65 one-bedroom and 44 two-bedroom units in two towers above a shared podium, 3,298 square feet of ground-floor commercial space, and a two-level basement garage with 91 off-street automobile parking and 102 Class 1 bicycle parking spaces that will be accessed off 19th Street. The Project also included 7,019 square feet of common open space at a ground-floor interior courtyard, in addition to a 2,500 square foot common roof deck. As part of Planning Commission Motion No. 19550, the Commission granted exceptions from certain Planning Code requirements under the Large Project Authorization including rear yard (Planning Code Section 134), dwelling unit exposure (Planning Code Section 140), and horizontal mass reduction (Planning Code Section 270.1).

On April 11, 2017, Mark Loper of Reuben, Junius & Rose, LLP on behalf of Align Real Estate, LLC (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Large Project Authorization under Planning Code Section 329 to modify a prior Condition of Approval for compliance with the Inclusionary Affordable Housing Program under Planning Code Section 417 through payment of the Affordable Housing Fee in lieu of providing the required units on-site as previously approved under Motion No. 19550 for Large Project Authorization Application No. 2013.0784X, and to increase the number of dwelling units from 109 to 114.

On July 20, 2017, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2013.0748ENX-02.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2013.0748ENX-02, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located at the southern half of the block on two adjoining parcels that will create an "L" shaped lot with a combined area of 29,434 square feet between 18th and 19th Streets in the City's Dogpatch neighborhood. The two parcels would be merged as part of the project, and will have 230 feet of frontage along 3rd Street, and 96 feet along 19th Street. The two existing industrial buildings at 2161-2171 3rd and 590 19th Streets were built in 1987, with an area of 35,274 square feet, and are separated by a parking lot accessed off 3rd Street. The site is also located within the Central Waterfront Subarea of the Eastern Neighborhoods Plan.
3. **Surrounding Properties and Neighborhood.** The blocks surrounding the Project include a wide range of building types, heights, and uses typically found in an Urban Mixed Use (UMU) zoning district, including residential uses. The wide 3rd Street median contains the light rail line for the Muni T train. The area east of Illinois Street consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the surrounding blocks facing 3rd Street range from one to six stories, and approximately fifteen to 68 feet in height. The topography in the area slopes downward from Potrero Hill on the west to the San Francisco Bay on the east. 3rd Street is at the bottom of Potrero Hill, although the topography continues to drop approximately twelve feet in elevation across the project site from 3rd Street to Illinois Street. The adjacent property to the north at 2121 3rd Street is improved with a 106-unit residential building that was approved by the Planning Commission in 2010 (Case No. 2010.0094X) and completed construction in 2013. The other adjacent property to the east at 500 19th Street is unimproved and currently used as a parking lot, and the property to the south across 19th Street is a three-story building complex occupied with industrial uses.
4. **Project Description.** The proposed Project includes demolition of the existing structures on two adjoining lots, and construction of a seven-story, 68-foot tall residential building totaling 182,724 square feet that includes 114 dwelling units in two towers above a shared podium, 3,298 square feet of ground-floor commercial space, and a two-level basement garage with 91 off-street automobile parking and 102 Class 1 bicycle parking spaces that will be accessed off 19th Street. The project includes a dwelling unit mix consisting of eleven studios, 53 one-bedroom, and 50 two-bedroom 65 one-bedroom and 44 two-bedroom units, and also includes 7,019 square feet of common open space at a ground-floor interior courtyard, in addition to a 2,500 square foot common roof deck.

5. **Public Comment.** The Department has not received any public comments for this Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in UMU Zoning Districts.** Planning Code Sections 843.20 and 843.45 states that residential and retail commercial uses, respectively, are principally permitted within the UMU Zoning District.

The Project would construct new residential and retail commercial uses within the UMU Zoning District, and complies with Planning Code Sections 843.20 and 843.45, respectively.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth beginning at the lowest story containing a dwelling unit.

The Project does not comply with the rear yard requirement and is seeking an exception as part of the Large Project Authorization (See discussion below).

- C. **Usable Open Space.** Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. At least 80 square feet of usable common open space per dwelling unit is required, and at least one sq. ft. of publicly accessible open space is required for every 250 sq. ft. of retail commercial space. Up to 50 percent of the publicly accessible open space may be provided off-site. The Project has 114 units with a residential open space requirement of 9,120 sq. ft., and 3,298 sq. ft. of commercial space with a requirement of thirteen sq. ft. of publicly accessible open space.

The Project would include an 8,834 sq. ft. interior courtyard at the podium level, of which 7,019 sq. ft. is deemed usable open space. The Project also includes a 2,500 sq. ft. roof deck above the smaller of the two buildings. There is also 90 sq. ft. of publicly accessible open space at the entrance of the commercial space along the 3rd Street frontage. The total proposed 9,519 sq. ft. of usable common open space exceeds the minimum 9,120 sq. ft. required, and the proposed 90 sq. ft. of publicly accessible open space exceeds the minimum required 13 sq. ft., which complies with the Planning Code.

- D. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires streetscape and pedestrian elements in conformance with the Better Streets Plan when a project has more than 250 feet of total lot frontage on one or more publicly-accessible rights-of-way, and includes new construction.

The Project Sponsor has submitted a streetscape plan that has been preliminarily reviewed by the Department's Street Design Advisory Team. The Department will continue to work with the Sponsor and representatives from the DPW and MTA to develop a streetscape plan consistent with the Better Streets Plan.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires dwelling units to have at least one window in a minimum 120 sq. ft. room facing a street or alley, a Code-complying rear yard, open space or inner court which is unobstructed and is no less than 25 feet in every

horizontal dimension for the floor at which it is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The Project does not comply with the exposure requirement for 28 dwelling units and is seeking an exception as part of the Large Project Authorization (See discussion below).

- F. **Street Frontages.** Planning Code Section 145.1 requires the following for street frontages in Eastern Neighborhood Mixed Use Districts: (1) not more than 1/3 the width of the building facing the street may be devoted to ingress/egress to parking; (2) off-street parking at street grade must be set back at least 25 feet; (3) “active” use shall be provided within the first 25 feet of building depth at the ground floor; (4) ground floor non-residential uses in UMU zoning district shall have a floor-to-floor height of 17-feet; (5) frontages with active uses shall be fenestrated with transparent windows; and, (6) decorative railings or grillwork placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular views.

The project complies with the requirements of Section 145.1 as follows: (1) provides one fourteen-foot wide garage opening along the secondary 19th Street frontage, which totals less than 1/3 of the approximately 69-foot frontage along 19th Street; (2) proposes off-street parking at two underground basement levels; (3) incorporates active uses on all street frontages, including retail commercial and accessory residential uses within the first 25 feet of the building depth at ground floor; (4) provides a floor-to-floor ground floor height of 18 feet for the commercial frontage; and, (5) provides transparent windows at the ground floor.

- G. **Shadow.** Planning Code Section 147 requires reduction of substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Planning Code Section 295. Section 295 restricts new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission.

The Shadow Analysis conducted for the Project indicates that the Project will not cast shadow upon any existing Public, Publicly Accessible or Publicly Financed or Subsidized Open Space under Planning Code Section 147. Additionally, the Project will not cast any shadows upon property under the jurisdiction of the Recreation and Park Commission, pursuant to Planning Code Section 295.

- H. **Off-Street Parking.** Planning Section 151.1 allows for provision of up to three parking spaces for each four dwelling units. However, up to one parking space is permitted for each dwelling unit that is two or more bedrooms and at least 1,000 square feet of occupied floor area, subject to the requirements of Sections 151.1(g) below. One space for each 500 square feet of occupied retail sales area is also permitted. No additional parking is permitted above these amounts.

The Project proposes one fourteen-foot wide, one-way garage opening to a two-level subterranean parking garage along the Project’s secondary elevation along 19th Street, therefore minimizing impacts to pedestrian spaces or movement. The proposed Class 1 bicycle parking would be located at the upper basement level and will be independently accessible through a separate door and ramp adjacent to the

garage. Since all the proposed parking spaces would be located underground and not visible from the public right-of-way, the maximum amount of frontage along 3rd and 19th Streets will be occupied with active uses and streetscape enhancements including trees, outdoor seating, and Class 2 outdoor bicycle parking that will to enhance the pedestrian space experience, and comply with the Planning Code.

Based on the proposed dwelling unit mix that includes 32 two bedrooms units that are at least 1,000 sq. ft. in area, the Project is permitted a maximum of 94 residential parking spaces. The Project proposes 89 spaces for a ratio of 0.78, and the remaining 32 spaces greater than a 0.5 ratio will be stored and accessed using mechanical stackers.

- I. **Off-Street Loading.** Planning Code Section 152.1 requires one off-street freight loading space for a residential use in UMU Districts with a gross floor area greater than 100,000 sq. ft., and no loading space for a commercial use less than 10,000 square feet. Section 153(a)(6) also allows the substitution of two service vehicle spaces for each required off-street freight loading space.

The Project proposes 132,279 gross sq. ft. of residential use and 3,298 sq. ft. of commercial use with two designated service vehicle parking spaces at the upper basement level of the garage, which complies with this Planning Code requirement.

- J. **Bicycle Parking.** Planning Code Section 155.2 requires 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100, and one Class 2 space for every 20 dwelling units. Additionally, one Class 2 space is required for each 2,500 sq. ft. of occupied commercial floor area, with a minimum of two spaces. The Project requires a total of 104 Class 1 and seven Class 2 bicycle parking spaces.

The Project proposes 104 Class One and nine Class Two bicycle parking spaces, and complies with this requirement.

- K. **Car Share.** Planning Code Section 166 requires one space for projects proposing dwelling units between 50 and 200. One car share space is required for the proposed 114 dwelling units.

The Project proposes one car share parking space at the upper level of the basement garage and complies with this Planning Code requirement.

- L. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The off-street parking spaces provided for the dwelling units will be required to be unbundled and sold and/or leased separately from the dwelling units, which complies with this requirement.

- M. **Dwelling Unit Mix.** Planning Code Section 207.6 requires at least 40 percent of the total number of proposed dwelling units to contain two or more bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units.

The Project will provide 50 two-bedroom units that is equal to 43.8 percent of the total mix, which complies with the unit mix requirement.

- N. **Height Limit.** Planning Code Section 260 requires that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The Project Site is within a 68-foot Height District.

The Project has a maximum height of 68 feet and complies with this requirement.

- O. **Horizontal Mass Reduction.** Planning Code Section 270.1 requires buildings with more than 200 feet of frontage to incorporate one or more mass reduction breaks that reduce the horizontal scale of the building into discrete sections not more than 200 feet in length that must also: (1) be not less than 30 feet in width; (2) be not less than 60 feet in depth from the street-facing building facade; (3) extend up to the sky from a level not higher than 25 feet above grade or the third story, whichever is lower; and (4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet.

The Project does not fully comply with the horizontal mass reduction requirement and is seeking an exception as part of the Large Project Authorization (See discussion below).

- P. **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 Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on September 10, 2013; 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 30%.

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 Environmental Evaluation Application. The Project includes 114 dwelling units with a mix of eleven (11) studios, 53 one-bedroom, and 50 two-bedroom units, and a complete Environmental Evaluation Application was submitted on September 10, 2013. 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 30%.

- Q. **Eastern Neighborhoods Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project in the Eastern Neighborhoods Program Area which results in at least one net new residential unit or the new construction of a non-residential use.

The Project includes approximately 131,015 gross sq. ft. of new development consisting of approximately 126,615 gross sq. ft. of residential use. The Eastern Neighborhoods Infrastructure Impact Fees are applicable to the Project, as outlined in Planning Code Section 423, and must be paid by the Project Sponsor prior to the issuance of the building permit.

- R. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development over 800 square feet.

The Project includes 126,615 gross square feet of residential use and 4,400 gross square feet of commercial retail use. However, the existing site contains approximately 35,094 square feet of Production, Distribution and Repair (PDR) use that will receive a prior use credit. Under Section 411A.4(b), the Project is subject to residential TSF at one half the cost.

- S. **Residential Child-Care Fee.** Pursuant to Section 414A, the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

The proposed Project includes approximately 126,615 gross square feet of new residential use and the fee must be paid prior to the issuance of the building permit application.

- T. **Transportation Demand Management (TDM) Program.** The Project shall be subject to the recently adopted TDM Program upon the effective date of Ordinance No. 222-15, specifically Section 169 et seq. and the associated TDM Program Standards, as adopted by the Planning Commission and periodically amended.

The additional car-share space for this Project shall be provided to meet the minimum requirements of the TDM Program.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building mass and scale;

The Project conforms to the applicable height requirement of 68 feet, and without a bulk limitation. The neighborhood in the vicinity of the Project is constantly evolving with development in the Central Waterfront area and the recent Eastern Neighborhoods Area Plans, and contains a range of building masses. The residential and retail commercial uses will be consistent with the existing and evolving character of the area. The Project's massing will improve the character of the neighborhood and

improve general pedestrian accessibility. From a visual perspective, the Project appears as two buildings between an expansive interior courtyard that is connected via walkways at various levels that reduce the bulk and massing and results in an overall building scale that is very compatible with the neighboring buildings. The recently completed adjacent development at 2121 3rd Street includes 106 dwelling units and is similar in building mass, scale and density.

B. Architectural treatments, facade design and building materials;

The Project's architectural design responds to the site's location between the industrial nature of the Central Waterfront and the contemporary architecture of the residential buildings and lofts toward the bottom of Potrero Hill. The Project's facades all present fenestration patterns and scale similar to the expressed frame of residential and industrial uses common in the area. The exterior is designed to use modern materials including concrete, colored aluminum, glass, and glazed brick. Additionally, the unique metal and glass balconies that are integrated into the mullion cap systems of the various façades provide further articulation that creates a stimulating and visually interesting form from the public right-of-way. The various fenestration patterns and treatment of the building facades through materials, landscaping, and site furniture also allow the architecture to read as distinct pieces of a whole.

C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

The entire building is set back two feet from the property line and the ground floor's character is active with accessory residential and commercial uses along 3rd and 19th Streets, with a prominent two-story entrance along 3rd Street that is recessed and provides abundant landscaping and outdoor seating. The entrance lobby, community activity room, and commercial tenant space are carved out at the ground floor that incorporates permanent outdoor seating and is finished with glazed brick to provide an inviting environment for pedestrians and a gracious transition from the public to private realm. The entire ground floor has 18-foot tall ceilings, and curb cuts are minimized to one fourteen-foot wide driveway off 19th Street for the entire project. All street frontages for the Project will include streetscape improvements compliant with the Better Streets Plan, including sidewalk widening in certain areas, a pedestrian bulb-out at 3rd and 19th Streets, street trees, and other site furniture.

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

The Project provides a total of 9,519 sq. ft. of common usable open space at a ground floor interior courtyard and roof deck above the northernmost building. Additional outdoor space is provided for the majority of the dwelling units through small balconies. Furthermore, approximately 90 sq. ft. of publicly accessible open space is provided along the 3rd Street frontage where there is a break in the building and the sidewalk will be widened and include landscaping and outdoor benches. The proposed amount of common and publicly accessible open space exceeds that required by the Planning Code.

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

All street frontages for the Project will include streetscape improvements compliant with the Better Streets Plan, including sidewalk widening in certain areas, a pedestrian bulb-out at 3rd and 19th Streets, street trees, and other site furniture.

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

The Project proposes only one fourteen-foot wide access driveway off 19th Street and is not anticipated to create circulation problems. No other vehicular ingress/egress is proposed anywhere to prevent other possible conflicts and congestion.

G. Bulk limits;

The Project site is located in an X Bulk District, which provides no bulk restrictions.

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

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

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

A. Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth beginning at the lowest story containing a dwelling unit. The subject parcels create an "L" shaped lot with two frontages. Planning Code Section 329(d) allows an exception for the rear yard requirement pursuant to requirements of Planning Code Section 134(f).

1. Residential uses are included in the new or expanding development and a comparable amount of readily accessible usable open space is provided elsewhere on the lot:

The Project includes 114 residential units and per the Planning Code, the required rear yard should equal 25 percent of the lot area, which is equal to 7,316 sq. ft. for this property. The proposed 2,500 sq. ft. roof deck and 7,019 sq. ft. interior courtyard combine to provide approximately 9,519 sq. ft. of accessible common open space that is greater than the required rear yard area.

2. The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties:

The Project will merge two parcels to create an "L" shaped corner lot that fronts 3rd and 19th Streets. The proposed interior courtyard is rectangular in shape and extends to the property line along the west elevation of the Project. The corner location of the project and the two separate towers between a rectangular courtyard will preserve access to light and air, and will result in no significant impediment on light and air to adjacent properties.

3. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties:

The only adjacent building to the north at 2161 3rd Street extends the entire depth of the lot with an interior courtyard so there is no interior open space for the subject block and the Project will would have no negative impact. Therefore, the Project seeks an exception to the rear yard requirement.

- B. Planning Code Section 140 requires dwelling units to have at least one window in a minimum 120 sq. ft. room facing a street or alley, a Code-complying rear yard, open space or inner court which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which it is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor;

The Project is irregularly shaped and proposes a tower that entirely fronts 3rd and 19th Streets, with a smaller tower located at the deepest rear portion of the project site, and has no frontage. Therefore, the Project proposes a ground-level interior court yard at the podium level that spans the majority of the larger tower with a horizontal dimension of 46-feet at its widest point and 31-feet 6-inches at its narrowest point. The two separate towers are connected via a pedestrian walkway at the northern half of the site. Due to the Project's site configuration and the smaller tower's lack of frontage, 28 of the interior-facing and easternmost units do not meet the exposure requirements at the third through seventh floors of the building. This represents 24.5% of the total units and although they do not meet the Planning Code's dimensional requirements, adequate light and air would still be provided given the long 172-foot width of the courtyard that spans the width of the larger tower and the separation of the dwellings into two separate volumes. Therefore, the Project seeks an exception to the exposure requirement for these 28 units.

- C. Planning Code Section 270.1 requires buildings with more than 200 feet of frontage to incorporate one or more mass reduction breaks that reduce the horizontal scale of the building into discrete sections not more than 200 feet in length that must also: (1) be not less than 30 feet in width; (2) be not less than 60 feet in depth from the street-facing building facade; (3) extend up to the sky from a level not higher than 25 feet above grade or the third story, whichever is lower; and (4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet;

The Project includes a larger tower that spans the entire width of the property with 230 feet of frontage along 3rd Street and requires a mass reduction, or break. The proposed massing break is located along the southern half of the tower and results in two frontages that measure 139-feet 5-inches and 55-feet 1-inch in width. The break has a complying width of 30-feet 3-inches, but a depth of only 7 feet at the first and second floors. The depth of the break increases to 24 feet at the third through seventh floors and complies with the height requirement, but not the depth requirement, partially due to a pedestrian bridge that connects to the portion of the tower that fronts 19th Street.

Several factors contribute to a proposed building that achieves the desired reduction in horizontal scale. The building's horizontal frontage is 230 feet, which is minimally more than the 200 feet threshold that requires a break. Therefore, the proposed break results in the longest horizontal portion measuring 139-feet 5-inches, which is 90-feet 50 inches less than the threshold and would still provide a visual reduction in scale despite the smaller width and depth. Additionally, the proposed break at the fourth

floor and above is primarily obstructed by a pedestrian bridge that will be constructed predominantly of glass, which will minimize the building's visibility and mass, and will thus increase the visual separation that is intended by the Planning Code. Furthermore, proposed break will also function and be maintained as a green wall that will further enhance the visual separation between the two building volumes. Finally, the various proposed uses at the ground floor and the 45-foot 10-inch wide and 25-foot 4-inch recessed entrance lobby will create a pedestrian-scaled experience with different visually appealing exterior materials and active use components. Therefore, the Project seeks an exception to the horizontal mass reduction requirement for the building fronting 3rd Street.

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

HOUSING

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

The Project is a high density mixed-use development on an underutilized lot in a transitioning industrial area. The Project site presents a residential development opportunity on parcels that are currently used for storage. The area around the Project site was recently rezoned to UMU as part of a long range planning goal to create a cohesive, high density residential and mixed-use neighborhood. The project includes seventeen on-site affordable housing units and 44 family-sized two-bedroom units.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The architecture of this Project responds to the site's location and provides a design that blends the industrial and the contemporary architecture of residential and loft buildings. The Project's building facades present fenestration patterns and scale similar to the expressed frame of residential and industrial uses common in the area. The exterior is designed with modern materials including concrete, colored aluminum, glass, and glazed brick. Additionally, the unique metal and glass balconies that are integrated into the mullion cap systems of the various façades provide further articulation that creates a stimulating and visually interesting form from the public right-of-way. The various fenestration patterns and treatment of the building facades through materials, landscaping, and site furniture also allow the architecture to read as distinct pieces of a whole.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

Assure the provision of adequate public open space to serve new residential development.

The Project will create common outdoor open spaces in a new residential mixed-use development through a spacious interior courtyard and a roof deck above the smaller tower. The Project will also provide additional publicly accessible open space along the 3rd Street pedestrian corridor, and will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will include streetscape improvements along the 3rd and 19th Street frontages, and is designed with active spaces oriented at the pedestrian level that have an 18-foot clear ceiling height at the ground floor.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes at least 104 Class 1 bicycle parking spaces in a secure and dedicated location on the upper basement level, and has independent access to 19th Street. The Project also includes nine Class 2 spaces in the public right-of-way.

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

The Project proposes a single curb cut along 19th Street that will be used to access the basement level parking garage via a one-way ramp. This single driveway will minimize the reduction of any existing on-street parking spaces to accommodate a project that includes 114 dwelling units. The Project will also dedicate at least two parking spaces in the garage for car-sharing to encourage low auto ownership.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.7:

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

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The existing industrial buildings and accessory parking lot are not compatible with the visual character of the neighborhood, and the Project serves as a visual transition from the predominantly residential character to the north and mixed industrial and residential uses to the south. The Project will bring the subject property into greater conformity with the existing zoning, neighborhood character, and is complementary to the massing and scale of the adjacent buildings. The 114 new units of housing are consistent with other mixed-use residential developments in the neighborhood, including the north adjacent development, and will provide a greater housing choice for residents.

OBJECTIVE 4:

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

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The Project proposes only one fourteen-foot wide driveway and garage entrance along the secondary 19th Street frontage to minimize pedestrian conflicts. The Projects horizontal frontage along 3rd Street is 230 feet but a proposed massing break will provide an effective visual reduction in massing and scale. The Project

also includes streetscape improvements including landscaping, street trees, street furniture, sidewalk widening and a pedestrian bulb-out at the intersection of 19th Street. Furthermore, the various proposed uses at the ground floor and the 45-foot 10-inch wide and 25-foot 4-inch recessed entrance lobby will create a human scaled experience with different visually appealing exterior materials and active use components that include community rooms and commercial retail space.

CENTRAL WATERFRONT AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.2:

IN AREAS OF THE CENTRAL WATERFRONT WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1:

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

Policy 1.2.4

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

The Project proposes development on existing underutilized parcels by merging them and constructing a residential development with 114 dwelling units. The proposed density is the maximum allowed in order to ensure quality and livability of the units through controlled height and unit mix requirements, and 43.8% of the unit mix includes (50) two-bedroom units.

Housing

OBJECTIVE 2.3

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

Policy 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

Policy 2.3.3

Require that 40 percent of all units in new developments have two or more bedrooms and encourage that at least 10 percent of all units in new development have three or more bedrooms, except Senior Housing and SRO developments.

The Project will include seventeen permanently affordable dwelling units, and proposes 43.8% of the 114 dwellings to be (50) two-bedroom units. The unit mix of the affordable units will be proportional to the unit mix for the entire project.

Built Form

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE CENTRAL WATERFRONT'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.9

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

Although there is no prevailing pattern of rear yard or open space on the subject block, the Project proposes a 2,500 sq. ft. roof deck and a 7,019 sq. ft. interior court that provides more than the Planning Code required amount of usable open space, and provides quality light and air for the dwelling units.

OBJECTIVE 3.2

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

Policy 3.2.1

Require high quality design of street-facing building exteriors.

The Project's street-facing exteriors include a break that will also function as a green wall to provide visual interest and a reduction in massing and scale. The Project also includes streetscape improvements including landscaping, street trees, street furniture, sidewalk widening and a pedestrian bulb-out at the intersection of 19th Street. Furthermore, the various proposed uses at the ground floor and the 45-foot 10-inch wide and 25-foot 4-inch recessed entrance lobby will create a human scaled experience with different visually appealing exterior materials, and active use components that include community rooms and commercial retail space.

OBJECTIVE 4.1

IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN CENTRAL WATERFRONT.

Policy 4.1.5

Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.

The Project includes only one fourteen foot wide curb cut along 19th Street and not 3rd Street façade, which is a pedestrian and transit oriented street.

OBJECTIVE 4.8

ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS.

Policy 4.8.1

Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.

The Project provides at least two dedicated car share spaces consistent with the Planning Code's requirement.

Streets and Open Space

OBJECTIVE 5.2

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE.

Policy 5.2.1

Require new residential and mixed-use residential development to provide on-site private open space designed to meet the needs of residents.

Policy 5.2.2

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.

The Project proposes a 2,500 sq. ft. roof deck and a 7,019 sq. ft. interior court at the podium level that is accessible to every dwelling unit, and provides more than the Planning Code required area of usable open space.

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.

There are no existing neighborhood-serving retail uses on the site. The Project will provide approximately 3,298 sq. ft. of ground floor commercial retail space that will create opportunities for local resident employment and business ownership.

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

No housing exists on the project site. The project will provide up to 114 new dwelling units, which will significantly increase the neighborhood housing stock. The Project is well designed and compatible with the surrounding neighborhood. For these reasons, the proposed project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program through payment of the Affordable Housing Fee, therefore increasing the stock of affordable housing units in the City.

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

The Project will be well-served by public transportation as the 3rd Street Muni Light Rail is directly in front of the project site, and the number of vehicle trips generated by this project would not impede Muni transit service or overburden streets.

- 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 any commercial office development, and includes dwelling units and commercial space that will increase the diversity of the City's housing supply, a top priority in the City, as well as provide potential neighborhood-serving uses.

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

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

- G. That landmarks and historic buildings be preserved.

There are no existing landmarks or historic buildings on the Project site.

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

The Project will not affect the City's parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of the Recreation and Park Commission.

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

and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2013.0784ENX-02** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion No. 19550. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1650 Mission Street, Room 304, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 20, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 20, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to modify a prior Condition of Approval for compliance with the Inclusionary Affordable Housing Program under Planning Code Section 417 through payment of the Affordable Housing Fee in lieu of providing seventeen units on-site as previously approved under Motion No. 19550 for the demolition of existing structures on two adjoining lots and the construction of a seven-story, 68-foot tall residential building totaling 182,724 square feet that includes 114 dwelling units in two towers above a shared podium, 3,298 square feet of ground-floor commercial space, a two-level basement garage with 91 off-street automobile parking and 104 Class 1 bicycle parking spaces, and an exception to the requirements for rear yard (Planning Code Section 134), exposure (Planning Code Section 140), and horizontal mass reduction (Planning Code Section 270.1), located at 2177 3rd Street, Lots 003 and 003B in Assessor's Block 4045 pursuant to Planning Code Section 329 within the UMU (Urban Mixed Use) Zoning District, and a 68-X Height and Bulk District; in general conformance with plans, dated April 9, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0784ENX-02 and subject to conditions of approval reviewed and approved by the Commission on January 14, 2016, under Motion No. 19550. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator,

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 20, 2017 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building Permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Development Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new 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.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s). *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. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0784E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** 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. **Streetscape Plan.** Prior to issuance of the first certificate of occupancy, the Project Sponsor shall install sidewalk and streetscape improvements that are included in the approved streetscape plan for 1298 Howard Street subject to the Department led Streetscape Design Advisory Team's review and approval.

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

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

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

10. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

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

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;

3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12-feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

PARKING AND TRAFFIC

12. **Unbundled Parking.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

13. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than 101 accessory off-street parking spaces, including 94 accessory residential and seven (7) accessory commercial retail parking spaces.

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

14. **Car Share.** Pursuant to Planning Code Section 166, no less than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

15. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 111 bicycle parking spaces (104 Class 1 spaces and seven (7) Class 2 spaces)..

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

16. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

17. **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

18. **Transportation Demand Management (TDM) Program.** The Project shall be subject to the recently adopted TDM Program upon the effective date of Ordinance No. 222-15, specifically Section 169 et seq. and the associated TDM Program Standards, as adopted by the Planning Commission and periodically amended.

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

19. **Transportation Sustainability Fee.** Pursuant to Planning Code Section 411A, the Project shall pay the applicable fees for the residential uses within the Project. Non-residential uses would continue to be subject to the TIDF at the rate applicable per Planning Code Sections 411.3(e) and 409, as well as any other applicable fees.

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

20. **Residential Child Care Fee.** Pursuant to Planning Code Section 414A, the Project shall pay the Child Care Requirement Fee, prior to issuance of the first construction document.

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

21. **Eastern Neighborhoods Infrastructure Impact Fees.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4 at the Tier 1 level for residential, and Tier 2 for non-residential uses.

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

MONITORING

22. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project 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

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

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

OPERATION

32. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

24. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

25. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

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

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

INCLUSIONARY HOUSING

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.

27. **Requirement.** Pursuant to Planning Code Section 415.3, 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 thirty percent (30%). 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.

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

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

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

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

- a. The 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 the 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.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☒ Affordable Housing (Sec. 415)
- ☒ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)

- ☒ First Source Hiring (Admin. Code)
- ☐ Child Care Requirement (Sec. 414)
- ☒ Other (EN Impact Fee – Sec. 423)

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Planning Commission Motion No. 19550

HEARING DATE: JANUARY 14, 2016

Date: January 14, 2016
Case No.: 2013.0784X
Project Address: 2177 3rd (aka 590 19th) Street
Zoning: UMU (Urban Mixed Use) Zoning District
Life Science and Medical Special Use District
68-X Height and Bulk District
Block/Lots: 4045/003 and 003B
Project Sponsor: M. Gaehwiler Construction, Inc.
1550 Michigan Street
San Francisco, CA 94124
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO (1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, (2) EXPOSURE PURSUANT TO PLANNING CODE SECTION 140, (3) AND HORIZONTAL MASS REDUCTION PURSUANT TO PLANNING CODE SECTION 270.1, TO ALLOW DEMOLITION OF ALL EXISTING STRUCTURES AND CONSTRUCTION OF A NEW SEVEN-STORY, 68-FOOT TALL BUILDING OVER PODIUM WITH UP TO 109 DWELLING UNITS, 3,298 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE, AND 91 OFF-STREET UNDERGROUND PARKING SPACES LOCATED AT 2177 3RD STREET, LOTS 003 AND 003B IN ASSESSOR'S BLOCK 4045, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 16, 2014, David Silverman on behalf of M. Gaehwiler Construction, Inc. (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Large Project Authorization under Planning Code Section 329 to allow the construction of two new seven-story, 68-foot tall residential buildings consisting of 109 dwelling units, 3,298 sq. ft. of ground floor commercial space, and underground parking for up to 91 spaces at 2177 3rd Street (Block 4045, Lots 003 & 003B) in San Francisco, California.

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

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

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

On December 15, 2015, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

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

On January 14, 2015, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2013.0784X.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2013.0784X, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed project is located at the southern half of the block on two adjoining parcels that will create an "L" shaped lot with a combined area of 29,434 square feet between 18th and 19th Streets in the City's Dogpatch neighborhood. The two parcels would be merged as part of the project, and will have 230 feet of frontage along 3rd Street, and 96 feet along 19th Street. The two existing industrial buildings at 2161-2171 3rd and 590 19th Streets were built in 1987, with an area of 35,274 square feet, and are separated by a parking lot accessed off 3rd Street. The site is also located within the Central Waterfront Subarea of the Eastern Neighborhoods Plan.
3. **Surrounding Properties and Neighborhood.** The blocks surrounding the project site include a wide range of building types, heights, and uses typically found in an Urban Mixed Use (UMU) zoning district, including residential uses. The wide 3rd Street median contains the light rail line for the Muni T train. The area east of Illinois Street consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the surrounding blocks facing 3rd Street range from one to six stories, and approximately fifteen to 68 feet in height. The topography in the area slopes downward from Potrero Hill on the west to the San Francisco Bay on the east. 3rd Street is at the bottom of Potrero Hill, although the topography continues to drop approximately twelve feet in elevation across the project site from 3rd Street to Illinois Street. The adjacent property to the north at 2121 3rd Street is improved with a 106-unit residential building that was approved by the Planning Commission in 2010 (Case No. 2010.0094X) and completed construction in 2013. The other adjacent property to the east at 500 19th Street is unimproved and currently used as a parking lot, and the property to the south across 19th Street is a three-story building complex occupied with industrial uses.
4. **Project Description.** The proposed project includes demolition of the existing structures on two adjoining lots, and new construction of a seven-story, 68-foot tall residential building totaling

182,724 square feet that includes 109 dwelling units in two towers above a shared podium, 3,298 square feet of ground-floor commercial space, and a two-level basement garage with 91 off-street automobile parking and 102 Class 1 bicycle parking spaces that will be accessed off 19th Street. The project includes a dwelling unit mix consisting of 65 one-bedroom and 44 two-bedroom units, and also includes 7,019 square feet of common open space at a ground-floor interior courtyard, in addition to a 2,500 square foot common roof deck. A total of seventeen affordable ownership units will be located on-site and the remaining 92 market-rate units will be available for purchase.

5. **Public Comment.** The Department has received one letter of support for the project from the Dogpatch Neighborhood Association and no communication in opposition. However, the Department received one telephone communication from a resident at 2121 3rd Street regarding the potential loss of property line windows adjacent to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in UMU Zoning Districts.** Planning Code Sections 843.20 and 843.45 states that residential and retail commercial uses, respectively, are principally permitted within the UMU Zoning District.

The Project would construct new residential and retail commercial uses within the UMU Zoning District, and complies with Planning Code Sections 843.20 and 843.45, respectively.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth beginning at the lowest story containing a dwelling unit.

The Project does not comply with the rear yard requirement and is seeking an exception as part of the Large Project Authorization (See discussion below).

- C. **Usable Open Space.** Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. At least 80 square feet of usable common open space per dwelling unit is required, and at least one sq. ft. of publicly accessible open space is required for every 250 sq. ft. of retail commercial space. Up to 50 percent of the publicly accessible open space may be provided off-site. The Project has a residential open space requirement of 8,720 sq. ft. of usable common, and thirteen sq. ft. of usable publicly accessible open space.

The Project would include an 8,834 sq. ft. interior courtyard at the podium level, of which 7,019 sq. ft. is deemed usable open space. The Project also includes a 2,500 sq. ft. roof deck above the smaller of the two buildings. There is also 90 sq. ft. of publicly accessible open space at the entrance of the commercial space along the 3rd Street frontage. The total proposed 9,519 sq. ft. of usable common open space exceeds the minimum 8,720 sq. ft. required, and the proposed 90 sq. ft. of publicly accessible open space exceeds the minimum required 15 sq. ft., which complies with the Planning Code.

- D. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires streetscape and pedestrian elements in conformance with the Better Streets Plan when a project has more

than 250 feet of total lot frontage on one or more publicly-accessible rights-of-way, and includes new construction.

The Project Sponsor has submitted a streetscape plan that has been preliminarily reviewed by the Department's Street Design Advisory Team. The Department will continue to work with the Sponsor and representatives from the DPW and MTA to develop a streetscape plan consistent with the Better Streets Plan.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires dwelling units to have at least one window in a minimum 120 sq. ft. room facing a street or alley, a Code-complying rear yard, open space or inner court which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which it is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The Project does not comply with the exposure requirement for 28 dwelling units and is seeking an exception as part of the Large Project Authorization (See discussion below).

- F. **Street Frontages.** Planning Code Section 145.1 requires the following for street frontages in Eastern Neighborhood Mixed Use Districts: (1) not more than 1/3 the width of the building facing the street may be devoted to ingress/egress to parking; (2) off-street parking at street grade must be set back at least 25 feet; (3) "active" use shall be provided within the first 25 feet of building depth at the ground floor; (4) ground floor non-residential uses in UMU zoning district shall have a floor-to-floor height of 17-feet; (5) frontages with active uses shall be fenestrated with transparent windows; and, (6) decorative railings or grillwork placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular views.

The project complies with the requirements of Section 145.1 as follows: (1) provides one fourteen-foot wide garage opening along the secondary 19th Street frontage, which totals less than 1/3 of the approximately 69-foot frontage along 19th Street; (2) proposes off-street parking at two underground basement levels; (3) incorporates active uses on all street frontages, including retail commercial and accessory residential uses within the first 25 feet of the building depth at ground floor; (4) provides a floor-to-floor ground floor height of 18 feet for the commercial frontage; and, (5) provides transparent windows at the ground floor.

- G. **Shadow.** Planning Code Section 147 requires reduction of substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Planning Code Section 295. Section 295 restricts new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission.

The Shadow Analysis conducted for the Project indicates that the Project will not cast shadow upon any existing Public, Publicly Accessible or Publicly Financed or Subsidized Open Space under Planning Code Section 147. Additionally, the Project will not cast any shadows upon property under the jurisdiction of the Recreation and Park Commission, pursuant to Planning Code Section 295.

H. **Off-Street Parking.** Planning Section 151.1 allows for provision of up to three parking spaces for each four dwelling units. Additionally, up to one parking space is permitted for each dwelling unit that is two or more bedrooms and at least 1,000 square feet of occupied floor area, subject to the requirements of Sections 151.1(g) below. No additional parking is permitted above these amounts.

(1)(A) Parking for All Uses.

- (i) Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;
- (ii) Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;
- (iii) All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and
- (iv) Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.

The Project proposes one fourteen-foot wide, one-way garage opening to a two-level subterranean parking garage along the Project's secondary elevation along 19th Street, therefore minimizing impacts to pedestrian spaces or movement. The proposed Class 1 bicycle parking would be located at the upper basement level and will be independently accessible through a separate door and ramp adjacent to the garage. Since all the proposed parking spaces would be located underground and not visible from the public right-of-way, the maximum amount of frontage along 3rd and 19th Streets will be occupied with active uses and streetscape enhancements including trees, outdoor seating, and Class 2 outdoor bicycle parking that will to enhance the pedestrian space experience, and comply with the Planning Code.

(B) Parking for Residential Uses.

- (i) For projects with 50 dwelling units or more, all residential accessory parking in excess of 0.5 spaces per unit shall be stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, and maximizes other uses.

Based on the proposed dwelling unit mix that includes 32 two bedrooms units that are at least 1,000 sq. ft. in area, the Project is permitted a maximum of 89 residential parking spaces. The Project proposes the maximum 89 spaces for a ratio of 0.82, and the remaining 34 spaces greater than a 0.5 ratio will be stored and accessed using mechanical stackers, which complies with this criteria.

I. **Off-Street Loading.** Planning Code Section 152.1 requires one off-street freight loading space for a residential use in UMD Districts with a gross floor area greater than 100,000 sq. ft., and no loading space for a commercial use less than 10,000 square feet. Section 153(a)(6) also allows the substitution of two service vehicle spaces for each required off-street freight loading space.

The Project proposes 132,279 gross sq. ft. of residential use and 3,298 sq. ft. of commercial use with two designated service vehicle parking spaces at the upper basement level of the garage, which complies with this Planning Code requirement.

- J. **Bicycle Parking.** Planning Code Section 155.2 requires one Class One bicycle space for each dwelling unit and one Class Two space for every 20 dwelling units. Additionally, one Class Two space is required for each 2,500 sq. ft. of occupied floor area, with a minimum of two spaces. The Project requires a total of 102 Class One and seven Class Two bicycle parking spaces.

The Project proposes 102 Class One and nine Class Two bicycle parking spaces, and complies with this requirement.

- K. **Car Share.** Planning Code Section 166 requires one space for projects proposing dwelling units between 50 and 200. One car share space is required for the proposed 109 dwelling units.

The Project proposes one car share parking space at the upper level of the basement garage and complies with this Planning Code requirement.

- L. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The off-street parking spaces provided for the dwelling units will be required to be unbundled and sold and/or leased separately from the dwelling units, which complies with this requirement.

- M. **Dwelling Unit Mix.** Planning Code Section 207.6 requires at least 40 percent of the total number of proposed dwelling units to contain two or more bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units.

The Project will provide 38 (40 percent) two-bedroom units, which complies with the unit mix requirement.

- N. **Height Limit.** Planning Code Section 260 requires that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The Project Site is within a 68-foot Height District.

The Project has a maximum height of 68 feet and complies with this requirement.

- O. **Horizontal Mass Reduction.** Planning Code Section 270.1 requires buildings with more than 200 feet of frontage to incorporate one or more mass reduction breaks that reduce the horizontal scale of the building into discrete sections not more than 200 feet in length that must also: (1) be not less than 30 feet in width; (2) be not less than 60 feet in depth from the street-facing building facade; (3) extend up to the sky from a level not higher than 25 feet

above grade or the third story, whichever is lower; and (4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet.

The Project does not fully comply with the horizontal mass reduction requirement and is seeking an exception as part of the Large Project Authorization (See discussion below).

- P. **Inclusionary Affordable Housing Program.** Planning Code Sections 415 and 419.3 set forth the requirements and procedures for the Inclusionary Affordable Housing Program for Tier B projects in the UMU District that consist of ten or more units to provide either sixteen percent affordable units on-site, 25 percent affordable units off-site, or a fee equivalent to 25 percent.

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 by providing the affordable housing on-site instead of off-site or through payment of the Affordable Housing Fee. Based upon the Affidavit dated January 15, 2015, the Project Sponsor has elected the On-Site Affordable Housing Alternative. The project includes 109 dwelling units, and the Project shall provide seventeen affordable dwelling units for purchase.

- Q. **Eastern Neighborhoods Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project in the Eastern Neighborhoods Program Area which results in at least one net new residential unit or the new construction of a non-residential use.

The Project includes approximately 182,724 gross sq. ft. of new development consisting of approximately 135,577 gross sq. ft. of residential use. The Eastern Neighborhoods Infrastructure Impact Fees are applicable to the Project, as outlined in Planning Code Section 423, and must be paid by the Project Sponsor prior to the issuance of the building permit.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building massing and scale;

The Project conforms to the applicable height requirement of 68 feet, and without a bulk limitation. The neighborhood in the vicinity of the Project is constantly evolving with development in the Central Waterfront area and the recent Eastern Neighborhoods Area Plans, and contains a range of building masses. The residential and retail commercial uses will be consistent with the existing and evolving character of the area. The Project's massing will improve the character of the neighborhood and improve general pedestrian accessibility. From a visual perspective, the Project appears as two buildings between an expansive interior courtyard that is connected via walkways at various levels that reduce the bulk and massing and results in an overall building scale that is very compatible with the neighboring buildings. The recently completed adjacent development at 2121 3rd Street includes 106 dwelling units and is similar in building mass, scale and density.

- B. Architectural treatments, facade design and building materials;

The architecture of this Project responds to the site's location between the industrial nature of the Central Waterfront and the contemporary architecture of the residential buildings and lofts toward the bottom of Potrero Hill. The Project's facades all present fenestration patterns and scale similar to the expressed frame of residential and industrial uses common in the area. The exterior is designed to use modern materials including concrete, colored aluminum, glass, and glazed brick. Additionally, the unique metal and glass balconies that are integrated into the mullion cap systems of the various façades provide further articulation that creates a stimulating and visually interesting form from the public right-of-way. The various fenestration patterns and treatment of the building facades through materials, landscaping, and site furniture also allow the architecture to read as distinct pieces of a whole.

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

The entire building is set back two feet from the property line and the ground floor's character is active with accessory residential and commercial uses along 3rd and 19th Streets, with a prominent two-story entrance along 3rd Street that is recessed and provides abundant landscaping and outdoor seating. The entrance lobby, community activity room, and commercial tenant space are carved out at the ground floor that incorporates permanent outdoor seating and is finished with glazed brick to provide an inviting environment for pedestrians and a gracious transition from the public to private realm. The entire ground floor has 18-foot tall ceilings, and curb cuts are minimized to one fourteen-foot wide driveway off 19th Street for the entire project. All street frontages for the Project will include streetscape improvements compliant with the Better Streets Plan, including sidewalk widening in certain areas, a pedestrian bulb-out at 3rd and 19th Streets, street trees, and other site furniture.

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

The Project provides a total of 9,519 sq. ft. of common usable open space at a ground floor interior courtyard and roof deck above the northernmost building. Additional outdoor space is provided for the majority of the dwelling units through small balconies. Furthermore, approximately 90 sq. ft. of publicly accessible open space is provided along the 3rd Street frontage where there is a break in the building and the sidewalk will be widened and include landscaping and outdoor benches. The proposed amount of common and publicly accessible open space exceeds that required by the Planning Code.

- E. Streetscape and other public improvements, including tree planting, street furniture, and lighting;

All street frontages for the Project will include streetscape improvements compliant with the Better Streets Plan, including sidewalk widening in certain areas, a pedestrian bulb-out at 3rd and 19th Streets, street trees, and other site furniture.

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

The Project proposes only one fourteen-foot wide access driveway off 19th Street and is not anticipated to create circulation problems. No other vehicular ingress/egress is proposed anywhere to prevent other possible conflicts and congestion.

G. Bulk limits;

The Project site is located in an X Bulk District, which provides no bulk restrictions.

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

The Project generally meets the Objectives and Policies of the General Plan and noted in Finding 9 below.

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

A. Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth beginning at the lowest story containing a dwelling unit. The subject parcels create an "L" shaped lot with two frontages. Planning Code Section 329(d) allows an exception for the rear yard requirement pursuant to requirements of Planning Code Section 134(f).

1. Residential uses are included in the new or expanding development and a comparable amount of readily accessible usable open space is provided elsewhere on the lot:

The Project includes 109 residential units and per the Planning Code, the required rear yard should equal 25 percent of the lot area, which is equal to 7,316 sq. ft. for this property. The proposed 2,500 sq. ft. roof deck and 7,019 sq. ft. interior courtyard combine to provide approximately 9,519 sq. ft. of accessible common open space that is greater than the required rear yard area.

2. The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties:

The Project will merge two parcels to create an "L" shaped corner lot that fronts 3rd and 19th Streets. The proposed interior courtyard is rectangular in shape and extends to the property line along the west elevation of the Project. The corner location of the project and the two separate towers between a rectangular courtyard will preserve access to light and air, and will result in no significant impediment on light and air to adjacent properties.

3. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties:

The only adjacent building to the north at 2161 3rd Street extends the entire depth of the lot with an interior courtyard so there is no interior open space for the subject block and the Project will

would have no negative impact. Therefore, the Project seeks an exception to the rear yard requirement.

- B. Planning Code Section 140 requires dwelling units to have at least one window in a minimum 120 sq. ft. room facing a street or alley, a Code-complying rear yard, open space or inner court which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which it is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The subject property is irregularly shaped and proposes a tower that entirely fronts 3rd and 19th Streets, with a smaller tower located at the deepest rear portion of the project site, and has no frontage. Therefore, the Project proposes a ground-level interior court yard at the podium level that spans the majority of the larger tower with a horizontal dimension of 46-feet at its widest point and 31-feet 6-inches at its narrowest point. The two separate towers are connected via a pedestrian walkway at the northern half of the site. Due to the Project's site configuration and the smaller tower's lack of frontage, 28 of the interior-facing and easternmost units do not meet the exposure requirements at the third through seventh floors of the building. This represents 26% of the total units and although they do not meet the Planning Code's dimensional requirements, adequate light and air would still be provided given the long 172-foot width of the courtyard that spans the width of the larger tower and the separation of the dwellings into two separate volumes. Therefore, the Project seeks an exception to the exposure requirement for these 28 units.

- C. Planning Code Section 270.1 requires buildings with more than 200 feet of frontage to incorporate one or more mass reduction breaks that reduce the horizontal scale of the building into discrete sections not more than 200 feet in length that must also: (1) be not less than 30 feet in width; (2) be not less than 60 feet in depth from the street-facing building facade; (3) extend up to the sky from a level not higher than 25 feet above grade or the third story, whichever is lower; and (4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet.

The Project includes a larger tower that spans the entire width of the property with 230 feet of frontage along 3rd Street and requires a mass reduction, or break. The proposed massing break is located along the southern half of the tower and results in two frontages that measure 139-feet 5-inches and 55-feet 1-inch in width. The break has a complying width of 30-feet 3-inches, but a depth of only 7 feet at the first and second floors. The depth of the break increases to 24 feet at the third through seventh floors and complies with the height requirement, but not the depth requirement, partially due to a pedestrian bridge that connects to the portion of the tower that fronts 19th Street.

Several factors contribute to a proposed building that achieves the desired reduction in horizontal scale. The building's horizontal frontage is 230 feet, which is minimally more than the 200 feet threshold that requires a break. Therefore, the proposed break results in the longest horizontal portion measuring 139-feet 5-inches, which is 90-feet 50 inches less than the threshold and would still provide a visual reduction in scale despite the smaller width and depth. Additionally, the proposed break at the fourth floor and above is primarily obstructed by a pedestrian bridge that will be constructed predominantly of glass, which will minimize the building's visibility and mass, and will thus increase the visual separation that is intended by the Planning Code. Furthermore, proposed break will also function and be maintained as a green wall that will further enhance the visual separation between the two building volumes. Finally, the various proposed uses at the ground floor and the 45-feet 10-inch wide and 25-

feet 4-inch recessed entrance lobby will create a pedestrian-scaled experience with different visually appealing exterior materials and active use components. Therefore, the Project seeks an exception to the horizontal mass reduction requirement for the building fronting 3rd Street.

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

HOUSING

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

The Project is a high density mixed-use development on an underutilized lot in a transitioning industrial area. The Project site presents a residential development opportunity on parcels that are currently used for storage. The area around the Project site was recently rezoned to UMU as part of a long range planning goal to create a cohesive, high density residential and mixed-use neighborhood. The project includes seventeen on-site affordable housing units and 44 family-sized two-bedroom units.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The architecture of this Project responds to the site's location and provides a design that blends the industrial and the contemporary architecture of residential and loft buildings. The Project's building facades present fenestration patterns and scale similar to the expressed frame of residential and industrial uses common in the area. The exterior is designed with modern materials including concrete, colored aluminum, glass, and glazed brick. Additionally, the unique metal and glass balconies that are integrated into the mullion cap systems of the various façades provide further articulation that creates a stimulating and visually interesting form from the public right-of-way. The various fenestration patterns and treatment of the building facades through materials, landscaping, and site furniture also allow the architecture to read as distinct pieces of a whole.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

Assure the provision of adequate public open space to serve new residential development.

The Project will create common outdoor open spaces in a new residential mixed-use development through a spacious interior courtyard and a roof deck above the smaller tower. The Project will also provide additional publicly accessible open space along the 3rd Street pedestrian corridor, and will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will include streetscape improvements along the 3rd and 19th Street frontages, and is designed with active spaces oriented at the pedestrian level that have an 18-foot clear ceiling height at the ground floor.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes 102 Class One bicycle parking spaces in a secure and dedicated location on the upper basement level, and has independent access to 19th Street. The Project also includes nine Class Two spaces in the public right-of-way.

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

The Project proposes a single curb cut along 19th Street that will be used to access the basement level parking garage via a one-way ramp. This single driveway will minimize the reduction of any existing on-street parking spaces to accommodate a project that includes 109 dwelling units. The Project will also dedicate at least two parking spaces in the garage for car-sharing to encourage low auto ownership.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.7:

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

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The existing industrial buildings and accessory parking lot are not compatible with the visual character of the neighborhood, and the Project serves as a visual transition from the predominantly residential character to the north and mixed industrial and residential uses to the south. The Project will bring the subject property into greater conformity with the existing zoning, neighborhood character, and is complementary to the massing and scale of the adjacent buildings. The 109 new units of housing are consistent with other mixed-use residential developments in the neighborhood, including the north adjacent development, and will provide a greater housing choice for residents.

OBJECTIVE 4:

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

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The Project proposes only one fourteen-foot wide driveway and garage entrance along the secondary 19th Street frontage to minimize pedestrian conflicts. The Project's horizontal frontage along 3rd Street is 230 feet but a proposed massing break will provide an effective visual reduction in massing and scale. The Project also includes streetscape improvements including landscaping, street trees, street furniture, sidewalk widening and a pedestrian bulb-out at the intersection of 19th Street. Furthermore, the various proposed uses at the ground floor and the 45-foot 10-inch wide and 25-foot 4-inch recessed entrance lobby will create a human scaled experience with different visually appealing exterior materials and active use components that include community rooms and commercial retail space.

CENTRAL WATERFRONT AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.2:

IN AREAS OF THE CENTRAL WATERFRONT WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1:

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

Policy 1.2.4

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

The Project proposes development on existing underutilized parcels by merging them and constructing a residential development with 109 dwelling units. The proposed density is the maximum allowed in order to ensure quality and livability of the units through controlled height and unit mix requirements, and 40% of the unit mix includes (44) two-bedroom units.

Housing

OBJECTIVE 2.3

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

Policy 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

Policy 2.3.3

Require that 40 percent of all units in new developments have two or more bedrooms and encourage that at least 10 percent of all units in new development have three or more bedrooms, except Senior Housing and SRO developments.

The Project will include seventeen permanently affordable dwelling units, and proposes 40% of the 109 dwellings to be (44) two-bedroom units. The unit mix of the affordable units will be proportional to the unit mix for the entire project.

Built Form

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE CENTRAL WATERFRONT'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.9

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

Although there is no prevailing pattern of rear yard or open space on the subject block, the Project proposes a 2,500 sq. ft. roof deck and a 7,019 sq. ft. interior court that provides more than the Planning Code required amount of usable open space, and provides quality light and air for the dwelling units.

OBJECTIVE 3.2

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

Policy 3.2.1

Require high quality design of street-facing building exteriors.

The Project's street-facing exteriors include a break that will also function as a green wall to provide visual interest and a reduction in massing and scale. The Project also includes streetscape improvements including landscaping, street trees, street furniture, sidewalk widening and a pedestrian bulb-out at the intersection of 19th Street. Furthermore, the various proposed uses at the ground floor and the 45-foot 10-inch wide and 25-foot 4-inch recessed entrance lobby will create a human scaled experience with different visually appealing exterior materials, and active use components that include community rooms and commercial retail space.

OBJECTIVE 4.1

IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN CENTRAL WATERFRONT.

Policy 4.1.5

Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.

The Project includes only one fourteen foot wide curb cut along 19th Street and not 3rd Street façade, which is a pedestrian and transit oriented street.

OBJECTIVE 4.8

ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS.

Policy 4.8.1

Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.

The Project provides at least two dedicated car share space consistent with the Planning Code's requirement.

Streets and Open Space

OBJECTIVE 5.2

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE.

Policy 5.2.1

Require new residential and mixed-use residential development to provide on-site private open space designed to meet the needs of residents.

Policy 5.2.2

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.

The Project proposes a 2,500 sq. ft. roof deck and a 7,019 sq. ft. interior court at the podium level that is accessible to every dwelling unit, and provides more than the Planning Code required area of usable open space.

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

There are no existing neighborhood-serving retail uses on the site. The Project will provide approximately 3,298 sq. ft. of ground floor commercial retail space that will create opportunities for local resident employment and business ownership.

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

No housing exists on the project site. The project will provide up to 109 new dwelling units, which will significantly increase the neighborhood housing stock. The Project is well designed and compatible with the surrounding neighborhood. For these reasons, the proposed project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program by providing seventeen permanently affordable units that will increase the stock of affordable housing units in the City.

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

The project site is well-served by public transportation. The 3rd Street Light Rail is directly in front of the project site, and the number of vehicle trips generated by this project would not impede MUNI transit service or overburden streets.

- 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 any commercial office development, and includes dwelling units and commercial space that will increase the diversity of the City's housing supply, a top priority in the City, as well as provide potential neighborhood-serving uses.

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

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

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The Project will not affect the City's parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of the Recreation and Park Commission.

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

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

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. The Commission hereby finds that approval of the Large Project authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2013.0784X** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 9, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

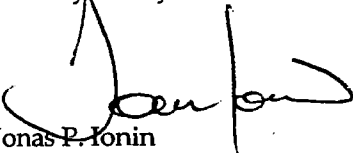
The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion No. 19550. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1650 Mission Street, Room 304, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on January 14, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson, Moore, Richards and Wu
NAYES: None
ABSENT: None
ADOPTED: January 14, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow demolition of the existing structures on two adjoining lots and the construction of a seven-story, 68-foot tall residential building totaling 182,724 square feet that includes 109 dwelling units in two towers above a shared podium, 3,298 square feet of ground-floor commercial space, a two-level basement garage with 91 off-street automobile parking and 102 Class 1 bicycle parking spaces, and a modification to the requirements for rear yard (Planning Code Section 134), exposure (Planning Code Section 140), and horizontal mass reduction (Planning Code Section 270.1), located at 2177 3rd Street, Lots 003 and 003B in Assessor's Block 4045 pursuant to Planning Code Section 329 within the UMU (Urban Mixed Use) Zoning District, and a 68-X Height and Bulk District; in general conformance with plans, dated April 9, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0784X and subject to conditions of approval reviewed and approved by the Commission on January 14, 2016, under Motion No. 19550. 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 January 14, 2016, under Motion No. 19550.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'EXHIBIT A' of this Planning Commission Motion No. 19550 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 Large Project 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 Large Project Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0784E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

DESIGN – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with the Planning Department on the building design and the design and development of the streetscape and pedestrian elements in conformance with the Better Streets Plan. 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 415-558-6613, www.sf-planning.org

Garbage, composting and recycling storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the 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 415-558-6613, www.sf-planning.org

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. 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

Noise, Ambient. Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

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

- A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- B. On-site, in a driveway, underground;
- C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding impacts on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;

- E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- G. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

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

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

PARKING AND TRAFFIC

Unbundled Parking. All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

Car Share. Pursuant to Planning Code Section 166, at least one car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

Bicycle Parking. Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 109 bicycle parking spaces (102 Class One spaces and 7 Class Two spaces).

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

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 91 accessory off-street parking spaces, including 89 accessory residential and two accessory commercial retail parking spaces.

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

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation impacts during construction of the Project.

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

PROVISIONS

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

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

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

MONITORING

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

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

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

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

OPERATION

Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

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

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

INCLUSIONARY HOUSING

Eastern Neighborhoods Affordable Housing Requirements for UMU. Pursuant to Planning Code Section 419.3 (formerly 319.3), Project Sponsor shall meet the requirements set forth in Planning Code Section 419.3 in addition to the requirements set forth in the Affordable Housing Program, per Planning Code Section 415. Prior to issuance of first construction document, the Project Sponsor shall select one of the options described in Section 419.3 or the alternatives described in Planning Code Section 419.5 to fulfill the affordable housing requirements and notify the Department of their choice. Any fee required by Section 419.1 et seq. shall be paid to the Development Fee Collection Unit at DBI prior to issuance of the first construction document an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

Number of Required Units. Pursuant to Planning Code Section 419, the Project is required to provide 16% of the proposed dwelling units as affordable to qualifying households. The Project contains 109 units; therefore, seventeen affordable units are required. The Project Sponsor will fulfill this requirement by providing the seventeen affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

Unit Mix. The Project contains 65 one-bedroom and 44 two-bedroom units; therefore, the required affordable unit mix ten one-bedroom and seven two-bedroom, for a total of seventeen affordable units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.

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

Unit Location. The BMR units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of first construction permit.

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

Phasing. If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than sixteen percent (16%) of the each phase's total number of dwelling units as on-site BMR units. Alternatively, if the Project Sponsor has entered into an agreement with the City to provide rental housing for 30 years under Section 419.5(b) of the Planning Code, the Project shall have designated not less than thirteen percent (13%) of the each phase's total number of dwelling units as on-site BMR units.

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

Duration. Under Planning Code Section 419.8, all units constructed pursuant to Section 419.6, must remain affordable to qualifying households for the life of the project.

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

Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 419 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 419. 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 MOH at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the

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

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program, an amount that translates to ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- d. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOH shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOH at least six months prior to the beginning of marketing for any unit in the building.
- e. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.

- f. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- g. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be rental units for a minimum of 30 years pursuant to requirements in Planning Code Section 419.5(b)
- h. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 419 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- i. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties, if applicable.

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2177 Third Street (590 19th Street) - MITIGATION MONITORING AND REPORTING PROGRAM
(Also includes text for Improvement Measures)

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule

MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR

ARCHEOLOGICAL RESOURCES

Project Mitigation Measure 1 – Archeological Testing (Implements Mitigation Measure J-2 of the Eastern Neighborhoods FEIR). Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archaeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this requirement. The archeological consultant's work shall be conducted in accordance with this requirement at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this requirement could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Consultation with Descendant Communities: On discovery of an archeological site¹ associated with descendant Native Americans or the Overseas Chinese an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the

Project sponsor. Prior to issuance of grading or building permits. Project sponsor to retain archeological consultant to undertake archaeological testing and, if required, archeological monitoring program in consultation with ERO. Project sponsor, archeologist, and ERO. Complete when project sponsor retains a qualified archeological consultant.

Project sponsor/archeol In the event of discovery of an individual listed complete

1 By the term "archeological site" is intended here to minimally included any archeological deposit, feature, burial, or evidence of burial.

2 An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures		Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
descendant group shall be given the opportunity to monitor archaeological field investigations of the site and to consult with ERO regarding appropriate archaeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archaeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.		logical consultant in consultation with any individual listed in the current Native American Contact List and Chinese Historical Society of America.	archeological site associated with descendant Native Americans or Overseas Chinese.	in the current Native American Contact List and Chinese Historical Society of America and implement any further mitigation advised.	ERO.	upon notification of appropriate organization and implementation of any further mitigation as advised.
<i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.		Project sponsor/ archeological consultant at the direction of the ERO.	Prior to soil-disturbing activities on the project site.	Prepare and submit draft ATP, implement ATP.	Archeological consultant and ERO.	After consultation with and approval by ERO of ATP. Considered complete on submittal to ERO of report on ATP findings.
At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:		Project sponsor/ archeological consultant at the direction of the ERO.	After completion of ATP.	Submit report to ERO of the findings of the ATP.	Archeological consultant and ERO.	Considered complete on submittal to ERO of report on ATP findings.

A) The proposed project shall be re-designed so as to avoid any adverse effect on the

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
significant archaeological resource; or B) A data recovery program shall be implemented, unless the ERO determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.					
<i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions: • The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis. • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be	Project sponsor/ archeological consultant/ archeological monitor / contractor(s) at the direction of the ERO.	ERO and archeological consultant meet prior to commencement of soil-disturbing activity. If ERO determines that an AMP is necessary, monitor throughout all soil-disturbing activities.	Implement AMP.	Archeological consultant and ERO.	Considered complete on findings by ERO that AMP implemented.
	Archeological consultant.		Notify ERO if intact archeological deposit is encountered.		

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
<p>terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. 	Archeological consultant at the direction of the ERO.	If there is determination by the ERO that an ADRP is required.	Prepare an ADRP.	Archeological consultant and ERO.	Considered complete on findings by ERO that ADRP is implemented.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures		Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
<ul style="list-style-type: none"> <i>Final Report.</i> Description of proposed report format and distribution of results. <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 						
<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>		Project sponsor/ archeological consultant in consultation with the San Francisco Coroner, NAHC, and MLD.	In the event human remains and/or funerary objects are encountered.	Contact San Francisco County Coroner. Implement regulatory requirements, if applicable, regarding discovery of Native American human remains and associated/ unassociated funerary objects.	Archeological consultant and ERO.	Considered complete on notification of the San Francisco County Coroner and NAHC, if necessary.
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>		Project sponsor/ archeological consultant at the direction of the ERO.	After completion of archeological data recovery, inventorying, analysis, and interpretation.	Submit a draft FARR.	Archeological consultant and ERO.	Considered complete on submittal of FARR.
<p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination</p>		Archeological consultant at the direction of the ERO.	Written certification submitted to ERO that required FARR distribution has	Distribute FARR.	Archeological consultant and ERO.	Considered complete on distribution of FARR.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures		Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.		Project sponsor;	During environmental review process.	Design measures to be incorporated into project design; prior to issuance of a building permit.	Planning Department; Building Inspection.	Considered complete upon approval of final construction drawing set.
NOISE						
Project Mitigation Measure 2 - Siting of Noise-Sensitive Uses (Implements Mitigation Measure F-4 of the Eastern Neighborhoods FEIR). To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.		Project sponsor; project contractor(s).	During environmental review process.	Design measures to be incorporated into project design; prior to issuance of a building permit.	Planning Department; Building Inspection.	Considered complete upon approval of final construction drawing set.
Project Mitigation Measure 3 - Open Space in Noisy Environments (Implements Mitigation Measure F-6 of the Eastern Neighborhoods FEIR). To minimize effects on development in noisy areas, for new development including noise sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.		Project sponsor; project contractor(s).	During environmental review process.	Design measures to be incorporated into project design; prior to issuance of a building permit.	Planning Department; Building Inspection.	Considered complete upon approval of final construction drawing set.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility Monitoring Schedule
HAZARDOUS MATERIALS				
Project Mitigation Measure 4 – Hazardous Building Materials (Implements Mitigation Measure L-1 of the Eastern Neighborhoods FEIR). The project sponsor shall ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.	Project sponsor, contractor(s).	Prior to demolition of structures.	Ensure equipment containing PCBs or DEHP and other hazardous materials is properly disposed.	Considered complete when equipment containing PCBs or DEHP or other hazardous materials is properly disposed.

IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR

	Responsibility for Implementation	Implementation Schedule	Implementation Action	Implementation Reporting Responsibility	Monitoring Schedule

TRANSPORTATION AND CIRCULATION

Project Improvement Measure 1 - Implement Transportation Demand Management Strategies to Reduce Single-Occupancy Vehicle Trips

The project sponsor and subsequent property owner should implement a Transportation Demand Management (TDM) Program that seeks to minimize the number of single-occupancy vehicle (SOV) trips generated by the proposed project for the lifetime of the project. The TDM Program targets a reduction in SOV trips by encouraging persons to select other modes of transportation, including: walking, bicycling, transit, car-share, carpooling and/or other modes.

The project sponsor has agreed to implement the following TDM measures:

Transportation and Trip Planning Information:

- Move-in packet: Provide a transportation insert for the move-in packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be purchased, information on the 511 Regional Rideshare Program and nearby bike and car-share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This move-in packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request.
- New-hire packet: Provide a transportation insert in the new-hire packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be purchased, information on the 511 Regional Rideshare Program and nearby bike and car-share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This new-hire packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request.
- Posted and real-time information: A local map and real-time transit information could be installed on-site in a prominent and visible location, such as within a

building lobby. The local map should clearly identify transit, bicycle, and key pedestrian routes, and also depict nearby destinations and commercial corridors. Real-time transit information via NextMuni and/or regional transit data should be displayed on a digital screen.

- Current transportation resources: Maintain an available supply of Muni maps, San Francisco Bicycle and Pedestrian maps, schedules, information and updates.

Project Improvement Measure 2 - Queue Abatement Condition of Approval

It shall be the responsibility of the owner/operator of the project parking garage to ensure that recurring vehicle queues do not occur on the public right-of-way (19th Street). A vehicle queue is defined as one or more vehicles (destined to the parking facility) blocking any portion of any public street, alley, or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis.

If a recurring queue occurs, the owner/operator of the parking garage shall employ abatement methods as needed to abate the queue. Suggested abatement methods include, but are not limited to, the following: redesign of facility to improve vehicle circulation and/or on-site queue capacity; employment of parking attendants; use of valet parking or other space-efficient parking techniques; or travel demand management strategies such as additional bicycle parking.

If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.

Project Improvement Measure 3 – Construction Management

Traffic Control Plan for Construction: As an improvement measure to reduce potential conflicts between construction activities and pedestrians, transit and autos at the project site, the contractor shall add certain measures to the required traffic control plan for project construction. In addition to the requirements for a construction traffic control/management plan, the project shall include the following measures.

- Non-peak Construction Traffic Hours: To minimize the construction-related disruption of the general traffic flow on adjacent streets during the AM and PM peak periods, truck movements and deliveries should be limited during peak hours (generally 7:00 to 9:00 AM and 4:00 to 6:00 PM, or other times, as determined by SFMTA and its Transportation Advisory Staff Committee [TASC]).

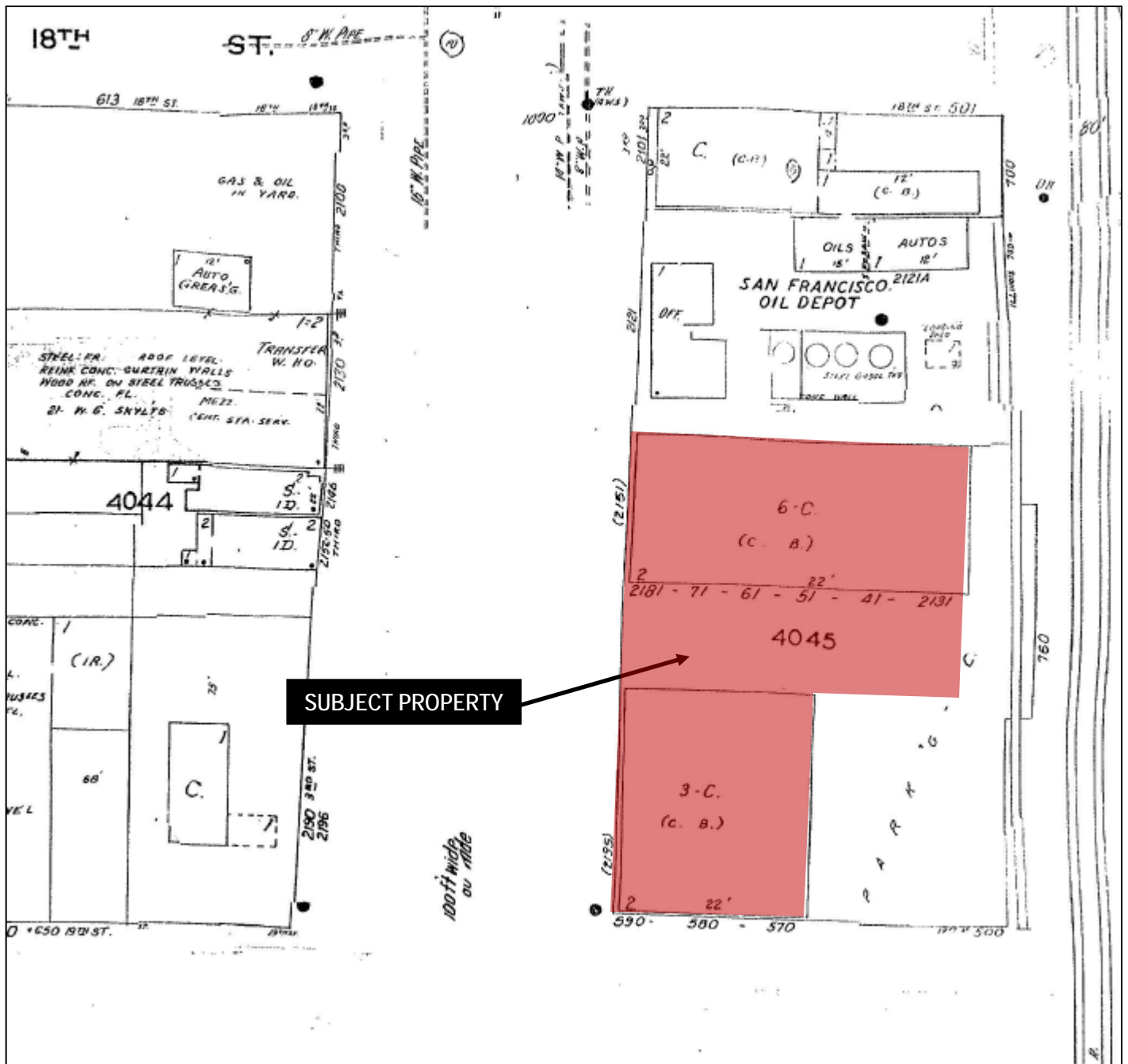
Owner/operator of off-street parking facility.	Upon operation of the off-street parking facility.	Ensure a vehicle queue does not block any portion of public street, alley, or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis.	Owner/operator; Planning Department.	Ongoing during operation.
		Hire transportation consultant to evaluate conditions.		
		Employ abatement methods.		
Project sponsor, contractor(s).	Prior to and during construction.	Implement Construction Management Plan.	Project sponsor.	Upon completion of project construction.

- Carpool and Transit Access for Construction Workers: To minimize parking demand and vehicle trips associated with construction workers, the construction contractor shall include methods to encourage carpooling and transit access to the project site by construction workers in the Construction Management Plan.
- Project Construction Updates for Adjacent Businesses and Residents: To minimize construction impacts on access for nearby institutions and businesses, the Project Sponsor shall provide nearby residences and adjacent businesses with regularly-updated information regarding project construction, including a project construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures.

Block Book Map



Sanborn Map*



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



Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street

Zoning Map



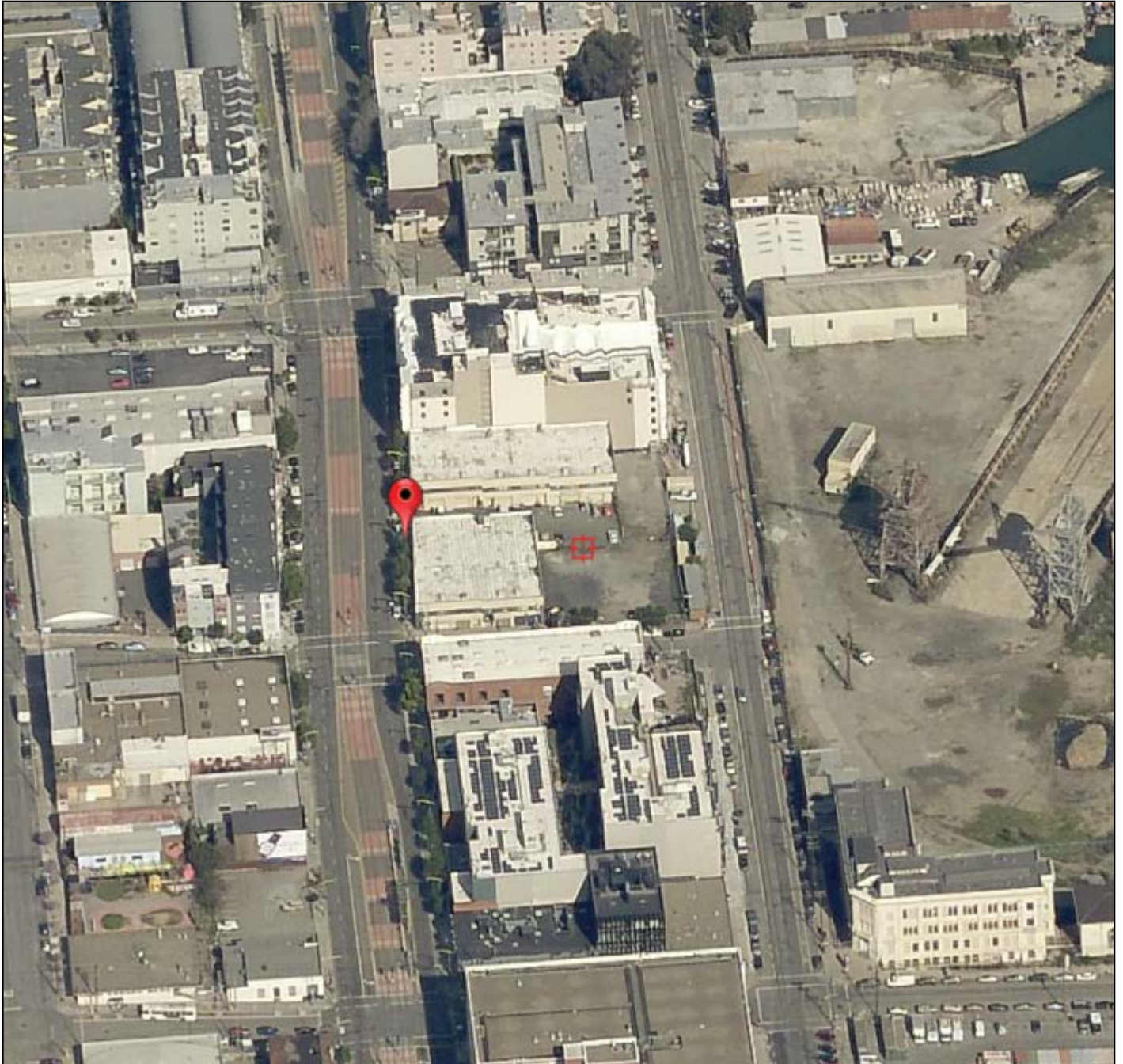
SUBJECT PROPERTIES



Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street

Aerial Photo

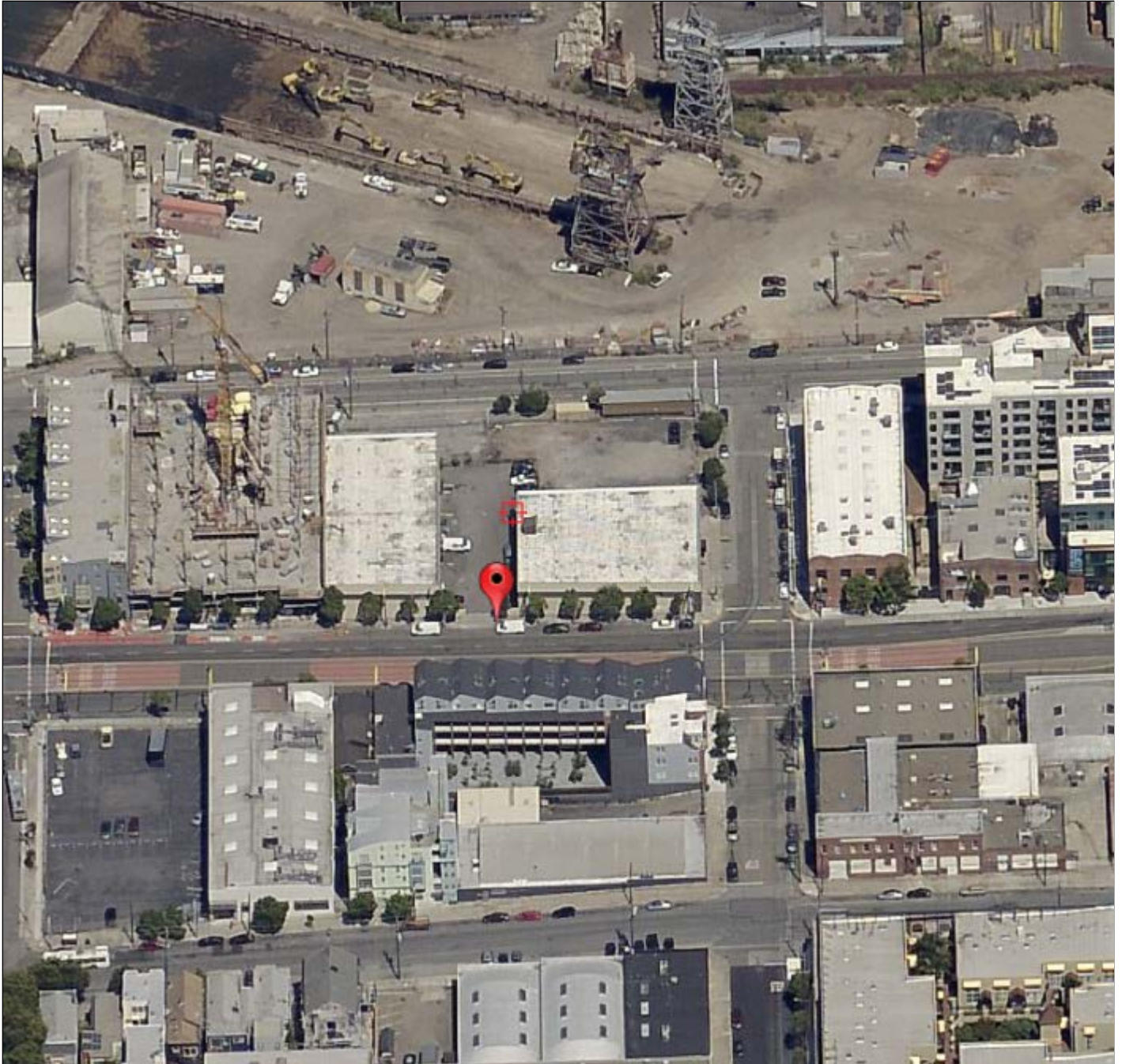
Facing North



Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street

Aerial Photo

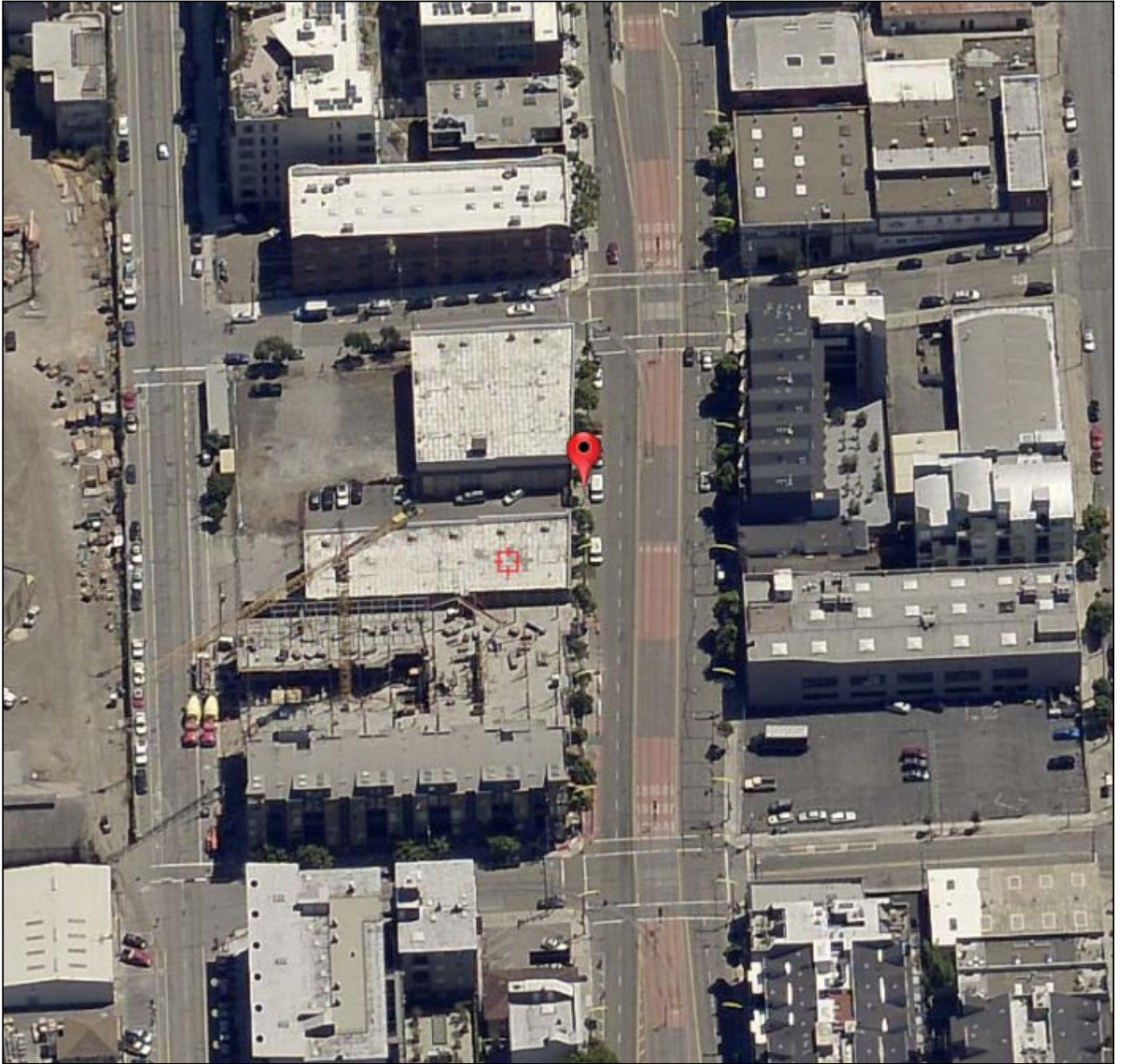
Facing East



Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street

Aerial Photo

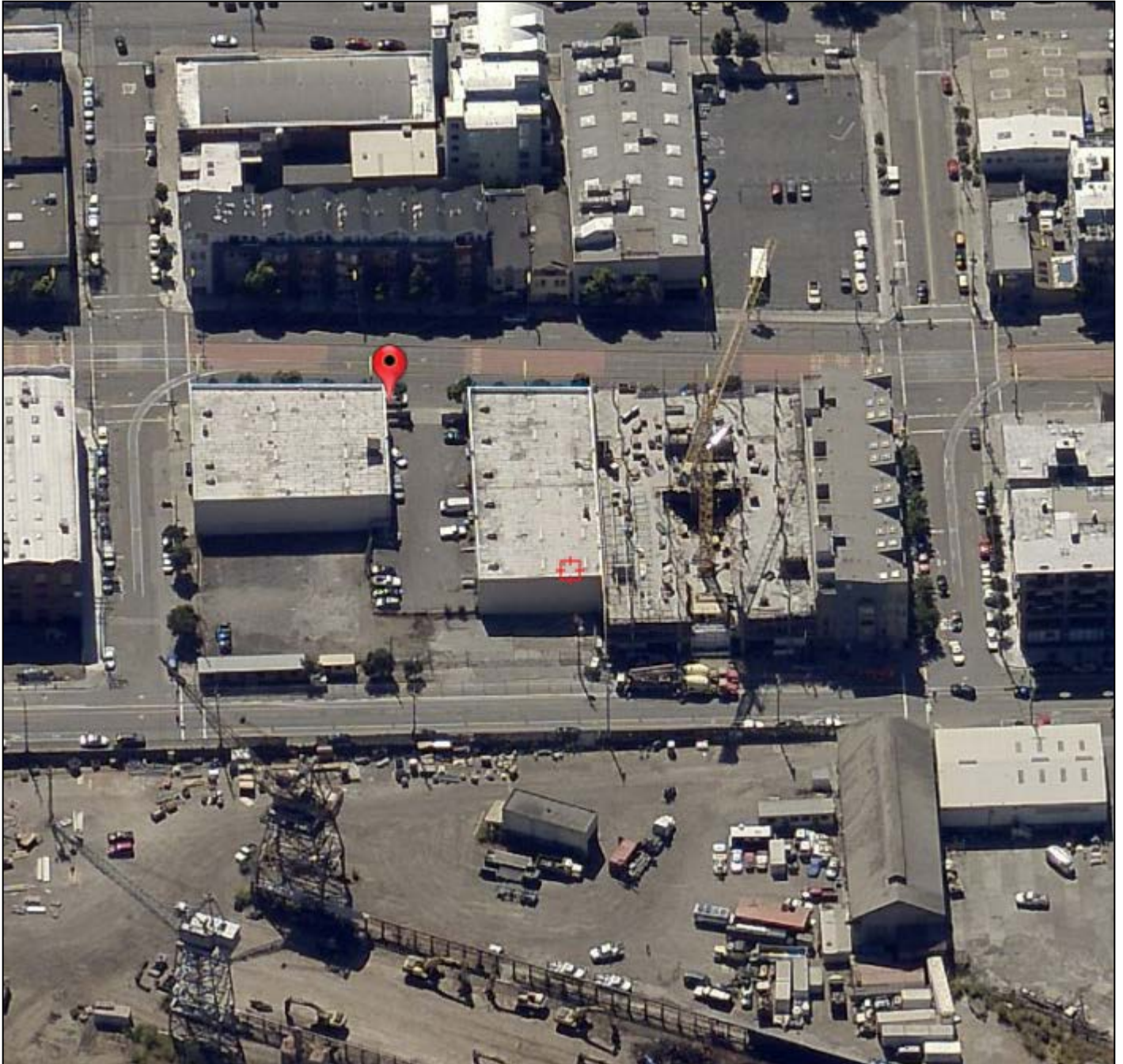
Facing South



Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street

Aerial Photo

Facing West



Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street

Site Photo

3rd Street Frontage



Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street

Site Photo

3rd & 19th Street Intersection



Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street

Site Photo

19th Street Frontage



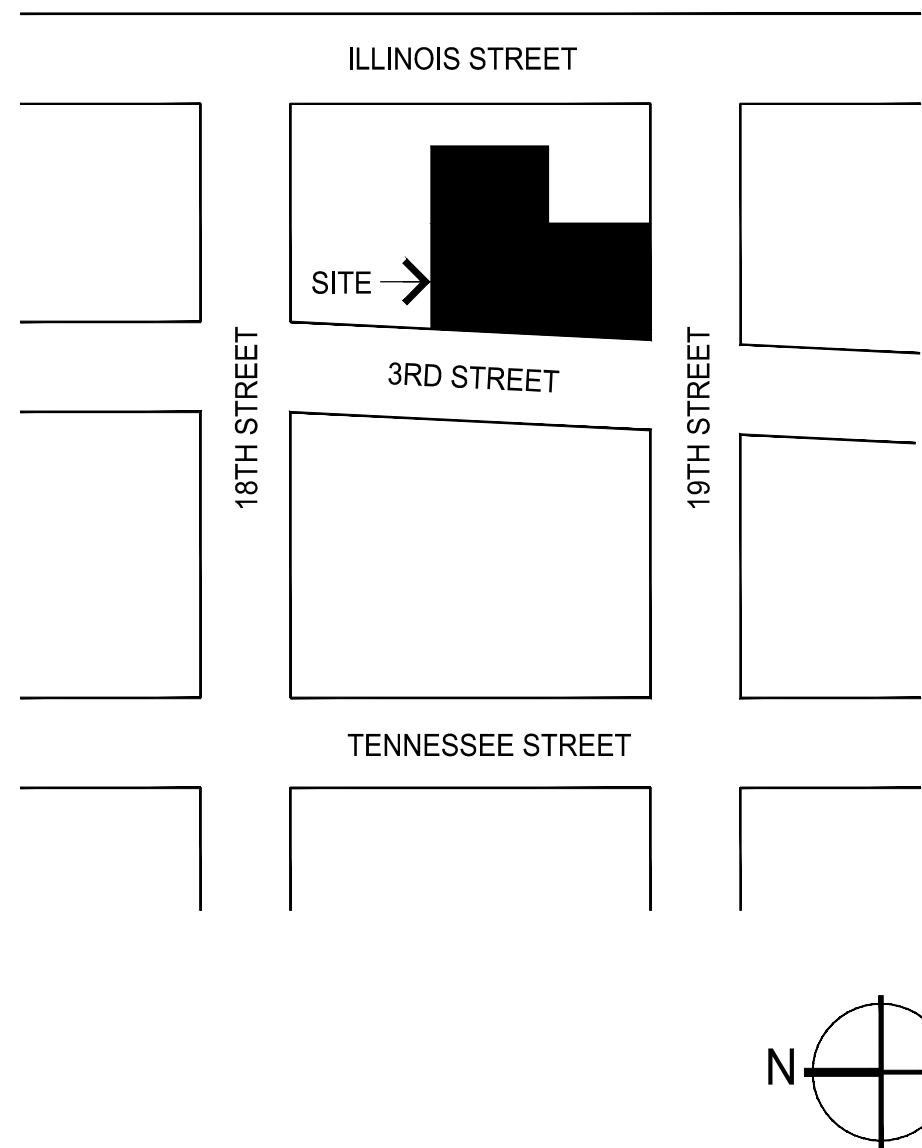
Large Project Authorization
Case No. 2013.0784ENX-02
2177 3rd Street



**2177 3RD STREET
RESIDENTIAL & COMMERCIAL
CONDOMINIUMS**
SITE PERMIT SUBMISSION
DEC 20, 2016

**WOODS
BAGOT™** NORTH AMERICA
AUSTRALIA
ASIA
MIDDLE EAST
EUROPE

PLOT MAP



PROJECT DESCRIPTION

<u>ADDRESS:</u>	2177 3RD STREET, SAN FRANCISCO, CA 94103
<u>BLOCK / LOT:</u>	412 / 3 & 38
<u>LOT AREA:</u>	29,438.75 SQ. FT.
<u>BUILDING HEIGHT:</u>	68'-0" FT.
<u>APN:</u>	4045003 & 40450038
<u>PROPOSED USE:</u>	RESIDENTIAL TOWERS-TWO COMPONENT
<u>STORIES:</u>	7 STORIES ABOVE GRADE RESIDENTIAL 1 BELOW GRADE GARAGE
<u>CLASSIFICATION:</u>	R-2, S-2, A-3
<u>ZONING:</u>	UMU - URBAN MIXED USE
<u>CONSTRUCTION TYPE:</u>	TYPE 1A FULLY SPRINKLERED
<u>OCCUPANCY CLASS:</u>	R-2 RESIDENTIAL; S-2 BASEMENT GARAGE A-3 RESIDENT AMENITIES, COMMERCIAL SPACE
<u>UNIT TOTALS:</u>	114 RESIDENTIAL UNITS

SCOPE OF WORK

DEMOLISH (E) WAREHOUSE BUILDINGS.
NEW CONSTRUCTION OF 114 RESIDENTIAL
UNIT MIXED USE BUILDING: SEVEN STORY
BUILDING, FIVE TO SEVEN STORIES OF
RESIDENTIAL USE WITH GROUND FLOOR
COMMERCIAL FRONTING 3RD STREET AND 1
BASEMENT LEVEL OF PRIVATE PARKING
GARAGE INCLUDING MECHANIZED
STACKERS.

VICINITY MAP



BUILDING CODES

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA GREEN BUILDING CODE
2008 CALIFORNIA ENERGY CODE

2010 SAN FRANCISCO CODE AMENDMENTS
2010 SAN FRANCISCO BUILDING CODE AMENDMENTS
2010 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2010 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2010 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2010 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2010 SAN FRANCISCO HOUSING CODE

PROJECT DIRECTORY

OWNER:	CIVIL:
ALIGN REAL ESTATE	BKF ENGINEERS, SURVEYORS, PLANNERS
1 CALIFORNIA STREET SUITE 400	255 SHORELINE DRIVE, SUITE 200
SAN FRANCISCO, CA 94111	REDWOOD CITY, CA 94065
CONTACT: DAVID BALDUCCI	CONTACT: ERIC SWANSON
TEL: 415.770.1153	EMAIL: eswanson@bkf.com
EMAIL: dbalducci@alignrealestate.com	
ARCHITECT:	LANDSCAPE ARCHITECT:
WOODS BAGOT	TBD
228 GRANT AVE, 5TH FLOOR	
SAN FRANCISCO, CA 94108	GEOTECH:
CONTACT: GUION CHILDRESS	TBD
TEL: 415.227.3017	
EMAIL: guion.childress@woodsbagot.com	ELEVATOR CONSULTANT:
	TBD

STRUCTURAL ENGINEER: NISHKIAN MENNINGER 600 HARRISON STREET, SUITE 110 SAN FRANCISCO, CA 94104 CONTACT: LEVON NISHKIAN TEL: 415.836.9300 EMAIL: LEVON@NISHKIAN.COM	FIRE CONSULTANTS THE FIRE CONSULTANTS INC. 1981 N. BROADWAY SUITE 400 WALNUT CREEK, CA 94596 CONTACT: JEFF MADDOX EMAIL: jmadcox@thefireconsultants.com TEL: 925.979.9993
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MECHANICAL ENGINEER:
MEYERS+ ENGINEERS
98 BATTERY STREET, SUITE 502
SAN FRANCISCO, CA 94111
CONTACT: PAUL MCGRATH
TEL: 415.432.8117
EMAIL: PAUL@MEYERSPLUS.COM

**ELECTRICAL ENGINEER:
MEYERS+ ENGINEERS
98 BATTERY STREET, SUITE 502
SAN FRANCISCO, CA 94111
CONTACT: SUSIE SEE
TEL: 415.432.8102
EMAIL: SUSIE@MEYERSPLUS.COM**

PLUMBING ENGINEER:
SJ ENGINEERS
233 SANSOME ST SUITE 705
SAN FRANCISCO, CA 94104
CONTACT: NEIL JASON
TEL: 415.298.9388
EMAIL: NJASON@SJENGINEERS.COM

AREA MATRIX

[illegible]

Basement																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											</
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AREA TOTALS															
Total Units	Total Resi	Balcony	Commercial	Planter	Bike Stor.	Storage	Mech.	Maint.	Terr./Roof	Common	Lobby	Parking	Fitness	Other/Corr.	Total Gross Floor Area
114	98.261	22.400	4.833	.66	1.227	1.308	6.631	1.442	12.184	1.894	1.113	18.113	1.498	12.184	158.313

#	Status	Description	Date
A		SITE PERMIT	2016/12/2

Stamp

Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

Architect

**WOODS
BAGOT**

ME:

MEYERS+
ENGINEERS

98 Battery Street, Suite 502
San Francisco, CA 94111

Cont


BKF

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

Structure

**NISHKIAN
MENNINGER**

600 Harrison Street, Suite 110, San Francisco, CA 94103
Tel: (415) 541-9477 Fax: (415) 543-5071

Plumbing



SJ ENGINEERS
233 Sansome Street
Suite 980
San Francisco, CA 94104
Tel: (415) 837-1500
Fax: (415) 837-1507
Email: sje@sjengineers.com

Landscape:

Project
2177_3rd Street
Residential & Commerical Condominiums

Client
Align Real Estate

Issue
**WOODS
BAGOT.**

© Woods Bay

Project number		Size check
510291		1"
Checked	Approved	Sheet size
— — —	— — —	30" x 42"

Sheet title

Project Overview

Notes

Sheet number	Revision
A 00-001	A

Status **PERMITTING SUBMISSION**

SHEET LIST

SHEET NUMBER	SHEET TITLE	SIZE	SCALE	PHASE									
				10/13/2016 75% SCHEMATIC	11/11/2016 100% SCHEMATIC	12/20/2016 SITE PERMIT							
	TITLE SHEET	ARCH E		●	●	●							
00-000	COVER SHEET	ARCH E		●	●	●							
00-001	PROJECT OVERVIEW	ARCH E		●	●	●							
00-001	DRAWING INDEX	ARCH E		●	●	●							
03-001	PLANNING INFORMATION	ARCH E				●							
03-002	PLANNING AREA CALCULATIONS	ARCH E											
03-006	NOTICE OF SPECIAL RESTRICTION	ARCH E				●							
03-007	PRE- APPLICATION PLAN REVIEW CONFERENCE	ARCH E				●							
03-008	GREEN SPECIFICATIONS	ARCH E											
03-009	GREEN POINT CHECKLIST	ARCH E				●							
03-012	DWELLING UNIT ACCESSIBILITY	ARCH E				●							
	CIVIL												
C1	EXISTING CONDITIONS PLAN	ARCH E	AS SHOWN		●	●							
C2	DEMOLITION PLAN	ARCH E	AS SHOWN		●	●							
C3	STREET IMPROVEMENT PLAN	ARCH E	AS SHOWN		●	●							
C4	UTILITY PLAN	ARCH E	AS SHOWN		●	●							
C5	GRADING PLAN	ARCH E	AS SHOWN		●	●							
C5.1	GRADING PLAN	ARCH E	AS SHOWN		●	●							
C6	CONSTRUCTION DETAILS	ARCH E	AS SHOWN		●	●							
	ARCHITECTURAL												
A04-001	BASEMENT LEVEL GARAGE LIFE SAFETY / CODE COMPLIANCE DIAGRAMS	ARCH E	1/8" = 1'-0"			●							
A04-002	GROUND LEVEL LIFE SAFETY / CODE COMPLIANCE DIAGRAMS	ARCH E	1/8" = 1'-0"			●							
A04-003	LEVEL 02 LIFE SAFETY / CODE COMPLIANCE DIAGRAMS	ARCH E	1/8" = 1'-0"			●							
A04-004	LEVEL 03 LIFE SAFETY / CODE COMPLIANCE DIAGRAMS	ARCH E	1/8" = 1'-0"			●							
A04-005	LEVEL 4-6 TYPICAL LIFE SAFETY / CODE COMPLIANCE DIAGRAMS	ARCH E	1/8" = 1'-0"			●							
A04-006	LEVEL 7 LIFE SAFETY / CODE COMPLIANCE DIAGRAMS	ARCH E	1/8" = 1'-0"			●							
A04-006	ROOF LEVEL LIFE SAFETY / CODE COMPLIANCE DIAGRAMS	ARCH E	1/8" = 1'-0"			●							
A05-001	PROJECT RENDERINGS	ARCH E		●	●								
A05-002	PROJECT RENDERINGS	ARCH E		●	●								
A10-001	PARCEL MAP- EXISTING CONDITIONS	ARCH E											
A11-001	SITE PLAN	ARCH E	1/8" = 1'-0"		●	●							
A11-002	PLOT PLAN	ARCH E	1/16" = 1'-0"		●	●							
A11-003	LOT COVERAGE DIAGRAM - REAR YARD	ARCH E	1/8" = 1'-0"		●	●							
A11-004	LOT COVERAGE DIAGRAM	ARCH E	1/8" = 1'-0"		●	●							
A22-001	FLOOR PLAN B1	ARCH E	1/8" = 1'-0"		●	●							
A22-002	FLOOR PLAN GROUND LEVEL	ARCH E	1/8" = 1'-0"		●	●							
A22-003	FLOOR PLAN LEVEL 2	ARCH E	1/8" = 1'-0"		●	●							
A22-004	FLOOR PLAN TYPICAL LEVEL	ARCH E	1/8" = 1'-0"		●	●							
A22-005	FLOOR PLAN LEVEL 7	ARCH E	1/8" = 1'-0"		●	●							
A22-006	FLOOR PLAN ROOF LEVEL	ARCH E	1/8" = 1'-0"		●	●							
A24-001	REFLECTED CEILING PLAN B1	ARCH E	1/8" = 1'-0"		●	●							
A24-002	REFLECTED CEILING PLAN GROUND LEVEL	ARCH E	1/8" = 1'-0"		●	●							
A24-003	REFLECTED CEILING PLAN LEVEL 2	ARCH E	1/8" = 1'-0"		●	●							
A24-004	REFLECTED CEILING PLAN TYPICAL LEVEL	ARCH E	1/8" = 1'-0"	●	●								
A24-005	REFLECTED CEILING PLAN LEVEL 7	ARCH E	1/8" = 1'-0"		●								
A32-001	ELEVATION - WEST	ARCH E	1/8" = 1'-0"		●	●							
A32-002	ELEVATION - SOUTH	ARCH E	1/8" = 1'-0"		●	●							
A32-003	ELEVATION - EAST	ARCH E	1/8" = 1'-0"		●	●							
A32-004	ELEVATION - NORTH	ARCH E	1/8" = 1'-0"		●	●							
A32-007	SECTION - AA	ARCH E	1/8" = 1'-0"		●	●							
A32-008	SECTION - BB	ARCH E	1/8" = 1'-0"		●	●							
A32-009	SECTION - CC	ARCH E	1/8" = 1'-0"		●	●							
A32-011	ELEVATION - COURTYARD WEST	ARCH E	1/8" = 1'-0"		●	●							
A32-012	ELEVATION - COURTYARD EAST	ARCH E	1/8" = 1'-0"		●	●							
A32-013	ELEVATION - COURTYARD SOUTH	ARCH E	1/8" = 1'-0"		●	●							
A42-001	ENLARGED PLANS	ARCH E	1/4" = 1'-0"		●	●							
A42-002	ENLARGED PLANS	ARCH E	1/4" = 1'-0"		●	●							
A42-003	ENLARGED PLANS	ARCH E	1/4" = 1'-0"		●	●							
A42-004	ENLARGED PLANS	ARCH E	1/4" = 1'-0"		●	●							
A42-009	ENLARGED COMMON RESTROOM	ARCH E	1/4" = 1'-0"		●	●							
A44-001	STAIR AND ELEVATOR SECTIONS AND PLANS	ARCH E	1/4" = 1'-0"		●	●							
A52-006	WINDOW WALL SECTION	ARCH E	1" = 1'-0"		●	●							
A52-007	WINDOW WALL SECTION	ARCH E	1" = 1'-0"		●	●							

SHEET NUMBER	SHEET TITLE	SIZE	SCALE	PHASE				
				10/13/2016 75% SCHEMATIC	1/11/2016 100% SCHEMATIC	12/20/2016 SITE PERMIT		
	STRUCTURES							
S2.0	FOUNDATION AND LEVEL B1 PLAN	ARCH E	1/8" = 1'-0"	●				
S2.1	LEVEL 1 FRAMING PLAN	ARCH E	1/8" = 1'-0"	●				
S2.2	LEVEL 2 FRAMING PLAN	ARCH E	1/8" = 1'-0"	●				
S2.3	LEVEL 3 FRAMING PLAN	ARCH E	1/8" = 1'-0"	●				
S2.4	LEVEL 4-6 FRAMING PLAN	ARCH E	1/8" = 1'-0"	●				
S2.5	LEVEL 7 FRAMING PLAN	ARCH E	1/8" = 1'-0"	●				
S2.6	LEVEL R1 FRAMING PLAN	ARCH E	1/8" = 1'-0"	●				
	MECHANICAL							
M0.1	MECHANICAL LEGEND & ABBREVIATIONS	ARCH E	NONE	●				
M0.2	MECHANICAL SCHEDULES	ARCH E	NONE	●				
M2.2	MECHANICAL DETAILS	ARCH E	AS SHOWN	●				
M2.3	MECHANICAL BASEMENT LEVEL GARAGE PLAN	ARCH E	1/8" = 1'-0"	●				
M2.4	MECHANICAL GROUND LEVEL PLAN	ARCH E	1/8" = 1'-0"	●				
M2.5	MECHANICAL 2ND LEVEL PLAN	ARCH E	1/8" = 1'-0"	●				
M2.6	MECHANICAL TYP RESIDENTIAL LEVEL PLAN	ARCH E	1/8" = 1'-0"	●				
M2.7	MECHANICAL ROOF PLAN	ARCH E	1/8" = 1'-0"	●				
M4.1	MECHANICAL RISER DIAGRAM	ARCH E	NTS	●				
M4.2	MECHANICAL VRF SCHEMATICS	ARCH E	NTS	●				
M4.3	MECHANICAL VRF SCHEMATICS	ARCH E	NTS	●				
M4.4	MECHANICAL VRF SCHEMATICS	ARCH E	NTS	●				
	PLUMBING							
P0.01	LEGEND ABBREVIATIONS AND DRAWING INDEX - PLUMBING	ARCH E	NONE	●				
P0.02	GENERAL NOTES AND SCHEDULES - PLUMBING	ARCH E	NONE	●				
P0.03	SCHEDULES - PLUMBING	ARCH E	NONE	●				
P0.04	SCHEDULES - PLUMBING	ARCH E	NONE	●				
P0.05	SCHEDULES - PLUMBING	ARCH E	NONE	●				
P2.00	BASEMENT LEVEL GARAGE PLAN - PLUMBING	ARCH E	1/8" = 1'-0"	●				
P2.01	GROUND LEVEL PLAN - PLUMBING	ARCH E	1/8" = 1'-0"	●				
P2.02	SECOND LEVEL PLAN - PLUMBING	ARCH E	1/8" = 1'-0"	●				
P2.03	TYPICAL RESIDENTIAL LEVEL PLAN (3-6)- PLUMBING	ARCH E	1/8" = 1'-0"	●				
P2.04	7TH LEVEL PLAN - PLUMBING	ARCH E	1/8" = 1'-0"	●				
P2.05	ROOF PLAN- PLUMBING	ARCH E	1/8" = 1'-0"	●				
P3.00	ENLARGED PLANS - PLUMBING	ARCH E	1/4" = 1'-0"	●				
P5.01	WATER PIPING DIAGRAMS - PLUMBING	ARCH E	NONE	●				
	ELECTRICAL							
E0.1	ELECTRICAL LEGEND AND ABBREVIATIONS	ARCH E	NONE	●				
E2.2	ELECTRICAL UPPER BASEMENT LEVEL GARAGE PLAN	ARCH E	1/8" = 1'-0"	●				
E2.3	ELECTRICAL GROUND LEVEL PLAN	ARCH E	1/8" = 1'-0"	●				
E2.4	ELECTRICAL 2ND LEVEL PLAN	ARCH E	1/8" = 1'-0"	●				
E2.5	ELECTRICAL TYPICAL RESIDENTIAL LEVEL PLAN	ARCH E	1/8" = 1'-0"	●				
E2.6	ELECTRICAL 7TH LEVEL PLAN	ARCH E	1/8" = 1'-0"	●				
E2.7	ELECTRICAL ROOF PLAN	ARCH E	1/8" = 1'-0"	●				
E3.1	ENLARGED ELECTRICAL ROOM PLANS	ARCH E	1/4" = 1'-0"	●				
E3.2	ENLARGED UNIT PLANS	ARCH E	1/4" = 1'-0"	●				
E4.1	ELECTRICAL RISER DIAGRAM	ARCH E	NTS	●				
E4.2	ELECTRICAL CONDUIT AND GROUNDING RISER PLAN	ARCH E	NTS	●				
	FIRE							
FP0.01	FIRE PROTECTION LEGEND, GENERAL NOTES, DRAWINGS INDEX , AND SCHEDULES	ARCH E	NONE	●				
FP1.00	FIRE PROTECTION WATER FLOW / FIRE FLOW CALC.	ARCH E	NONE	●				
FP2.00	BASEMENT LEVEL GARAGE PLAN	ARCH E	1/8" = 1'-0"	●				
FP2.01	GROUND LEVEL FLOOR PLAN	ARCH E	1/8" = 1'-0"	●				
FP2.02	SECOND LEVEL FLOOR PLAN	ARCH E	1/8" = 1'-0"	●				
FP2.03	TYPICAL RESIDENTIAL LEVEL PLAN (3-6)	ARCH E	1/8" = 1'-0"	●				
FP2.04	7TH LEVEL PLAN	ARCH E	1/8" = 1'-0"	●				
FP2.05	ROOF PLAN	ARCH E	1/8" = 1'-0"	●				
FP3.00	PARTIAL PLAN	ARCH E	1/8" = 1'-0"	●				
FP5.01	RISER DIAGRAM AND DETAILS	ARCH E	1/8" = 1'-0"	●				

#	Status	Description	Date
A		SITE PERMIT	2016/12/2

Stamp

Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

Architect:



ME:



98 Battery Street, Suite 502
San Francisco, CA 94111

Q141



255 Shoreline Drive, Suite 200
Redwood City, CA 94065

Structure:



Plumbing:



SJ ENGINEERS
233 Sansome Street
Suite 980
San Francisco, CA 94104
Tel: (415) 837-1500
Fax: (415) 837-1507
Email: sje@sjengineers.com

Landscape:

Project

2177_3rd Street
Residential & Commerical Condominiums

Client

Align Real Estate

Issuer



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Project number

510291

Checked

■■■■ ■■■■ ■■■■

Sheet 12A

Drawing Index

Sheet number

A 00-00:

Status

PERMITTING SUBMISSION

ABBREVIATIONS		SYMBOLS	
ACB	ACOUSTICAL BOARD	IA	INTERIOR ARCHITECTURE
ACST	ACOUSTICAL	ID	INSIDE DIAMETER
AD	AREA DRAIN; ACCESS DOOR	IF	INSIDE FACE
ADD	ADDENDUM	IMP	INSULATED METAL PANEL
ADJ	ADJACENT; ADJUSTABLE	IN	INCLUDE
ADF	ABOVE FINISHED FLOOR	INCL	INCLUDE
AGL	ABOVE GROUND LEVEL	INT	INTERIOR
ALT	ALTERNATION	INSUL	INSULATION (ANSI)
ALUM	ALUMINUM	IP	INTUMESCENT PAINT
APPROX	APPROXIMATE	JAN	JANITOR'S ROOM
ARCH	ARCHITECTURE	JOINT	JOINT
ASSY	ASSEMBLY		
ATC	ACOUSTICAL TILE CEILING	KD	KNOCK DOWN
		KIT	KITCHEN
B/B	BACK TO BACK		
BD	BOARD	LAD	LADDER
BETW	BETWEEN	LAM	LAMINATE
BLDG	BUILDING	LAT	LATEX
BLKG	BLOCKING	LAV	LAVATORY
BLTN	BUILT-IN	LBS	POUND(S)
BM	BEAM	LD	LINEAR DIFFUSER
B.O.	BOTTOM OF	L	LONG (ANSI)
B.O.R.	BOTTOM OF REVEAL	LH	LEFT HAND
BOT	BOTTOM	LKR	LOCKER
BP	BASE PLATE	LVR	LOUVER
BRS	BRASS	LWC	LIGHT WEIGHT CONCRETE
BRZ	BRONZE		
BSMT	BASEMENT	MACH	MACHINE
BULL	BULLETIN	MATL	MATERIAL
		MAX	MAXIMUM
C	CAST; COURSES	MD	MOTION DETECTOR
CARP	CARPET (ANSI)	MDH	MAGNETIC DOOR HOLDER
CAT	CATEGORY	MECH	MECHANICAL
CB	CATCH BASIN	MEMB	MEMBRANE
C TO C	CENTER TO CENTER	MFR	MANUFACTURER
CAB	CABINET	MIN	MINIMUM
CAM	CAMERA	MIR	MIRROR
CEM	CEMENT	MISC	MISCELLANEOUS
CFMF	COLD FORMED METAL FRAMING	MO	MASONRY OPENING
CG	CORNER GUARD	MON	MONITOR
CH	COAT HOOK	MS	MARKER SURFACE
CI	CAST IRON	MTL	METAL
C.I.P.	CAST IN PLACE	MTD	MOUNTED
CJ	CORK JOINT REINFORCED FILLER	MUL	MULLION
CL	CENTERLINE		
CLG	CEILING	(N)	NEW
CLJ	CONTROL JOINT	NA	NOT APPLICABLE
CLO	CLOSET	N/E	NORTHEAST
CLR	CLEAR	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NO	NUMBER
CNTR	COUNTER	NOM	NOMINAL
CO	CASED OPENING	NTS	NOT TO SCALE
COL	COLUMN	NW	NORTHWEST
COMP	COMPARTMENT		
CONC	CONCRETE	O/	OVER, ON
CONN	CONNECTION	OA	OVERALL
CONSTR	CONSTRUCTION	OC	ON CENTER
CONT	CONTINUOUS	OD	OVERFLOW DRAIN
CORR	CORRIDOR	OFCD	OWNER FURNISHED/ CONTRACTOR INSTALLED
CPL	CEMENT PLASTER (ANSI)	OFD	OVERFLOW DRAIN
		OFCE	OFFICE (ANSI)
CD RDR	CARD READER (ANSI)	OFS	OVERFLOW SCUPPER
CRC	COLD ROLLED CHANNEL	OH	OPPOSITE HAND
CSP	COMBINATION STANDPIPE	OPNG	OPENING
CT	CERAMIC TILE	OPPS	OPPOSITE
CTR	CENTER	OTB	OPEN TO BELOW
CTSK	COUNTERSUNK		
		PC	PRECAST CONCRETE
DA	DURESS ALARM	PCP	PRECAST CONCRETE PAVER
DBL	DOUBLE	PCT	PRECAST CONCRETE TREAD
DC	DOOR CONTACT	PDC	POWDER COAT
DEC	DECORATIVE	PERF	PERFORATED
DET	DETAIL	PL	PLATE
DF	DRINKING FOUNTAIN	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PLAS	PLASTER (ANSI)
DIAG	DIAGONAL	PLMB	PLUMBING (ANSI)
DIFF	DIFFUSER	PLYWD	PLYWOOD
DIM	DIMENSION	PNL	PANEL
DISP	DISPENSER	PNT	PAINT (ANSI)
DN	DOWN	POL	POLISHED
DO	DOOR OPENING	PR	PAIR
DOC	DOCUMENT	PRCST	PRECAST
DR	DOOR	PREFAB	PREFABRICATED
DWG	DRAWING	PRELIM	PRELIMINARY
DWR	DRAWER	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
(E)	EXISTING	PT	POINT
EC	ELASTOMERIC COATING	PTD	PAINTED
EE	EGGSHELL ENAMEL	PTDR	PAPER TOWEL DISPENSER/ RECEIPT
EXP JT	EXPANSION JOINT (ANSI)	PTN	PARTITION (ANSI)
EL	ELEVATION	PVC	POLYVINYL CHLORIDE
ELEV	ELEVATOR		
ELEC	ELECTRICAL	QTY	QUANTITY
EMER	EMERGENCY		
ENCL	ENCLOSURE	R	RISER; REINSTALL
ENGR	ENGINEER	RA	RETURN AIR
EOS	EDGE OF SLAB	RAD	RADIUS
EP	EPOXY PAINT	RB	RESILIENT BASE
EQ	EQUAL	RC	REMOTE CHILLER
EQPM	EQUIPMENT	RCP	REFLECTED CEILING PLAN
ER	EPOXY RESIN	RCPT	RECEPTACLE
EST	ESTIMATE	RD	ROOF DRAIN
EWC	ELECTRIC WATER COOLER	REF	REFER
EXH	EXHAUST	REF	REFERENCE
EXC	EXPOSED CONSTRUCTION	REF PT	REFERENCE POINT
EXIST	EXISTING	REFR	REFRIGERATOR
EXP	EXPANSION/ EXPOSED	RGTR	REGISTER (ANSI)
EXT	EXTERIOR	REINF	REINFORCEMENT
EXTR	EXTRUDED	REQD	REQUIRED
		REQT	REQUIREMENT (ANSI)
FAF	FLUID APPLIED FLOORING	RESIL	RESILIENT
FBR	FABRIC	REV	REVISE
FC	FLOOR COATING	RF	REFERENCE FLOOR ELEVATION
FCC	FIRE CONTROL CENTER	RFG	ROOFING
FD	FLOOR DRAIN; FIRE DETECTOR	RH	RIGHT HAND
FDC	FIRE DEPARTMENT CONNECTION		

HABITABLE SPACE AB-32																				
SFUSD Fees																				
Unit Layout	S:A	S:B	1:A	1:D	1:E	1:F	1:G	1:H	2:A	2:B	2:C	2:D	2:E	2:F	2:G	2:H	2:I	2:J	P:A	
Habitable Area	309	307	421	455	441	490	448	658	768	714	602	552	628	625	768	666	609	791	690	Total Units
Total Units	5	6	18	5	14	5	10	1	10	6	5	7	5	5	2	1	6	1	2	114
TOTAL AREA	1, 547	2, 970	11, 646	2,275	6, 178	2, 448	4, 477	, 658	7, 684	4, 284	3, 008	3, 864	3, 142	3, 127	1, 535	, 666	5, 994	1, 202	1, 380	
TOTAL HABITABLE SPACE																				60,138

PARKING AND TRANSPORTATION				
			Permitted	Provided
	Bike Parking (Class 1)		104	120
	Bike Parking (Class 2)		6	0
	Parking Area			18,113 sq.ft.
	Standard Parking Spaces		98	78
	Accessible Parking		3	3
	Accessible Van		1	1
	Care Share Spaces		1	2
	Off- Street Loading Spaces		4	2
	Off- Street Commerical Spaces			
	Total Off-Street Parking Spaces		107	86
	Motorcycle Parking			10

NOTE ALL PARKING CAR STALLS ARE ASSIGNED SPACES PER DA-09 MULTI-FAMILY DWELLING PARKING REQUIREMENTS

ACCESIBLE PARKING STALLS ARE 2% OF PARKING STALLS

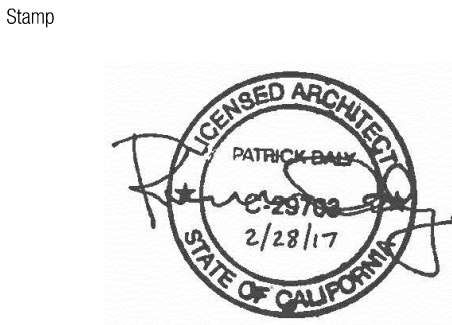
DESIGN STANDARDS AND GUILDLINES APPENDIX A COMPLIANCE				
			Permitted	Provided
Building Footprint (permitted = max value)			21,436	19,685
Existing buildlng Footprints				0
Common Open Space (at ground level)			9,120	11,642
Private Open Sapce (at Ground Level)			-	1,254
Total Parcel Area				29,439
Lot Coverage			73%	67%

PLANNING DEPARTMENT NOTES

PROJECT LOCATION:	2177 3RD STREET, SAN FRANCISCO, CALIFORNIA 94103		
BLOCK / LOT:	BLOCK 412, LOTS 3 & 3B		
PROPOSED USE:	7-STORY MIXED USE BUILDING: 5 TO 7 STORIES OF RESIDENTIAL UNITS; GROUND LEVEL COMMERCIAL RETAIL SPACE FACING 3RD STREET; 2 BASEMENT LEVELS PRIVATE PARKING GARAGE.		
ZONING:	UMU		
HEIGHT / BULK DISTRICT:	68 - X PROPOSED HEIGHT: 68'-0"		
DENSITY LIMITS:	NONE		
SETBACKS:	FRONT: NONE SIDE: NONE REAR: 25% OF LOT AREA AT RESIDENTIAL LEVELS		
RESIDENTIAL UNITS:	PROPOSED: 114UNITS (50 2 BEDROOM (44%) / 64 1 BEDROOM) *		
COMMERCIAL RETAIL SPACE:	PROPOSED: 4,833 SQ.FT. GROSS FLOOR AREA (4,429 SQ.FT. OCCUPIED FLOOR AREA)		
OFF-STREET PARKING: RESIDENTIAL:	MINIMUM REQUIRED: NONE IN UMU DISTRICT (SEC. 151.1(b)) MAXIMUM PERMITTED AS ACCESSORY: IN UMU DISTRICTS, DWELLING UNITS WITH AT LEAST 2 BEDROOMS AND AT LEAST 1,000 SQ.FT. OF OCCUPIED FLOOR AREA: 1 CAR PER DWELLING UNIT; OTHERWISE, 0.75 CARS PER DWELLING UNIT (SEC. 151.1; TABLE 151.1) PERMITTED: 32 2 - BR UNITS 1,000 SQ.FT. OR GREATER X 1 = 32 STALLS 82 REMAINING UNITS X 0.75 = 62 STALLS 94 STALLS PROPOSED: 78 RESIDENTIAL PARKING STALLS		
COMMERCIAL RETAIL:	MINIMUM REQUIRED: NONE IN UMU DISTRICT (SEC. 151.1(b)) MAXIMUM PERMITTED AS ACCESSORY: IN UMU DISTRICTS, 1 CAR FOR EACH 1,500 SQ.FT OF GROSS FLOOR AREA (SEC. 151.1; TABLE 151.1) PERMITTED: 4,987 SQ.FT. / 1,500 = 3.3 STALLS (4 STALLS) PROPOSED: 2 COMMERCIAL PARKING STALLS		
FREIGHT LOADING / SERVICE VEHICLES: RESIDENTIAL:	MINIMUM REQUIRED: 1 FREIGHT LOADING SPACE FOR 100,001 - 200,000 GROSS SQ.FT. OF STUCTURE OR USE. (SEC. 152.1, TABLE 152.1) REQUIRED: 1 FREIGHT LOADING SPACE FOR 135,577 SQ.FT. GROSS FLOOR AREA (PLANNING CODE DEFINITION) NOTE: IN UMU DISTRICTS, SEC. 153(a)(6) ALLOWS FOR SUBSTITUTUION OF 2 SERVICE VEHICLE SPACES FOR EACH REQUIRED OFF-STREET FREIGHT LOADING SPACE PROPOSED: 2 SERVICE VEHICLE PARKING STALLS		
COMMERCIAL RETAIL:	MINIMUM REQUIRED: 0 FREIGHT LOADING SPACES FOR 0 - 10,000 GROSS SQ.FT. (SEC. 152.1, TABLE 152.1) REQUIRED: 0 FREIGHT LOADING SPACE FOR 3,298 SQ.FT. GROSS FLOOR AREA (PLANNING CODE DEFINITION) PROPOSED: NONE		
CAR SHARE PARKING: RESIDENTIAL:	MINIMUM REQUIRED: 1 CAR SHARE SPACE FOR 50 - 200 RESIDENTIAL UNITS (SEC. 166.2.1) REQUIRED: 1 CAR SHARE SPACE FOR 114 RESIDENTIAL UNITS PROPOSED: 2 CAR SHARE PARKING STALL		
COMMERCIAL RETAIL:	MINIMUM REQUIRED: NONE FOR 0 - 24 NON-RESIDENTIAL CAR SPACES (SEC. 166.2.1) REQUIRED: NONE PROPOSED: NONE		
ADDITIONAL AMENITY:	PROPOSED: 14 ELECTRIC CHARGING STATION		
BICYCLE PARKING: RESIDENTIAL:	CLASS 1 MINIMUM REQUIRED: FOR BUILDINGS CONTAINING MORE THAN 100 DWELLING UNITS, 100 CLASS 1 SPACES PLUS ONE CLASS 1 SPACE FOR EVERY 4 DWELLING UNITS OVER 100 (SEC. 155.2.11) REQUIRED: 104 CLASS 1 SPACES FOR 114 DWELLING UNITS PROPOSED: 114 CLASS 1 SPACES (LIFT ASSIST BICYCLE RACKS IN SECURE ROOM, BASEMENT LEVEL) CLASS 2 MINIMUM REQUIRED: ONE CLASS 2 SPACE PER 20 DWELLING UNITS (SEC. 155.2.11) REQUIRED: 114 DWELLING UNITS / 20 = 5.7 (6 CLASS 2 SPACES) PROPOSED: 6 CLASS 2 BICYCLE RACKS (BASEMENT LEVEL)		
COMMERCIAL RETAIL:	CLASS 1 MINIMUM REQUIRED: ONE CLASS 1 SPACE FOR EVERY 750 SQ.FT. OF OCCUPIED FLOOR AREA (SEC. 155.2.16) REQUIRED: NONE FOR 4,987 SQ.FT. OCCUPIED FLOOR AREA PROPOSED: NONE CLASS 2 MINIMUM REQUIRED: ONE CLASS 2 SPACE FOR EVERY 750 SQ.FT. OCCUPIED FLOOR AREA (SEC. 155.2.16) REQUIRED: 4,987 SQ.FT. / 750 = 6.64 (7 CLASS 2 SPACES) PROPOSED: 7 CLASS 2 BICYCLE RACKS (SIDEWALK AT GROUND LEVEL)		
RESIDENTIAL OPEN SPACE:	MINIMUM USABLE OPEN SPACE REQUIRED (PRIVATE OR COMMON): 80 SQ.FT. PER DWELLING UNIT (TABLE 135B) REQUIRED: 80 SQ. FT. X 103 = 8,240 SQ.FT., (COMMON OPEN SPACE DOES NOT INCLUDE UNITS PROVIDED WITH PRIVATE OPEN SPACE 114 TOTAL UNITS - 11 UNITS W/ PRIVATE OPEN SPACE) PROPOSED: COMMON OPEN SPACE AT PODIUM: 7,964 SQ.FT. COMMON OPEN SPACE AT ROOF: 3,678 SQ.FT. 11,642 SQ.FT. PRIVATE OPEN SPACE AT PODIUM: 1,271SQ.FT. PRIVATE OPEN SPACE AT ROOF: 1,051 SQ.FT. 2,322 SQ.FT.		
NON-RESIDENTIAL OPEN SPACE:	NOTE: TOTAL OPEN AREA AT PODIUM: 9,235 SQ. FT. (30% OF LOT AREA) REQUIRED: FOR RETAIL, RESTAURANT USE IN UMU DISTRICTS: 1 SQ.FT. PER 250 SQ.FT. OF OCCUPIED FLOOR AREA (TABLE 135.3) REQUIRED: 4,987 / 250 = 20 SF PROPOSED: 398 SQ.FT. (ADJACENT COMMERCIAL ENTRANCE - 3RD STREET)		
BUILDING AREA CALCULATIONS: (PER PLANNING CODE DEFINITION)	RESIDENTIAL UNITS: RESIDENTIAL COMMONS: ** COMMERCIAL RETAIL SPACE: TENANT STORAGE: CORRIDOR AT ROOF: OTHER: **** TOTAL FLOOR AREA (PER PLANNING CODE):	98,251 SQ.FT. 3,192 SQ.FT. 4,833 SQ.FT. 1,099 SQ.FT. 188 SQ.FT. 21,856 SQ.FT. 129,419 SQ.FT. ***	84,730 SQ.FT. 3,072 SQ.FT. 4,429 SQ.FT.
BUILDING AREAS EXCLUDED FROM CALCULATION BY PLANNING CODE DEFINITION:	ACCESSORY PARKING (OCCUPIED): BICYCLE PARKING: BUILDING SERVICES: STAIRS - ELEVATORS (BASEMENT): TOTAL:	18,113 SQ.FT. 1,227 SQ.FT. 9,468 SQ.FT. 472 SQ.FT. 29,281 SQ.FT.	

- * 32 2 - BEDROOM UNITS HAVE AN AREA 1,000 SQ. FT. OR GREATER.
- ** COMMONS INCLUDE RESIDENTIAL GYM, RESIDENTIAL CONFERENCE ROOM, RESIDENTIAL SOCIAL ROOM, RESIDENTIAL OFFICE.
- *** PLANNING CODE SECTION 102.9 DEFINITION EXCLUDES FROM GROSS AREA CALCULATIONS: ROOF LEVEL STAIR, ELEVATOR AND MECHANICAL PENTHOUSES; ELEVATOR SHAFTS AND LIFE SUPPORT SYSTEMS SERVING EXCLUSIVELY RESIDENTIAL USES ABOVE FROM NON-RESIDENTIAL LEVELS BELOW; AND OPEN SPACE PROVIDED AT ROOF OR IN REAR YARD. SEE ALSO NOTES, SHEET A11-001.
- **** OTHER INCLUDES MISCELLANEOUS WALLS, COLUMNS, LOBBIES, CORRIDORS, CIRCULATION NOT OTHERWISE ASSIGNED OR EXCLUDED.

Recent revision history		
#	Status	Description
A		DATE: 7/5/2017



Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

Architect:



798 Battery Street, Suite 502 415.432.8100
San Francisco, CA 94111 meyersplus.com

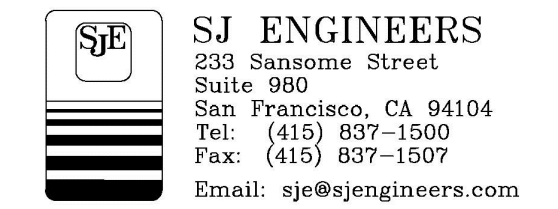
Out:



Structure:



Planting:



Landscape:

Project
2177_3rd Street
Residential & Commerical Condominiums

Client
Align Real Estate



Project number
510291

Size check
1"

Checked Approved Sheet size Scale
--- --- 30" x 42" 1/8" = 1'

Sheet title
Planning Department
Notes

Sheet number
A 03-001

Revision
A

Status
PERMITTING SUBMISSION

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY: CONFORMED COPY of document recorded

And When Recorded Mail To: 02/29/2016 20160209116

Name: MARIA GARHUNER

Address: 1550 Michigan St.

City: San Francisco CA

State: California Zip: 94124

Space Above this Line For Recorder's Use

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

I, MARIA GARHUNER, (the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 4045, LOT(S): 003, 003B

COMMONLY KNOWN AS: 2177 3rd Street (aka 590 19th Street)

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to the Large Project Authorization Application No. 2013.0784X approved by the Planning Commission of the City and County of San Francisco on January 14, 2016, as set forth in Planning Commission Motion No. 19550.

The restrictions and conditions of which notice is hereby given are:

Page 1 of 12

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

prevent or preclude the separation of parking spaces from dwelling units.

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

Car Share. Pursuant to Planning Code Section 168, at least one car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

Bicycle Parking. Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 105 bicycle parking spaces (102 Class One spaces and 3 Class Two spaces).

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

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 91 accessory off-street parking spaces, including 89 accessory residential and two accessory commercial retail parking spaces.

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

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractors for any concurrent construction to manage traffic congestion and pedestrian circulation impacts during construction of the Project.

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

PROVISIONS

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6376, www.sfplanning.org

First Source Hiring. The Project shall adhere to the requirements of the First Source Hiring

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NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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.onesourceSF.org

Monitoring

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.3. 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.sfplanning.org

Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial leasees 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.sfplanning.org

Operation

Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, http://sdflow.org

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, http://sdflow.org

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NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk areas only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

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

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

INCLUSIONARY HOUSING

Eastern Neighborhoods Affordable Housing Requirements for UMU. Pursuant to Planning Code Section 419.3 (formerly 419.3), Project Sponsor shall meet the requirements set forth in Planning Code Section 419.3 in addition to the requirements set forth in the Affordable Housing Program, per Planning Code Section 415. Prior to issuance of first construction document, the Project Sponsor shall select one of the options described in Section 419.3 or the alternatives described in Planning Code Section 419.5 to fulfill the affordable housing requirements and notify the Department of their choice. Any fee required by Section 419.1 et seq. shall be paid to the Development Fee Collection Unit at DBI prior to issuance of the first construction document in option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

Number of Required Units. Pursuant to Planning Code Section 419, the Project is required to provide 16% of the proposed dwelling units as affordable to qualifying households. The Project contains 108 units; therefore, seventeen affordable units are required. The Project Sponsor will fulfill this requirement by providing the seventeen affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development (MOHCD).

For information about compliance, contact the Case Planner, Planning Department at 415-558-6376, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmoh.org

Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 419.4 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOH at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: http://sfplanning.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.

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NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Mitigation Measures. Mitigation measures described in the MMP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0784X) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

Design - compliance at plan stage

Final Materials. The Project Sponsor shall continue to work with the Planning Department on the building design and the design and development of the streetscape and pedestrian elements in conformance with the Better Streets Plan. 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 415-558-6613, www.sfplanning.org

Garbage, composting and recycling storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the 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 415-558-6613, www.sfplanning.org

Roof 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. Roof 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 415-558-6376, www.sfplanning.org

Noise, Ambient. Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map 1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of

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NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor facade facing a public right-of-way.

B. On-site, in a driveway, underground.

C. On-site, above ground, screened from view, other than a ground floor facade facing a public right-of-way.

D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding impacts on streetscape elements, such as street trees, and based on Better Streets Plan guidelines.

E. Public right-of-way, underground, and based on Better Streets Plan guidelines.

F. Public right-of-way, above ground, screened from view, and based on Better Streets Plan guidelines.

G. On-site, in a ground floor facade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Works' Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, http://sdflow.org

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

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

Parking and Traffic. Unbundled Parking. All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which

Page 5 of 12

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

c. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program, an amount that translates to ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

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

Page 10 of 12

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

a. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.

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

c. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.8 instead of payment of the Affordable Housing Fee, and has submitted the Affidavit of Compliance with the Inclusionary Affordable Housing Program. Planning Code Section 415.8 to the Planning Department stating that any affordable units designated as on-site units shall be rental units for a minimum of 30 years pursuant to requirements in Planning Code Section 419.5(b).

d. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

e. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties, if applicable.

f. The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is filed in the Land Records by the Zoning Administrator of the City and County of San Francisco, except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.

Page 11 of 12

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Each signature must be acknowledged by a notary public before recording; add Notary Public Certification(s) and Official Notarial Seal(s) below.

U:\Gov\Documents\NSR\Large Project Authorization\2177 3rd Street (aka 590 19th Street)-2013.0784X.doc

Page 12 of 12



Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing plan drawings. Do not scale drawings.

Architect:



ME: MEYERS+ ENGINEERS

78 Battery Street, Suite 502 415.432.8100
San Francisco, CA 94111 meyersplus.com

OH:



Structure:



Planning:



Landscape:

Project

2177_3rd Street
Residential & Commercial Condominiums

Client

Align Real Estate



Project number

510291

Size check

1"

Checked

Approved

Sheet size

30" x 42"

Scale

NTS

Sheet title

Notice of Special Restriction

Sheet number

A 03-006

Revision

A

Status

PERMITTING SUBMISSION

City and County of San Francisco Green Building Submittal: GreenPoint Rated

INSTRUCTIONS: Build It Green provides GreenPoint Raters with a GreenPoints checklist; the checklist indicates only the measures which will be completed, omitting those which are not. Paste the GreenPoints checklist below. Indicate the points that will be achieved and the locations each applicable credit is shown project documents, including plan set page & detail, or specification section name/number/location. Complete the **REQUIREMENTS** and **VERIFICATION** sections (at right). All GreenPoint prerequisites and CalGreen mandatory measures are required, and must be verified by the Green Building Compliance Professional of Record. New residential projects that choose to apply LEED must use the LEED submittal (C-3).

REQUIREMENTS			
2177 3rd Street Residential and Commercial Condominiums			
Project Name			
4123 83B			
Block/Lot			
2177 3rd Street, San Francisco, CA 94103			
Address			
Residential			
Primary Occupancy			
7			
# of occupied floors			
Summary of Requirements:			
Rating Requirement: Number of GreenPoints required (including prerequisites and at least 10% energy use reduction compared to Title 24 Part 6 (2013). Adjustment for retention / demolition of historic features / building.	Low-rise	High-rise	Major Alteration
Final number of required points (base number +/- adjustment)	—	—	—
Construction activity stormwater pollution prevention and site runoff controls	●	●	●
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●	●	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance	●	●	●
Indoor Water Efficiency - Reduce overall use of potable water by specified percentage for plumbing fixtures and fittings.	CalGreen 4.303.1 (20% reduction)	SFGBC 4.103.2.2 (30% reduction)	CalGreen 4.303.1 (20% reduction)
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance	Meet C&D ordinance only	●	Meet C&D ordinance only
Meet all California Green Building Standards Code requirements and stricter local requirements (summarized in Administrative Bulletin 93 Table A-2.1)	●	●	●

VERIFICATION	
Instructions: Select Option 1 or Option 2 below to indicate how green building compliance will be verified. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93.	
Option 1: Verification of compliance for this project will be provided by a GreenPoint Rater under the GreenPoint Rated system. No Green Building Compliance Professional of Record is required.	
Green Point Rater - Name	Contact Phone No:
Green Point Rater - Sign & Date	
Permit Applicant - Sign & Date	
OR Option 2: The Green Building Compliance Professional of Record will verify compliance:	
Name	
Firm	
Architectural or Engineering License <input type="checkbox"/> I am a Certified GreenPoint Rater <input type="checkbox"/> I am NOT a Certified GreenPoint Rater GreenPoint Rated Projects Completed: _____	
If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required.	
Green Point Rater - Name (Print) & Contact Phone No	
Sign & Date	
To the best of my knowledge, it is my professional opinion the green building requirements of the City of San Francisco will be met for the above referenced project. I have been advised by the project team that all submittal documents and plans that approved construction documents and construction properly reflect the requirements of the San Francisco Green Building Code. I will notify the Department of Building Inspection if I believe to the best of my knowledge that the project will, for any reason, not substantially comply with these green building requirements, or if I am no longer the Green Building Compliance Professional of Record for this project.	
Licensed Professional: Sign & Date	
Affix professional stamp:	

Attachment C-4:
Submittal for
GreenPoint Rated

Version: July 7, 2014

2177 3rd Street Residential and Commercial Condominiums

Green Building: Site Permit Submittal

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 2177 3rd Street Residential and Commercial Condominiums	Block/Lot 412/3 83B	Address 2177 3rd Street, San Francisco, CA 94103
Gross Project Area 158,313	Primary Occupancy Residential	Number of occupied floors 7
Design Professional/Applicant: Sign & Date		

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low-Rise" column.
2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	50	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA 10)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 (2013)). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA20).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisite				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●		Meet LEED prerequisite	
Enhanced Refrigerant Management CalGreen 5.506.1.2, may contribute to LEED EA-4	●	n/r	n/r		●	n/r
Indoor Air Quality Management Plan LEED EQ 3.1	●	CalGreen 4.304.1	CalGreen 4.304.2	CalGreen 4.304.3	CalGreen 4.304.4	CalGreen 4.304.5
Low-Emitting Materials LEED EQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2	●			●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gpd/day, or more than 100 gpd/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	(addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hotspots (or LEED credit EQ 5), (SF Health Code Article 98 and SF Building Code 1203.9)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 35, party walls and floor-ceilings STC 40.	●	See CBC 1207	●	●	(envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

	Other New Residential	Addition ≥1,000 sq ft OR Alteration ≥200,000 ²
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ¹		
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec. 155, whichever is greater (or LEED credit SS4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles, approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume ≥1,000 gpd/day, or ≥100 gpd/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: At least meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program. 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01360). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database. AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB or Toxic Control Measure for Composite Wood.	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	(envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, O, or M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR Demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA20).	●	n/r

Attachment C-2:
Green Building: Site
Permit Submittal

Version: June 2, 2015

2177 3rd Street Residential & Commercial
Condominiums

Recent revision history
Status Description Date
A CITE PS9481 2/16/12/20

Stamp



Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

Architect

WOODS BAGOT. AUSTRALIA
MIDDLE EAST
NORTH AMERICA

ME:

MEYERS+
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CONSULTING AND STRUCTURAL
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Tel: (415) 941-9477 Fax: (415) 243-0271

Planting:



SJ ENGINEERS
233 Sansome Street
Suite 950
San Francisco, CA 94104
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Fax: (415) 837-1507
Email: sjse@sjengineers.com

Landscape:

Project
2177_3rd Street
Residential & Commercial Condominiums

Client
Align Real Estate

Issuer

WOODS BAGOT.

© Woods Bagot

Project number
510291

Size check
1"

Checked

Approved

Sheet size
30" x 42"

Scale
NTS

Sheet title

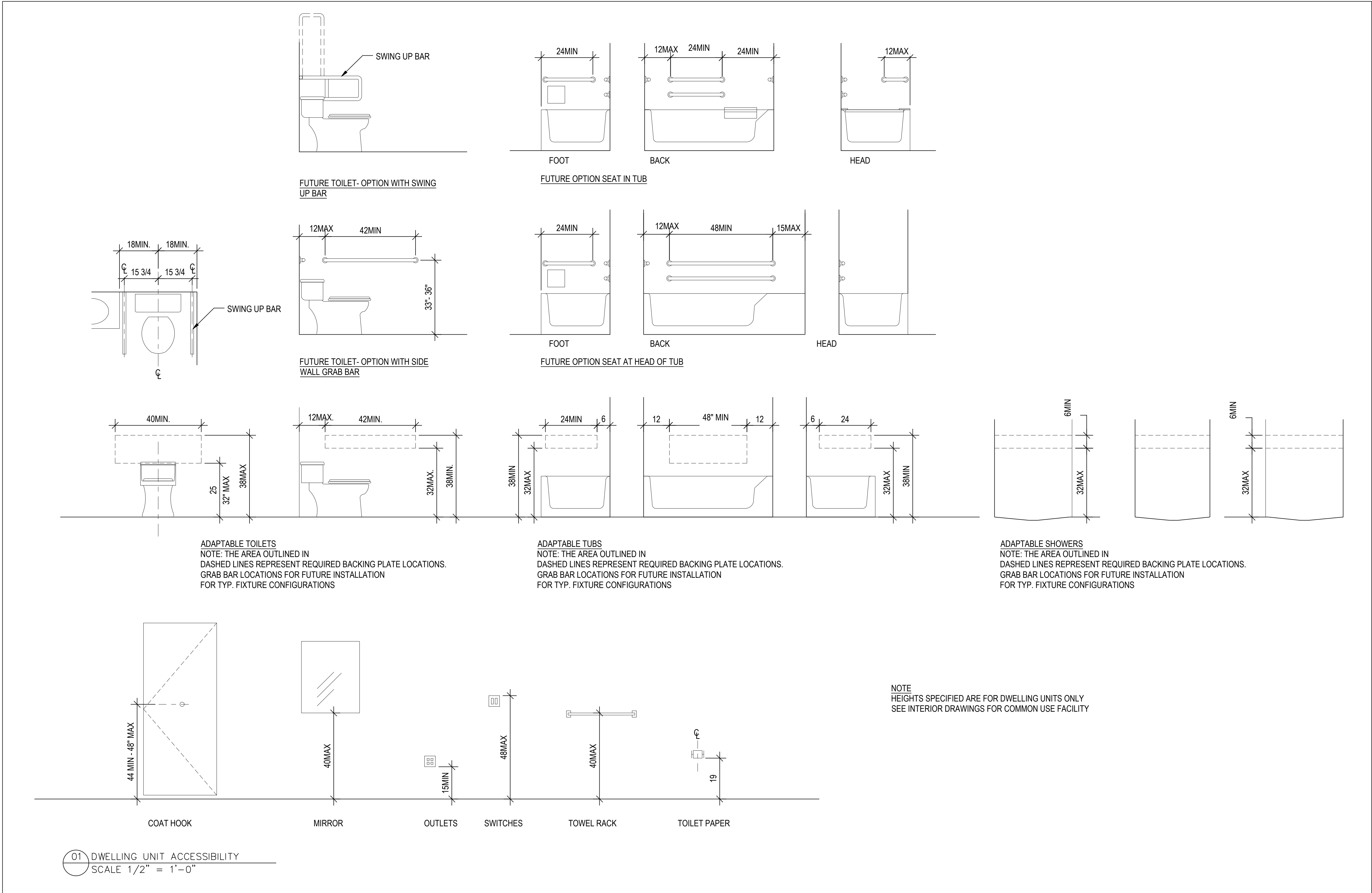
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Sheet number

A 03-009

Status

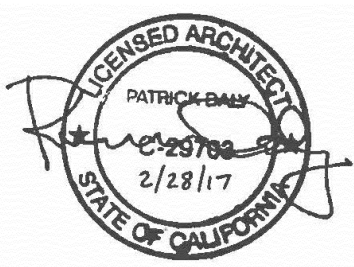
PERMITTING SUBMISSION



Recent revision history		
#	Status	Description
A		DATE: 1/15/17

Date: 2/16/17/20

Stamp



Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

Architect:

WOODS BAGOT. AUSTRALIA
ASIA
MIDDLE EAST
EUROPE
NORTH AMERICA

ME:

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Structure:

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MENNINGER**
CONSULTING AND STRUCTURAL
ENGINEERS SINCE 1919

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Planting:



SJ ENGINEERS
233 Sansome Street
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Email: sje@sjengineers.com

Landscape:

Project
2177_3rd Street
Residential & Commerical Condominiums

Client
Align Real Estate

Issuer

**WOODS
BAGOT.**

© Woods Bagot

Project number

510291

Checked

Approved

Sheet size

30" x 42"

Scale

1" = 1/8"

Sheet title:

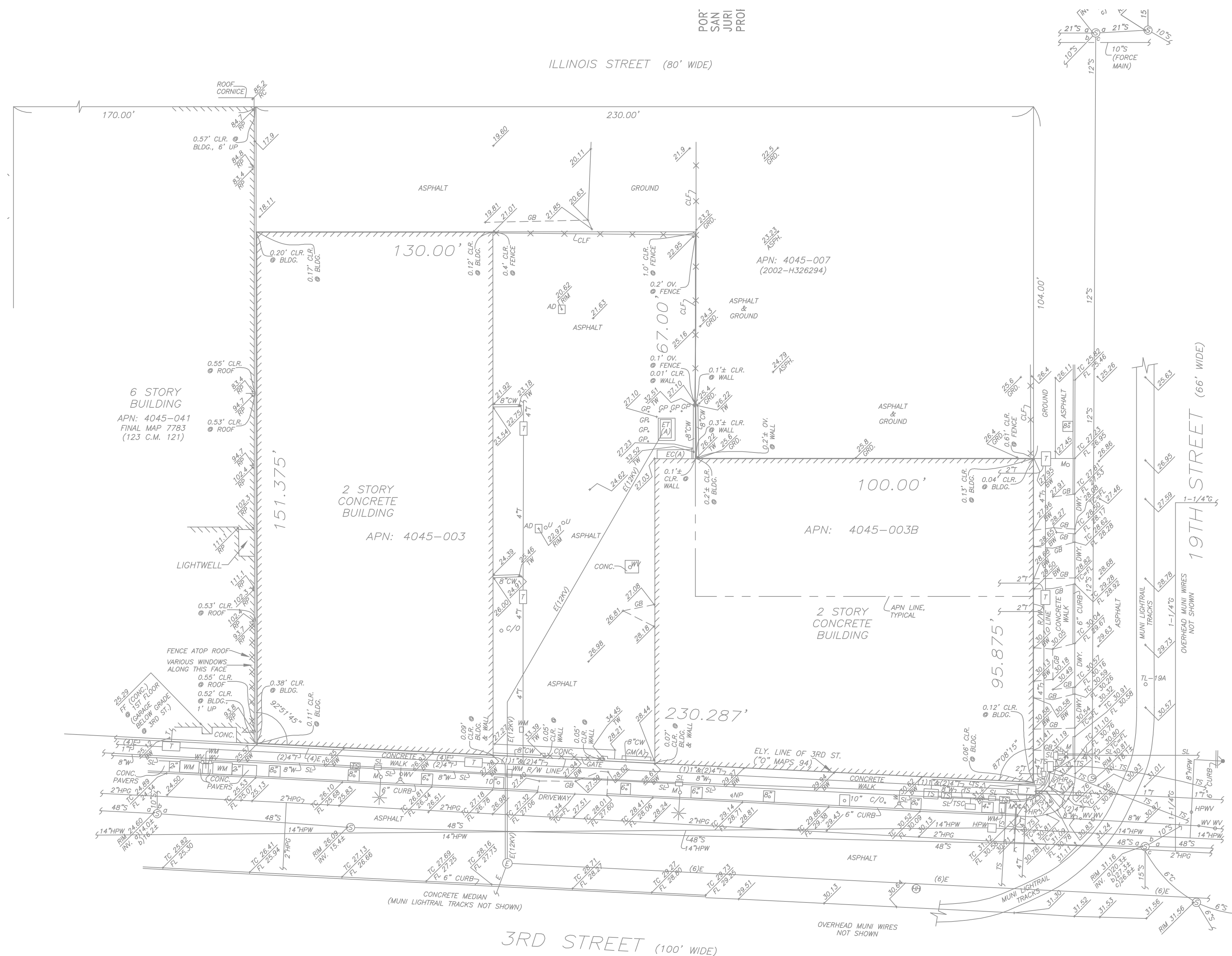
Dwelling Unit Accessibility

Sheet number

A 03-012

Status

PERMITTING SUBMISSION



LEGEND

CL CLEAR OF PROPERTY LINE
O.V. OVER PROPERTY LINE
BLDG. BUILDING
R/W RIGHT OF WAY
P.P. PLANNED PARCEL NUMBER
C.M. CONDOMINIUM MAPS
T.C. TOP OF CURB
BW BACK OF WALK
R/SIDE DRIVEWAY
HR HANDICAP RAMP
ASPH. ASPHALT
INVERT
CONC. CONCRETE
CHD. CHIMNEY
CONC. CONCRETE WALL
CLF CROWN LINE
C.W. CHAIN LINK FENCE
R/P ROOF PARAPET
RC ROOF CORNICE
R/SIDE DRIVEWAY
TW TOP OF WALK
DWY. DRIVEWAY
GUARD POST
E(CA) ABANDONED ELECTRIC TRANSFORMER ATOP CONCRETE CABLE
E(CA) ABANDONED ELECTRIC CABINET, CONCRETE
C(MA) ABANDONED GAS METER
WM WATER METER
WM WATER METER
WV WATER VALVE
HPV HIGH PRESSURE WATER VALVE
AD AREA DRAIN
UNKNOWN COVER
TELEPHONE PULLBOX
T TELEPHONE W/ TREE
A HIGH PRESSURE FIRE HYDRANT
A LOW PRESSURE FIRE HYDRANT
E ELECTRIC MANHOLE
H HATCH HETCHEY (MUNI) MANHOLE
S SEWER MANHOLE
HPV HIGH PRESSURE WATER MANHOLE
T TELEPHONE PULLBOX
TS TRAFFIC SIGNAL PULLBOX
TS TRAFFIC SIGNAL PULLBOX
SL STREET LIGHT PULLBOX
ELECTROLYZER W/MUNI WIRES, VEHICULAR & PEDESTRIAN TRAFFIC SIGNAL
ELECTROLYZER W/MUNI GUY TRAFFIC CAMERA, VEHICULAR & PEDESTRIAN TRAFFIC SIGNAL
ELECTROLYZER W/MUNI GUY
TS TRAFFIC SIGNAL
CONTROL BOX, 6' HIGH
NKP NO PARKING SIGN
STREET LIGHT PULLBOX
MU MUNI POLE
COVER MARKED 7L-19A
E ELECTRIC LINE
G GAS LINE
H HIGH PRESSURE GAS LINE
S SEWER LINE
SL STREET LIGHT LINE
T TELEPHONE LINE
TS TRAFFIC SIGNAL LINE
W WATER LINE
HPV HIGH PRESSURE WATER VALVE

OVERHEAD ELECTRIC WIRES ABOVE SIDEWALK

EXISTING CONDITIONS PLAN 2177 THIRD STREET STREET IMPROVEMENTS

CALIFORNIA

THREE! IMPROVEMENT!
COUNTY OF SAN FRANCISCO

SAN FRANCISCO



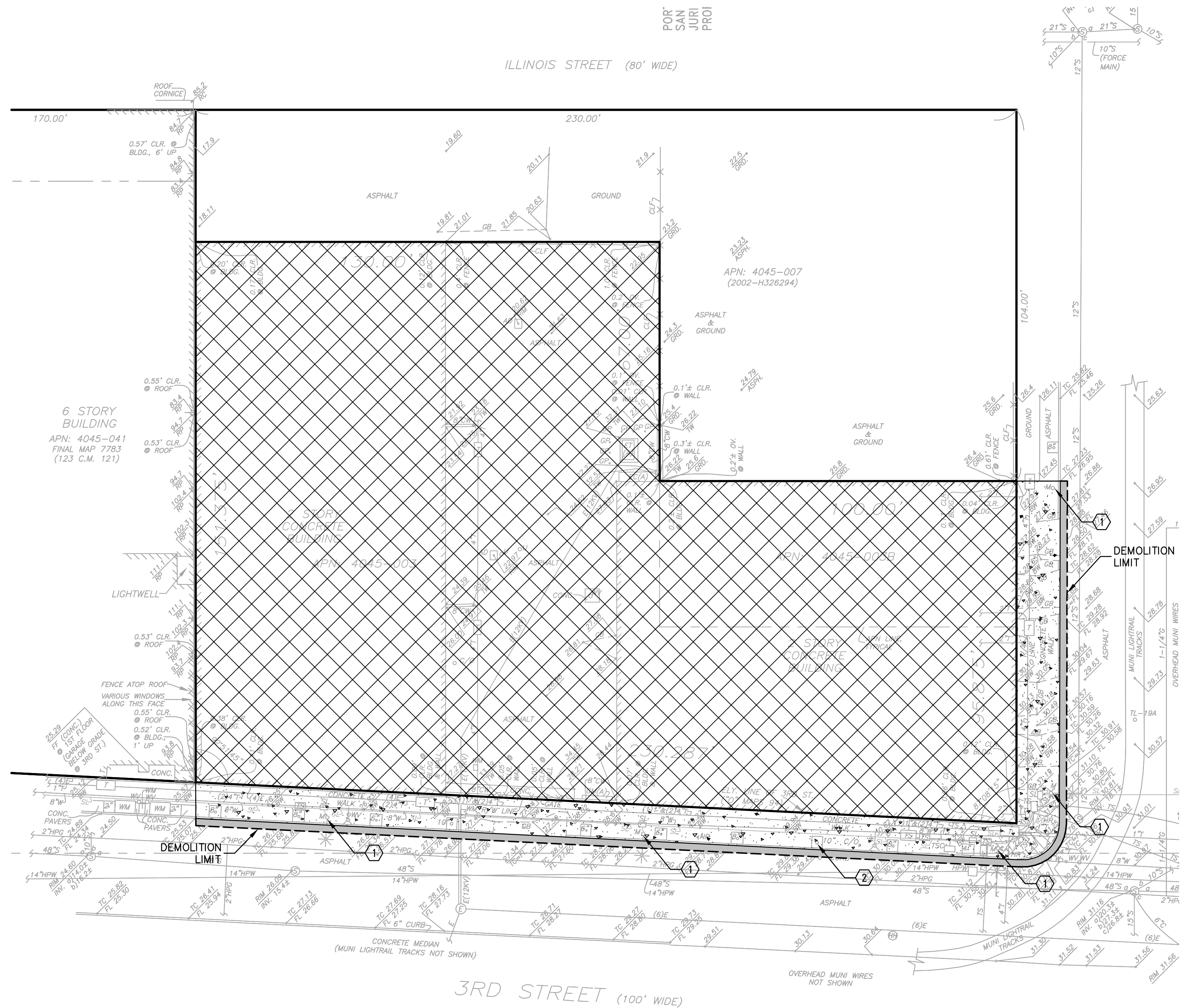
BKF
ENGINEERS / SURVEYORS / PLANNERS

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925-940-2299 (FAX)

No.	Revisions
Date: 02-26-2016	
Scale: AS SHOWN	
Design: CG	
Drawn: CG	
Approved: ES	
Job No: 20155052	

Drawing Number:
C1
1 OF **7**

DRAWING NAME: K:\2016\155052_2177_3rd_Street\ENG\STREET IMPROVEMENT PERMIT\SHEETS\01_THPREX.dwg



NOTES.

1. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK PRIOR TO DEMOLITION ACTIVITIES.
2. ANY SANITARY OR STORM SEWERS FOUND TO BE CONVEYING FLOWS THROUGH THE SITE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER PRIOR TO DEMOLITION.
3. CONTRACTOR SHALL PROTECT ALL ELECTRICAL BOXES WITHIN THE LIMIT OF WORK DEEMED TO BE ACTIVE BY CONTRACTOR'S ELECTRICIAN. ALL ACTIVE ELECTRIC, WATER, TELEPHONE/DATA LINES SHALL BE RELOCATED PRIOR TO DEMOLITION ACTIVITIES.
4. BEFORE DEMOLITION AND CONSTRUCTION COMMENCES CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL RESTORE ALL EXISTING WALLS, FENCES, SERVICES, UTILITIES, OR OTHER FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED, DUE TO CONTRACTOR'S WORK, TO THEIR PREVIOUS CONDITION UNLESS OTHERWISE NOTED.

6. ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY OF SAN FRANCISCO STANDARD PLANS AND SPECIFICATIONS.
7. ALL BOXES, VAULTS, HYDRANTS, WILL BE PROTECTED.
8. ALL TREES TO BE PROTECTED EXCEPT WHERE NOTED.

LEGEND:

- SAWCUT LINE
- REMOVE SPANDREL SYSTEM. SEE NOTE 10.
- REMOVE (E) ASPHALT AND EXCAVATE TO SUBGRADE
- REMOVE (E) CONCRETE SIDEWALK, CONCRETE CURB AND CONCRETE PARKING STRIP. ALL SUBGRADE UTILITIES SHALL BE PROTECTED UNLESS EXPLICITLY STATED TO BE REMOVED.
- REMOVE ALL (E) BUILDINGS, PAVING, HARDSCAPE, LANDSCAPE, AND UTILITIES WITHIN THE PROPERTY LINE

KEYNOTES:

- ① TO BE PROTECTED IN PLACE
- ② TO BE REMOVED



**DEMOLITION PLAN
2177 THIRD STREET
STREET IMPROVEMENTS**

COUNTY OF SAN FRANCISCO

SAN FRANCISCO

CALIFORNIA

2737 NORTH MAIN STREET
SUITE 200
WALNUT CREEK, CA 94596
925-940-2299 (FAX)



Revisions		No.	Date

Date: 02-26-2016
Scale: AS SHOWN
Design: CG
Drawn: CG
Approved: ES
Job No: 20150502

Drawing Number:
C2
2 OF 7

2737 NORTH MAIN STREET
SUITE 200
WALNUT CREEK, CA 94596
925-940-2299 (Fax)



CALIFORNIA

GRADING PLAN
2177 THIRD STREET
STREET IMPROVEMENTS

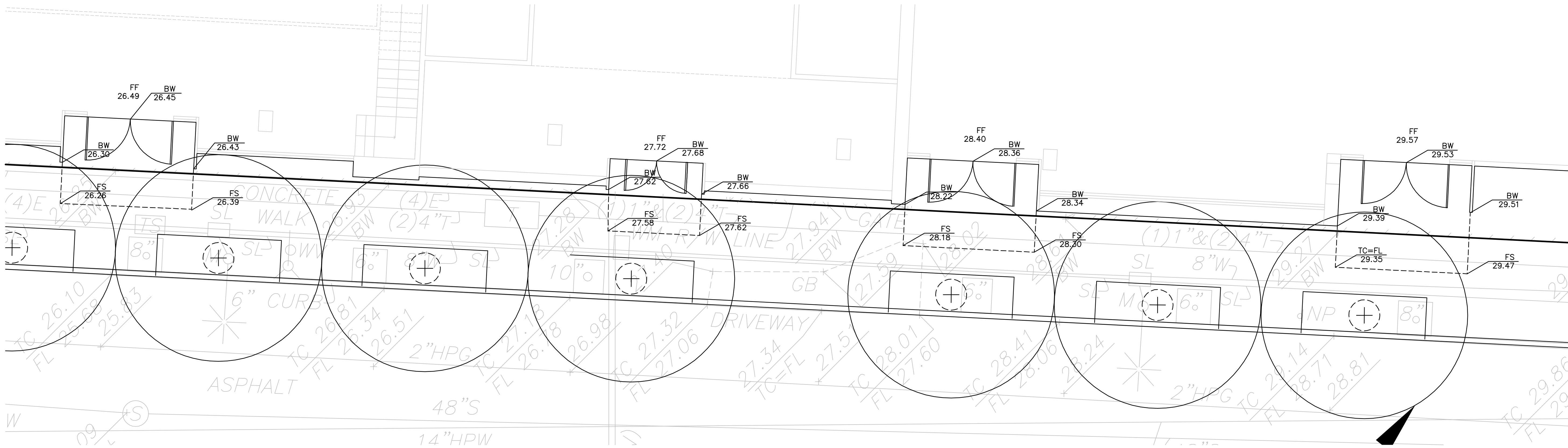
COUNTY OF SAN FRANCISCO

SAN FRANCISCO

Revisions	No.	Date	By	Appr.
		02-26-2016	AS SHOWN	
			Design: CG	
			Drawn: CG	
			Approved: ES	
			Job No: 20150502	

Drawing Number:

C5.1
6 OF 7



C 3RD STREET DOORWAYS
SCALE: 1"=5'

NOTES:

- FOR WALKWAYS AND ALL ACCESSIBLE AREAS CROSS SLOPES SHALL NOT EXCEED 2% GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS AND SIDEWALKS, GRADING, ETC. AND TO AVOID ABRUPT OR APPARENT CHANGES.
- REFER TO ARCHITECTURAL PLANS BUILDING DETAILS.
- IF, DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE AMERICAN REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE PROJECT OWNER.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
- ALL BOXES, VAULTS, HYDRANTS, WILL BE PROTECTED.
- ALL TREES TO BE PROTECTED EXCEPT NOTED.

LEGEND:

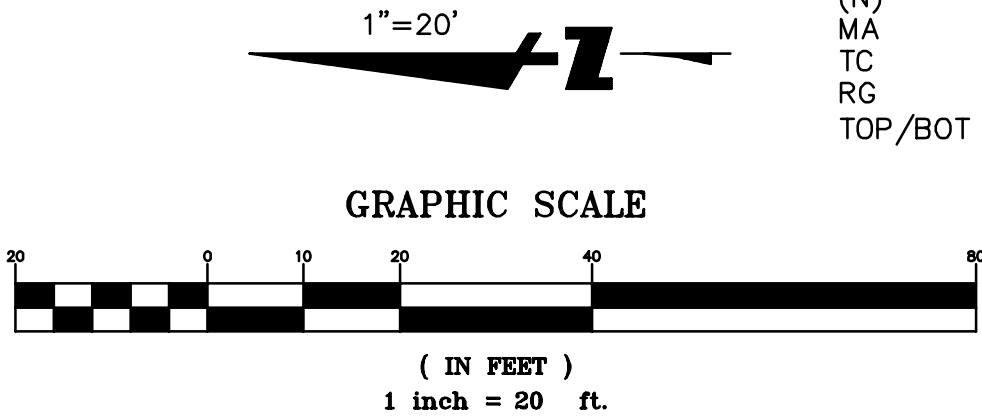
- ~ FLOW DIRECTION
- GRADE BREAK
- SHORING WALL

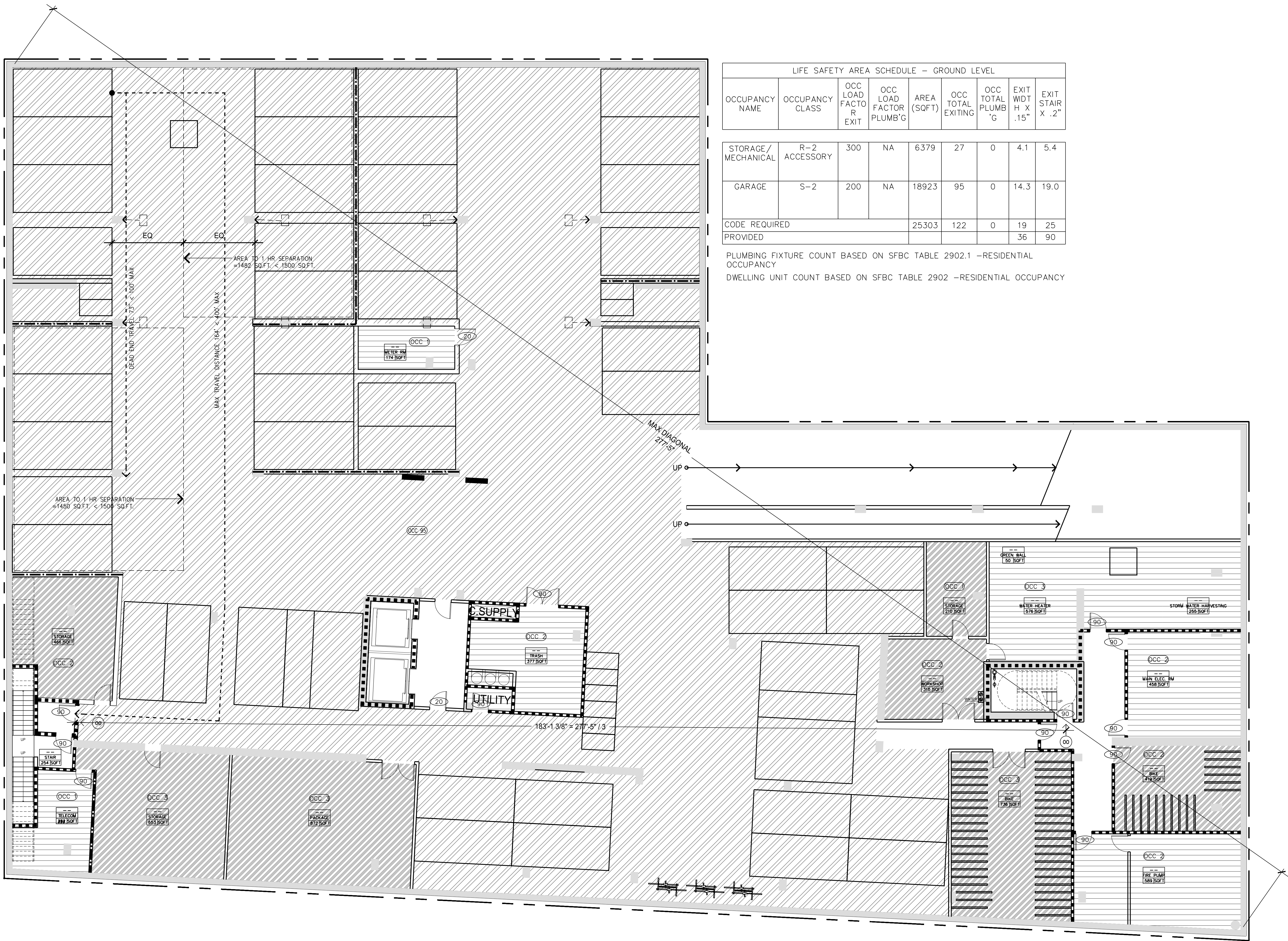
ABBREVIATIONS:

- BW BACK OF WALK
- CL CENTERLINE
- DWY DRIVEWAY
- (E) EXISTING
- EG EXISTING GROUND
- FS FINISH SURFACE
- FL FLOWLINE
- GR GROUND
- (N) NEW
- MA MATCH
- TC TOP OF CURB
- RG ROUGH GRADE
- TOP/BOT SHORING ELEV

GRADING NOTES

13,200 C.Y. CUT





LIFE SAFETY AREA SCHEDULE - GROUND LEVEL								
OCCUPANCY NAME	OCCUPANCY CLASS	OCC LOAD FACTOR EXIT	OCC LOAD FACTOR PLUMB'G	AREA (SQFT)	OCC TOTAL EXITING	OCC TOTAL PLUMB 'G	EXIT WDT H X .15"	EXIT STAIR X .2"
STORAGE/MECHANICAL	R-2 ACCESSORY	300	NA	6379	27	0	4.1	5.4
GARAGE	S-2	200	NA	18923	95	0	14.3	19.0
CODE REQUIRED PROVIDED				25303	122	0	19	25
							36	90

PLUMBING FIXTURE COUNT BASED ON SFBC TABLE 2902.1 -RESIDENTIAL OCCUPANCY
DWELLING UNIT COUNT BASED ON SFBC TABLE 2902 -RESIDENTIAL OCCUPANCY

CODE PLAN LEGEND

- 1-HR FIRE & SMOKE PARTITIONS
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- PATH OF EGRESS TRAVEL (MAX. DISTANCE)
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT
- OCC 9 OCCUPANCY NUMBER
- XX DOOR FIRE RATING
- MAX OCCUPANT LOAD AND TRAVEL DIRECTION INDICATOR EXIT DISCHARGE
- CIRCULATION NO OCCUPANTS
- PLANTING
- GARAGE (S-2)
- MECHANICAL (R-2)ACCESSORY
- STORAGE (R-2)ACCESSORY
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2)ASSEMBLY
- GYM (A-3)ASSEMBLY
- RESIDENTIAL (A-3)ASSEMBLY
- ASSEMBLY (A-3)

508.3 NON-SEPERATED MIXED USE
TYPE 1B

BASEMENT LEVEL LIFE SAFETY DIAGRAM

SCALE: 1/8"=1'-0" N

Recent revision history
Status Description Date
A SITE PERMIT 2016/12/20

Stamp
SEAL OF ARCHITECT
DATE 2/28/17
STATE OF CALIFORNIA

Notes & Legend
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Project
2177_3rd Street
Residential & Commerical Condominiums

Client
Align Real Estate

Issuer
WOODS BAGOT.

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Project number
510291

Size check
1"

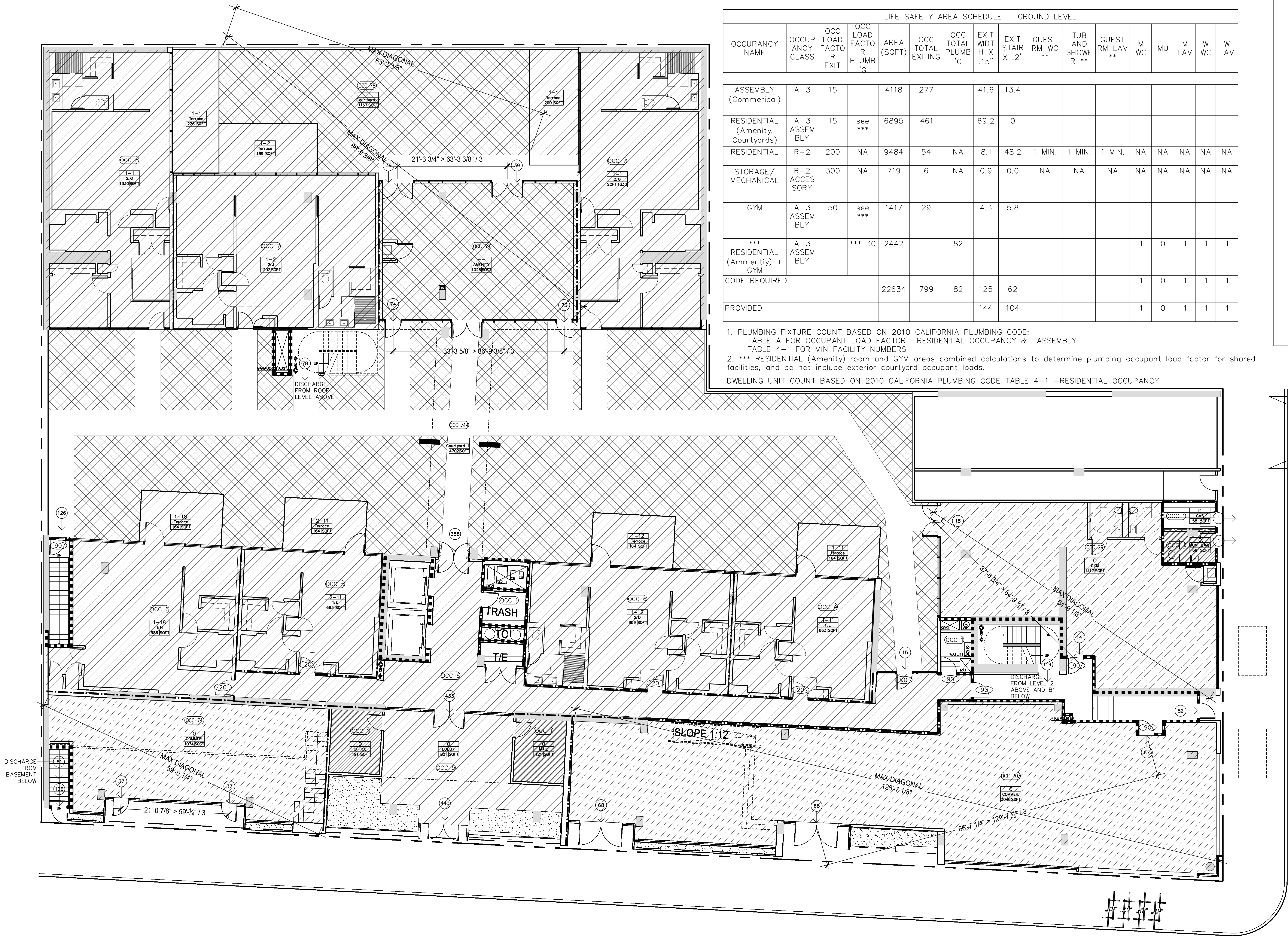
Checked Approved Sheet size Scale
30" x 42" 1/8" = 1'

Sheet title:
Basement Level
Life Safety Diagram

Sheet number
A04-001

Revision
A

Status
PERMITTING SUBMISSION



GROUND LEVEL LIFE SAFETY DIAGRAM

SCALE: 1/8"=1'-0"

LIFE SAFETY AREA SCHEDULE -- GROUND LEVEL																
OCCUPANCY NAME	OCCUPANCY CLASS	OCC LOAD FACTOR EXIT	OCC LOAD FACTOR PLUMB 'G	AREA (SQFT)	OCC TOTAL EXITING	OCC TOTAL PLUMB 'G	EXIT WDT H X .15"	EXIT STAIR X .2"	GUEST RM WC **	TUB AND SHOWER **	GUEST RM LAV **	M WC	MU	M LAV	W WC	W LAV
ASSEMBLY (Commerical)	A-3	15		4118	277		41.6	13.4								
RESIDENTIAL (Amenity, Courtyards)	A-3 ASSEMBLY	15	see ***	6895	461		69.2	0								
RESIDENTIAL	R-2	200	NA	9484	54	NA	8.1	48.2	1 MIN.	1 MIN.	1 MIN.	NA	NA	NA	NA	NA
STORAGE/MECHANICAL	R-2 ACCESSORY	300	NA	719	6	NA	0.9	0.0	NA	NA	NA	NA	NA	NA	NA	NA
GYM	A-3 ASSEMBLY	50	see ***	1417	29		4.3	5.8								
*** RESIDENTIAL (Ammentiy) + GYM	A-3 ASSEMBLY		*** 30	2442		82						1	0	1	1	1
CODE REQUIRED												1	0	1	1	1
PROVIDED							144	104				1	0	1	1	1

1. PLUMBING FIXTURE COUNT BASED ON 2010 CALIFORNIA PLUMBING CODE: TABLE A FOR OCCUPANT LOAD FACTOR -RESIDENTIAL OCCUPANCY & ASSEMBLY
TABLE 4-1 FOR MIN FACILITY NUMBERS
2. *** RESIDENTIAL (Amenity) room and GYM areas combined calculations to determine plumbing occupant load factor for shared facilities, and do not include exterior courtyard occupant loads.
- DWELLING UNIT COUNT BASED ON 2010 CALIFORNIA PLUMBING CODE TABLE 4-1 -RESIDENTIAL OCCUPANCY

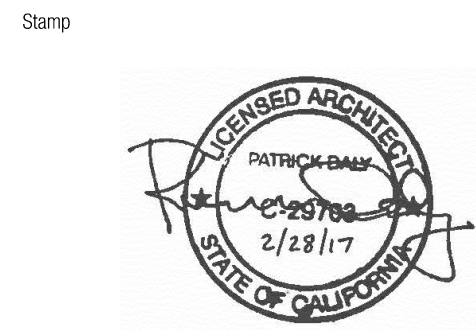
CODE PLAN LEGEND

- 1-HR FIRE & SMOKE PARTITIONS
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- PATH OF EGRESS TRAVEL (MAX DISTANCE)
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT
- OCC 0 OCCUPANCY NUMBER
- XX DOOR FIRE RATING
- 0 MAX OCCUPANT LOAD AND TRAVEL DIRECTION INDICATOR EXIT DISCHARGE

- CIRCULATION NO OCCUPANTS
- PLANTING
- GARAGE (S-2)
- MECHANICAL (R-2)ACCESSORY
- STORAGE (R-2)ACCESSORY
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2)ASSEMBLY
- GYM (A-3)ASSEMBLY
- RESIDENTIAL (A-3)ASSEMBLY
- ASSEMBLY (A-3)

508.3 NON-SEPERATED MIXED USE TYPE 1B

Recent revision history
Status Description Date
A 2/18/17



Notes & Legend
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Residential & Commercial Condominiums

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Align Real Estate

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Project number

510291

Size check

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Sheet size

Scale

30" x 42"

1/8" = 1'

Sheet 18:

Ground Level

Life Safety Diagram

Sheet number

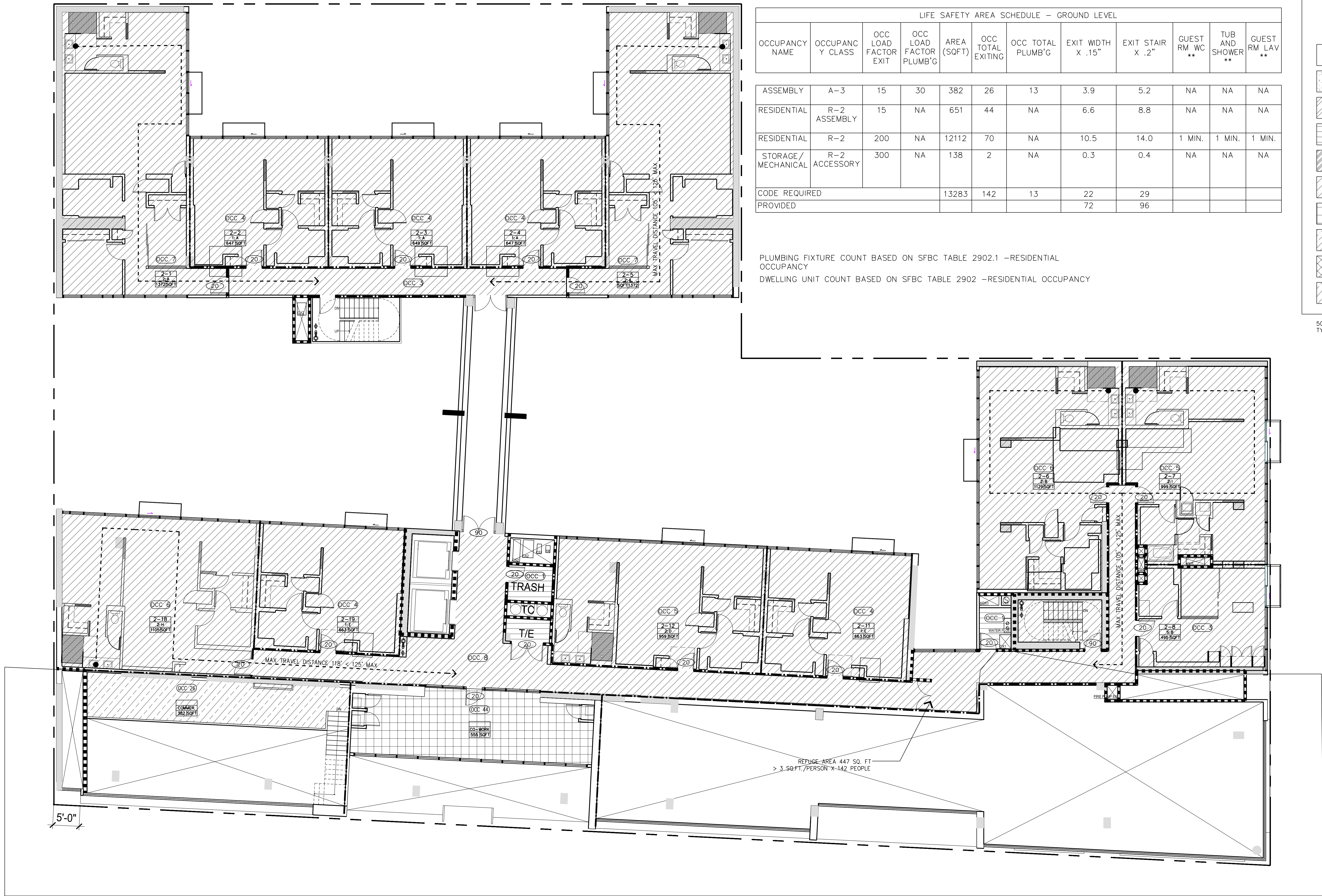
A 04-002

Revision

A

Status

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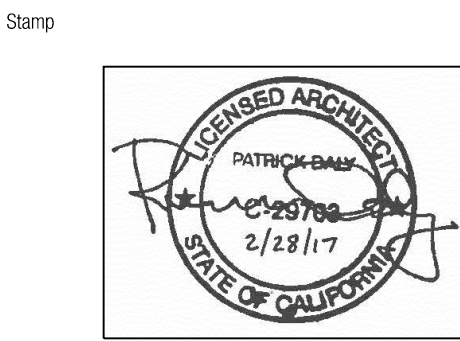
CODE PLAN LEGEND

- 1-HR. FIRE & SMOKE PARTITIONS
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- PATH OF EGRESS TRAVEL (MAX DISTANCE)
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT
- OCCUPANCY NUMBER
- DOOR FIRE RATING
- MAX OCCUPANT LOAD AND TRAVEL DIRECTION INDICATOR EXIT DISCHARGE

- CIRCULATION NO OCCUPANTS
- PLANTING
- GARAGE (S-2)
- MECHANICAL (R-2)ACCESSORY
- STORAGE (R-2)ACCESSORY
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2)ASSEMBLY
- GYM (A-3)ASSEMBLY
- RESIDENTIAL (A-3)ASSEMBLY
- ASSEMBLY (A-3)

508.3 NON-SEPERATED MIXED USE
TYPE 1B

Recent revision history
Status Description Date
A Status MEYERS+ 2/16/2016



Notes & Legend
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Size check
1"
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30" x 42" 1/8" = 1'

Sheet title:

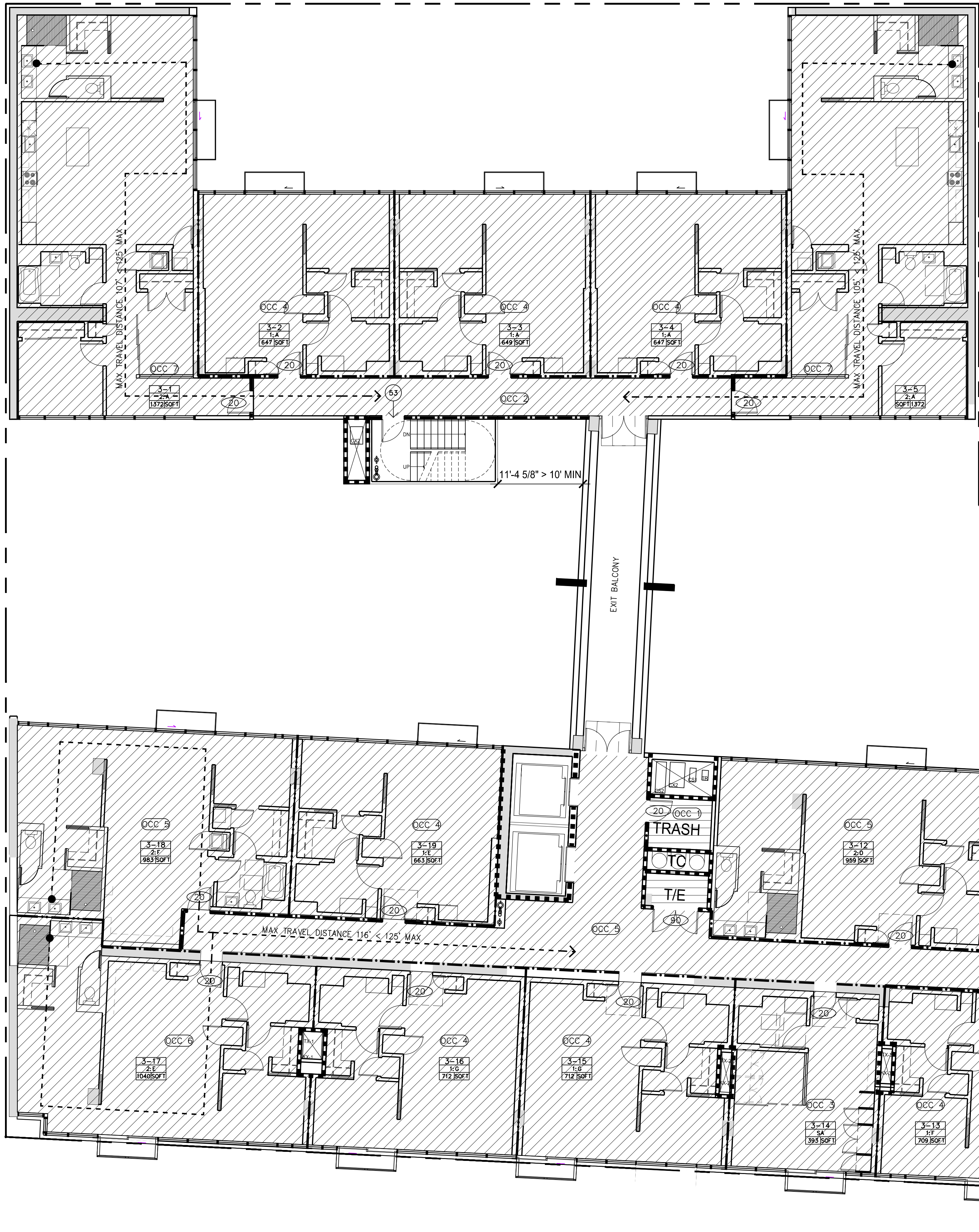
Second Level
Life Safety Diagram

Sheet number
A04-003

Revision
A
Status
PERMITTING SUBMISSION

SECOND LEVEL LIFE SAFETY DIAGRAM

SCALE: 1/8"=1'-0" N



LIFE SAFETY AREA SCHEDULE -- GROUND LEVEL											
OCCUPANCY NAME	OCCUPANCY CLASS	OCC LOAD FACTOR EXIT	OCC LOAD FACTOR PLUMB'G	AREA (SQFT)	OCC TOTAL EXITING	OCC TOTAL PLUMB'G	EXIT WIDTH X .15"	EXIT STAIR X .2"	GUEST RM. WC **	TUB AND SHOWER **	GUEST RM. LAV **
RESIDENTIAL	R-2	200	NA	17738	103	NA	15.5	20.6	1 MIN.	1 MIN.	1 MIN.
STORAGE/MECHANICAL	R-2 ACCESSORY	300	NA	138	2	NA	0.3	0.4	NA	NA	NA
CODE REQUIRED				17876	105	NA	16	22			
PROVIDED							72	96			

PLUMBING FIXTURE COUNT BASED ON SFBC TABLE 2902.1 -RESIDENTIAL OCCUPANCY
DWELLING UNIT COUNT BASED ON SFBC TABLE 2902 -RESIDENTIAL OCCUPANCY

CODE PLAN LEGEND

1-HR. FIRE & SMOKE PARTITIONS

1-HR FIRE RATING

2-HR FIRE RATING

PATH OF EGRESS TRAVEL (MAX DISTANCE)

COMMON PATH OF TRAVEL

HORIZONTAL EXIT

OCC 9 OCCUPANCY NUMBER

XX DOOR FIRE RATING

0 MAX OCCUPANT LOAD AND TRAVEL DIRECTION INDICATOR EXIT DISCHARGE

CIRCULATION NO OCCUPANTS

PLANTING

GARAGE (S-2)

MECHANICAL (R-2)ACCESSORY

STORAGE (R-2)ACCESSORY

RESIDENTIAL (R-2)

RESIDENTIAL (R-2)ASSEMBLY

GYM (A-3)ASSEMBLY

RESIDENTIAL (A-3)ASSEMBLY

ASSEMBLY (A-3)

508.3 NON-SEPERATED MIXED USE TYPE 1B

THIRD RESIDENTIAL LEVEL LIFE SAFETY DIAGRAM

SCALE: 1/8"=1'-0" N

Recent revision history

#	Status	Description	Date
A		SITE PERMIT	2/16/12/09

Stamp

Notes & Legend

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Client

Align Real Estate

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Project number

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Size check

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Sheet size

Scale

30" x 42" 1/8" = 1'

Sheet title

Typical Residential Level
Life Safety Diagram

Sheet number

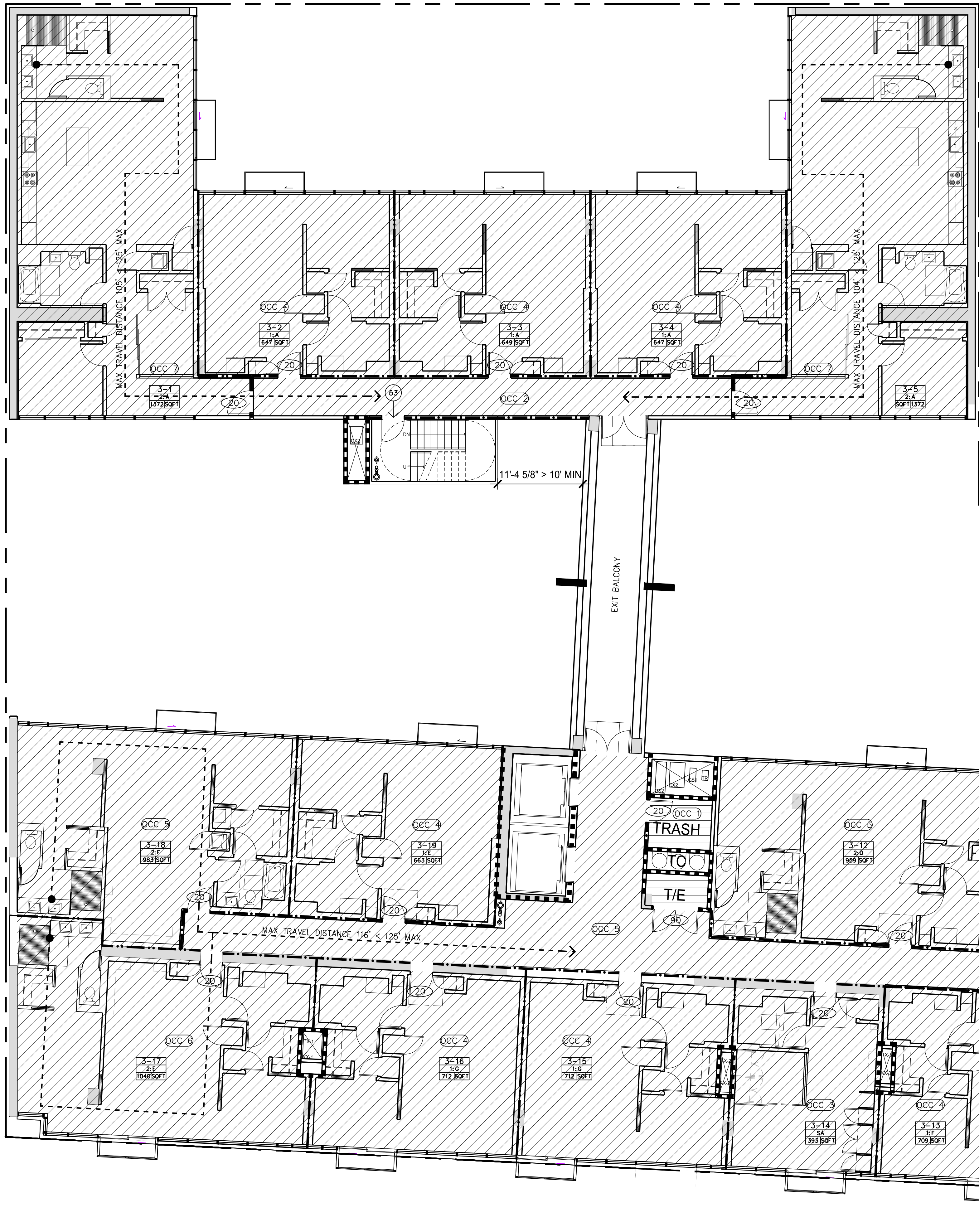
A04-004

Revision

A

Status

PERMITTING SUBMISSION



LIFE SAFETY AREA SCHEDULE -- GROUND LEVEL											
OCCUPANCY NAME	OCCUPANCY CLASS	OCC LOAD FACTOR EXIT	OCC LOAD FACTOR PLUMB'G	AREA (SQFT)	OCC TOTAL EXITING	OCC TOTAL PLUMB'G	EXIT WIDTH X .15"	EXIT STAIR X .2"	GUEST RM. WC **	TUB AND SHOWER **	GUEST RM. LAV **
RESIDENTIAL	R-2	200	NA	17196	100	NA	15.0	20.0	1 MIN.	1 MIN.	1 MIN.
STORAGE/MECHANICAL	R-2 ACCESSORY	300	NA	138	2	NA	0.3	0.4	NA	NA	NA
CODE REQUIRED				17334	102	NA	16	21			
PROVIDED							72	96			

PLUMBING FIXTURE COUNT BASED ON SFBC TABLE 2902.1 -RESIDENTIAL OCCUPANCY
DWELLING UNIT COUNT BASED ON SFBC TABLE 2902 -RESIDENTIAL OCCUPANCY

CODE PLAN LEGEND

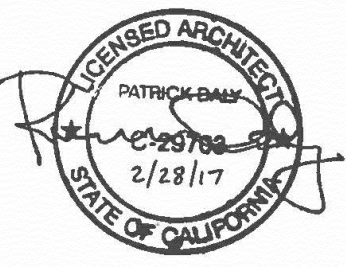
- 1-HR. FIRE & SMOKE PARTITIONS
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- PATH OF EGRESS TRAVEL (MAX. DISTANCE)
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT
- OCCUPANCY NUMBER
- DOOR FIRE RATING
- MAX OCCUPANT LOAD AND TRAVEL DIRECTION INDICATOR EXIT DISCHARGE

- CIRCULATION NO OCCUPANTS
- PLANTING
- GARAGE (S-2)
- MECHANICAL (R-2)ACCESSORY
- STORAGE (R-2)ACCESSORY
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2)ASSEMBLY
- GYM (A-3)ASSEMBLY
- RESIDENTIAL (A-3)ASSEMBLY
- ASSEMBLY (A-3)

508.3 NON-SEPERATED MIXED USE
TYPE 1B

Recent revision history		
#	Status	Description
A		DATE: 7/24/17

Stamp



Notes & Legend

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Issuer

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Sheet size

Scale

30" x 42" 1/8" = 1"

Sheet title

Typical Residential Level
Life Safety Diagram

Sheet number

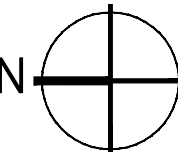
A04-005

Status

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TYPICAL RESIDENTIAL LEVEL LIFE SAFETY DIAGRAM











SCALE: 1/8"=1'-0"



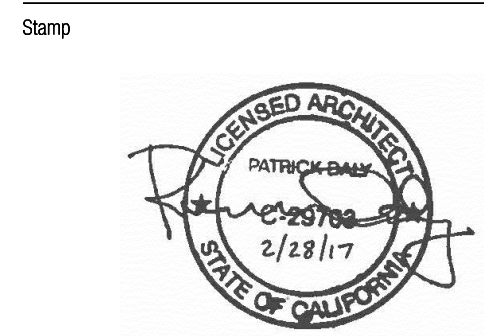


SCALE: 1/8"=1'-0"



- | | |
|---|---------------------------|
|  | CIRCULATION NO OCCUPANTS |
|  | PLANTING |
|  | GARAGE (S-2) |
|  | MECHANICAL (R-2)ACCESSOR |
|  | STORAGE (R-2)ACCESSORY |
|  | RESIDENTIAL (R-2) |
|  | RESIDENTIAL (R-2)ASSEMBLY |
|  | GYM (A-3)ASSEMBLY |
|  | RESIDENTIAL (A-3)ASSEMBLY |
|  | ASSEMBLY (A-3) |

#	Status	Description	Date
A		SITE PERMIT	2016/12/2



Notes & Legend
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Plumbino



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510291

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■■■■■ ■■■■■ ■■■■■

Sheet title

7th L.

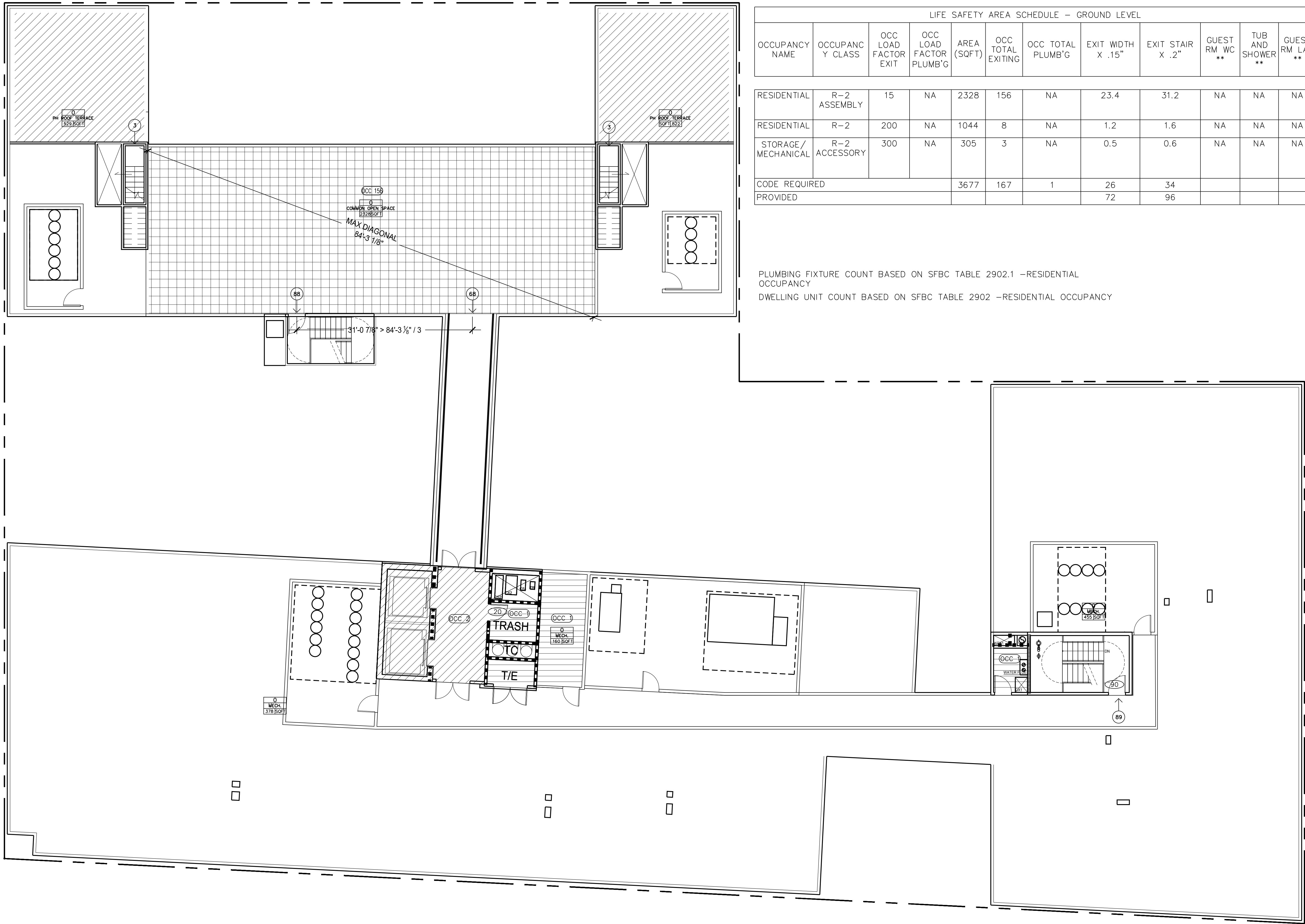
Life S

Sheet number
10100

A 04-00

Status
PERMIT

PERMIT



ROOF LEVEL LIFE SAFETY DIAGRAM

SCALE: 1/8"=1'-0"

CODE PLAN LEGEND

- 1-HR FIRE & SMOKE PARTITIONS
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- PATH OF EGRESS TRAVEL (MAX DISTANCE)
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT
- OCC 0 OCCUPANCY NUMBER
- XX DOOR FIRE RATING
- 0 → MAX OCCUPANT LOAD AND TRAVEL DIRECTION INDICATOR EXIT DISCHARGE

- CIRCULATION NO OCCUPANTS
- PLANTING
- GARAGE (S-2)
- MECHANICAL (R-2)ACCESSORY
- STORAGE (R-2)ACCESSORY
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2)ASSEMBLY
- GYM (A-3)ASSEMBLY
- RESIDENTIAL (A-3)ASSEMBLY
- ASSEMBLY (A-3)

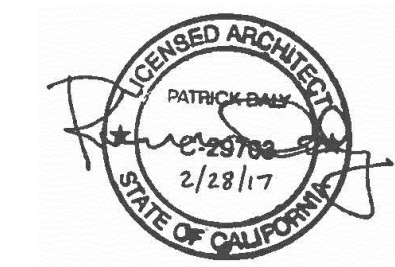
508.3 NON-SEPERATED MIXED USE
TYPE 1B

LIFE SAFETY AREA SCHEDULE -- GROUND LEVEL											
OCCUPANCY NAME	OCCUPANCY CLASS	OCC LOAD FACTOR EXIT	OCC LOAD FACTOR PLUMB'G	AREA (SQFT)	OCC TOTAL EXITING	OCC TOTAL PLUMB'G	EXIT WIDTH X .15"	EXIT STAIR X .2"	GUEST RM WC **	TUB AND SHOWER **	GUEST RM LAV **
RESIDENTIAL	R-2 ASSEMBLY	15	NA	2328	156	NA	23.4	31.2	NA	NA	NA
RESIDENTIAL	R-2	200	NA	1044	8	NA	1.2	1.6	NA	NA	NA
STORAGE/MECHANICAL	R-2 ACCESSORY	300	NA	305	3	NA	0.5	0.6	NA	NA	NA
CODE REQUIRED				3677	167	1	26	34			
PROVIDED							72	96			

PLUMBING FIXTURE COUNT BASED ON SFBC TABLE 2902.1 -RESIDENTIAL OCCUPANCY
DWELLING UNIT COUNT BASED ON SFBC TABLE 2902 -RESIDENTIAL OCCUPANCY

Recent revision history		
#	Status	Description
A		DATE: 1/15/2017

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Scale

30" x 42"

1/8" = 1'

Sheet title:

Roof Level

Life Safety Diagram

Sheet number

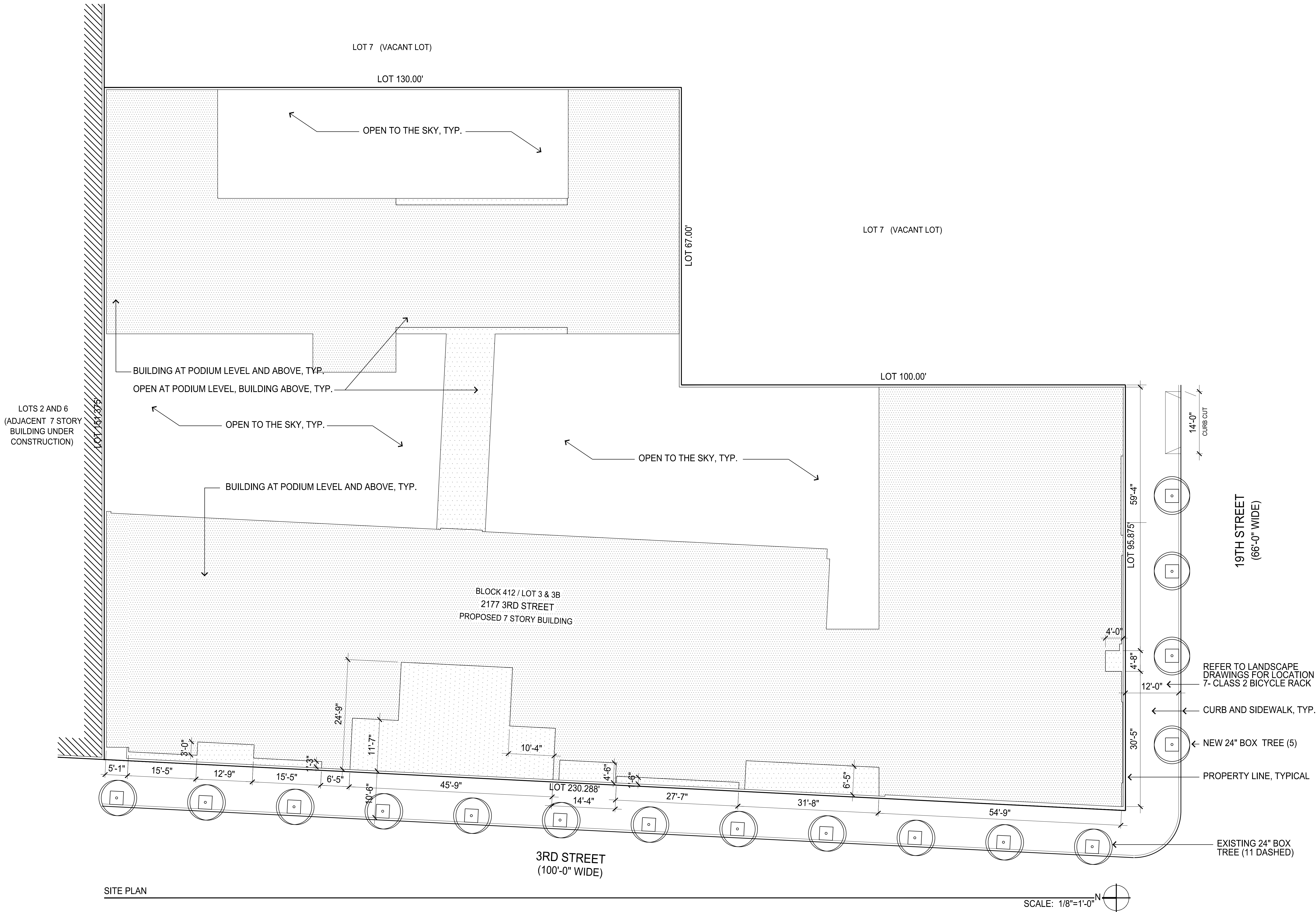
A04-007

Revision

A

Status

PERMITTING SUBMISSION



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#	Status	Description
A		SITE PERMIT

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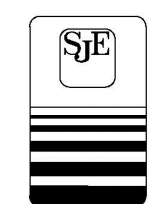
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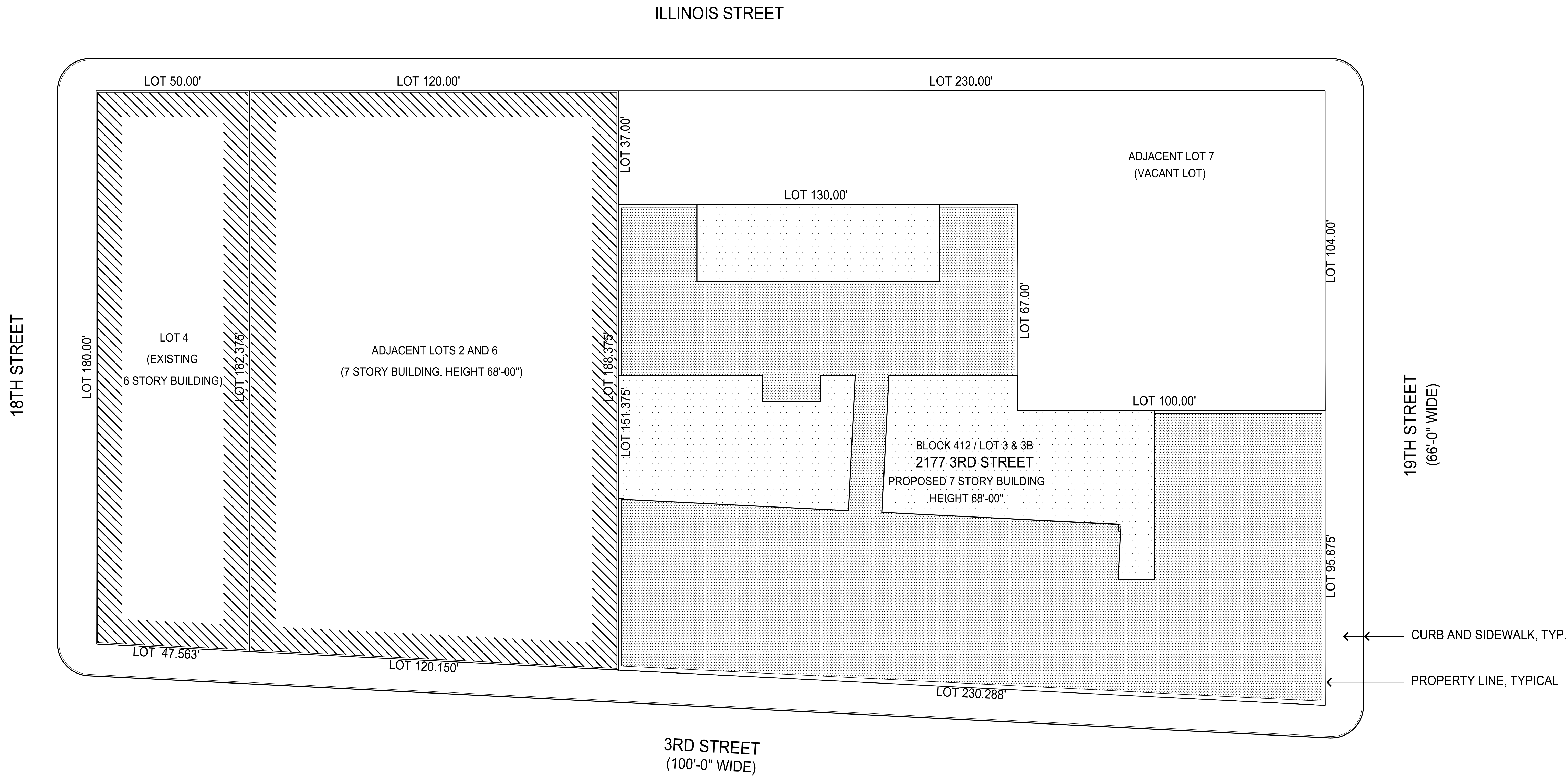
Site Plan

Revision

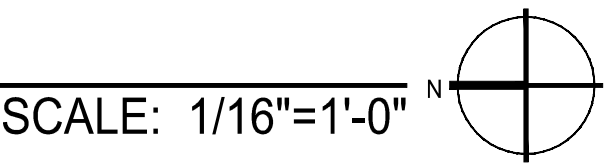
A

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PLOT PLAN



NOTE: SEE SITE PLAN, SHEET A11-001 FOR ADDITIONAL INFORMATION AND DIMENSIONS.

Recent revision history		
#	Status	Description
A		SITE PERMIT

Date
2/16/12/20

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Plot Plan

Sheet number

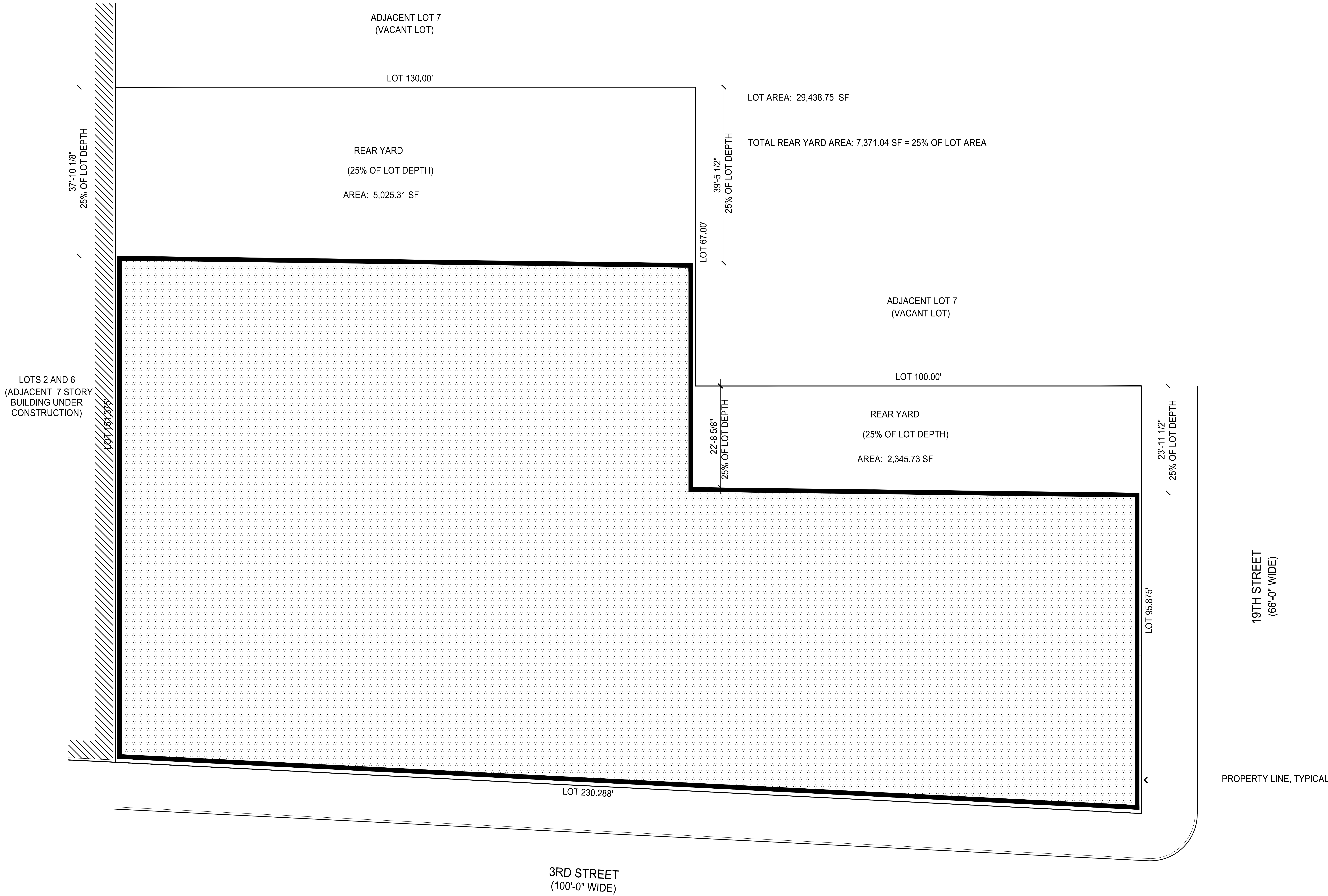
A 11-002

Revision

A

Status:

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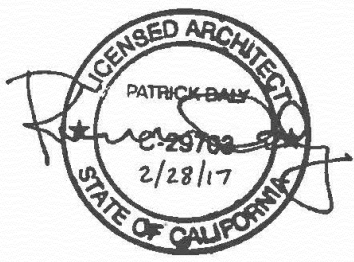
LOT COVERAGE DIAGRAM (TRADITIONAL REAR YARD)

SCALE: 1/8"=1'-0" N

Recent revision history		
#	Status	Description
A		SITE PERMIT

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Sheet title:

Lot Coverage Diagram
Traditional Rear Yard

Sheet number

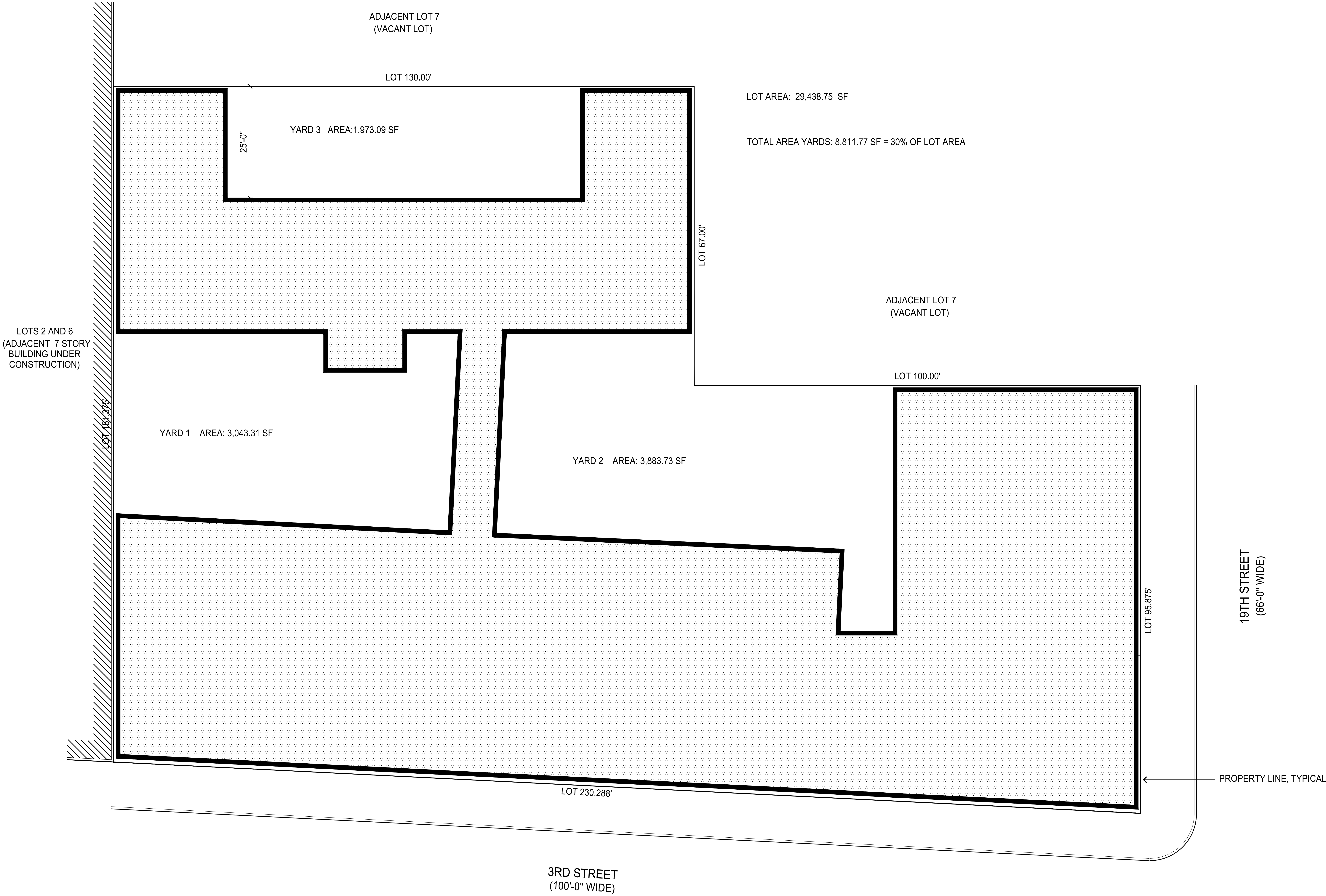
A 11-003

Revision

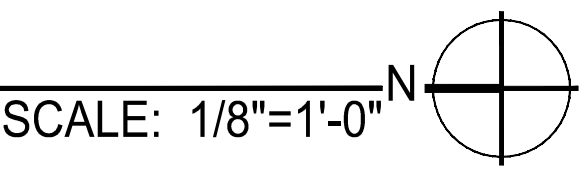
A

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PROPOSED LOT COVERAGE DIAGRAM (AT FIRST LIVING LEVEL AND ABOVE)



Recent revision history

#	Status	Description	Date
A		SITE PERMIT	2/16/12/20

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Scale
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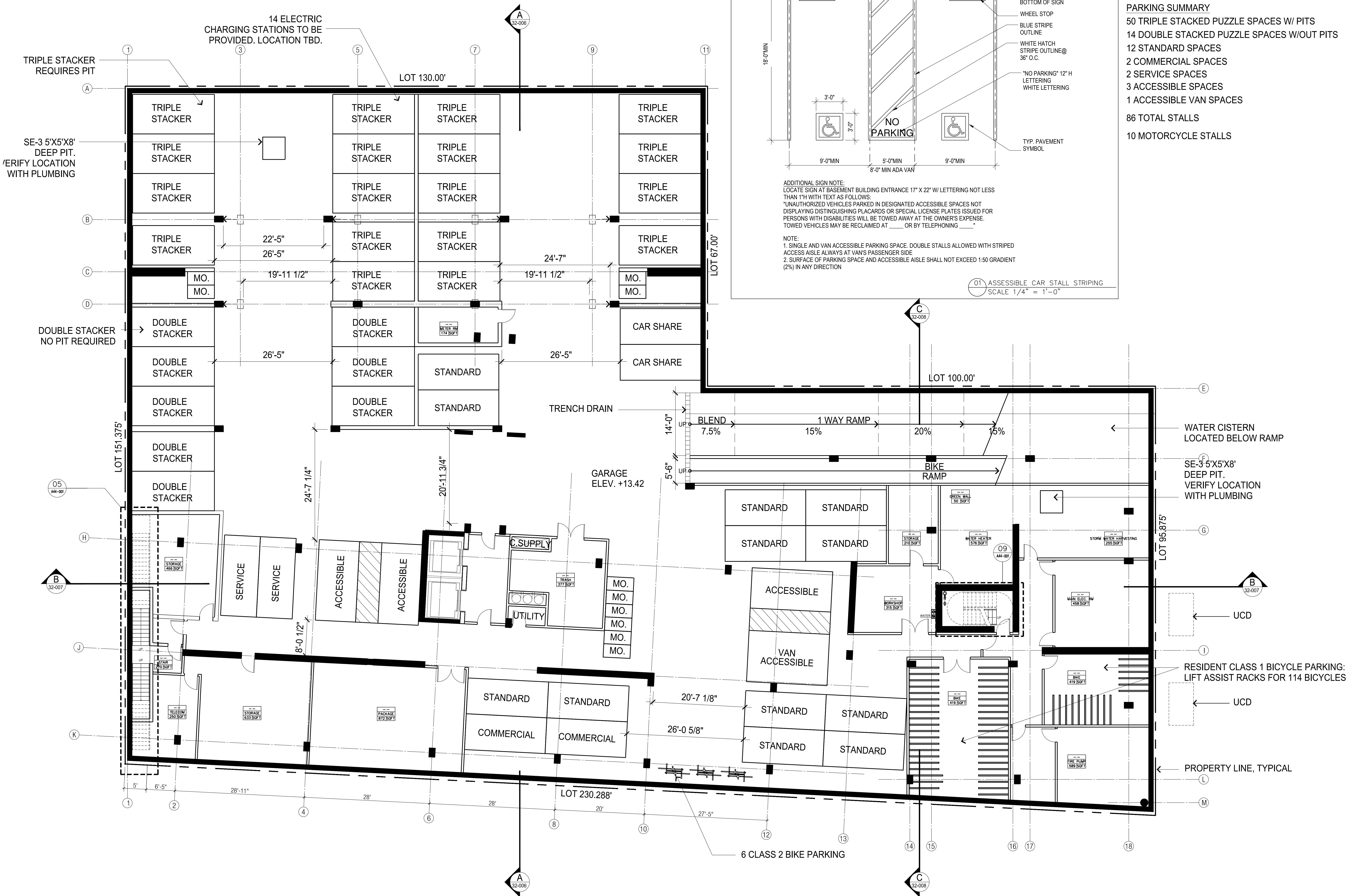
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Lot Coverage Diagram

Sheet number
A 11-004

Revision
A

Status
PERMITTING SUBMISSION



BASEMENT LEVEL GARAGE PLAN

SCALE: 1/8"=1'-0" N

Recent revision history

#	Status	Description	Date
A	Permitting	3/15/2017	2/16/2017

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Scale

1/8" = 1'

Sheet 18:

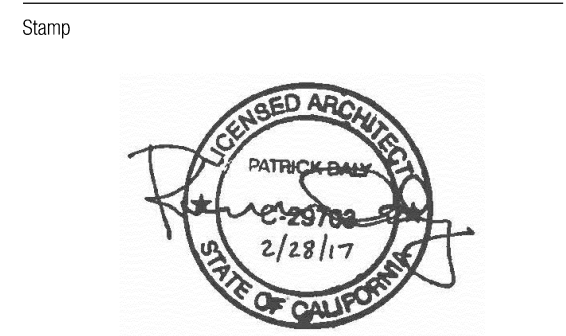
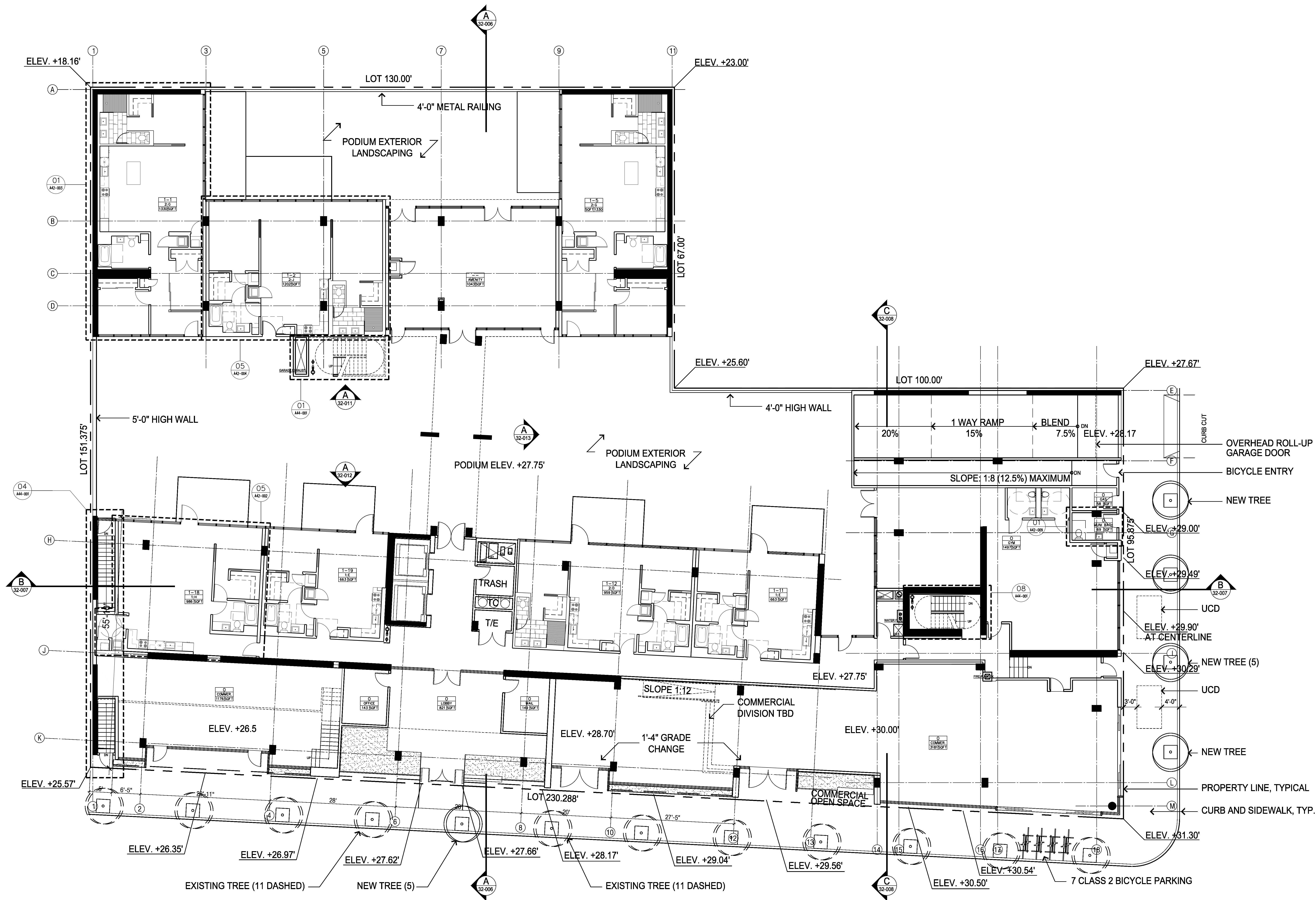
Basement Level
Garage Plan

Revision

A

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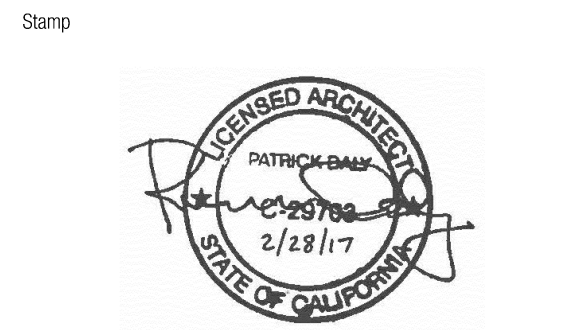
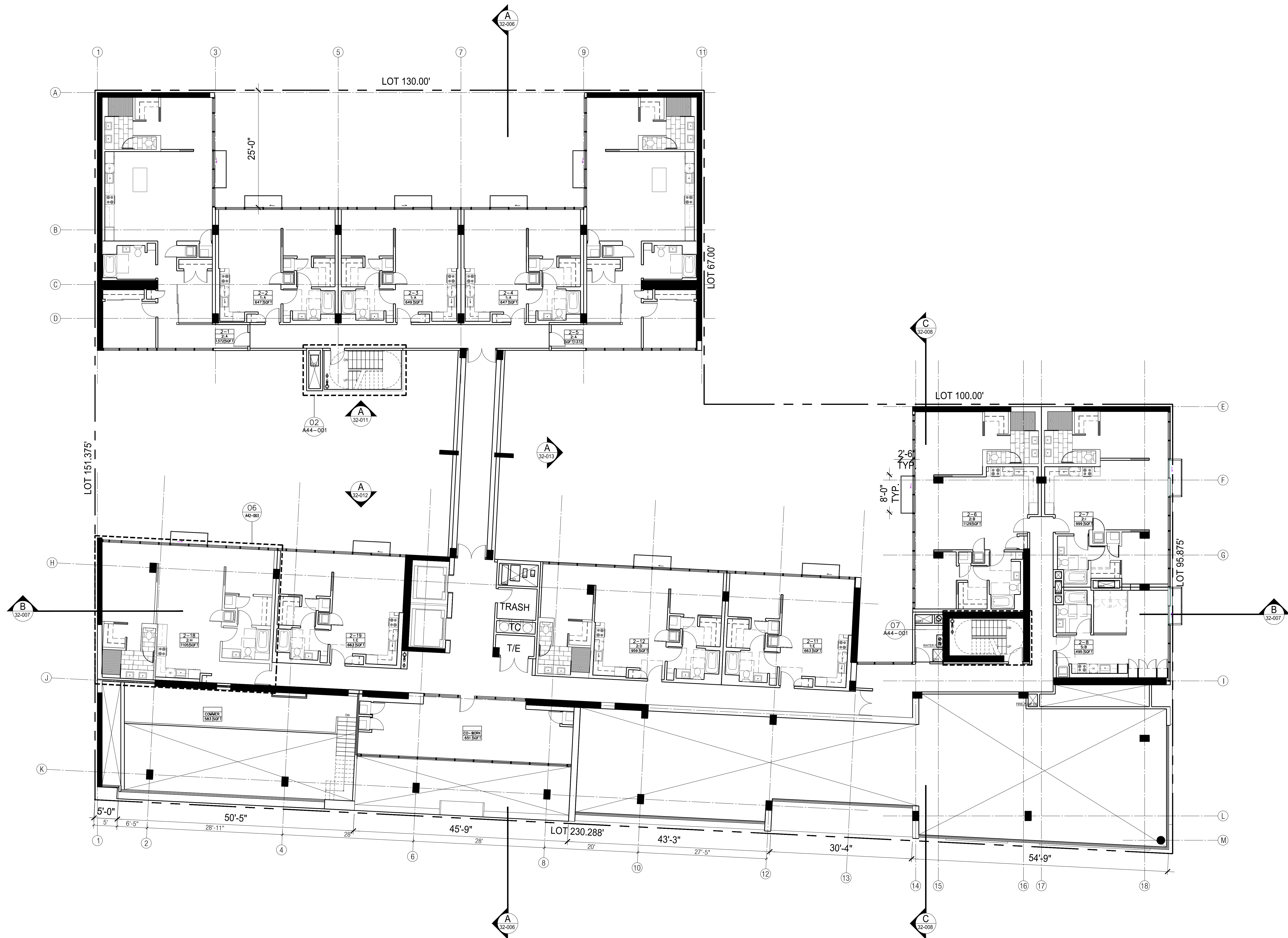
Project number:
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Sheet title:
Ground Level Plan

Sheet number:
A 22-002
Status:
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GROUND LEVEL PLAN

SCALE: 1/8"=1'-0" N



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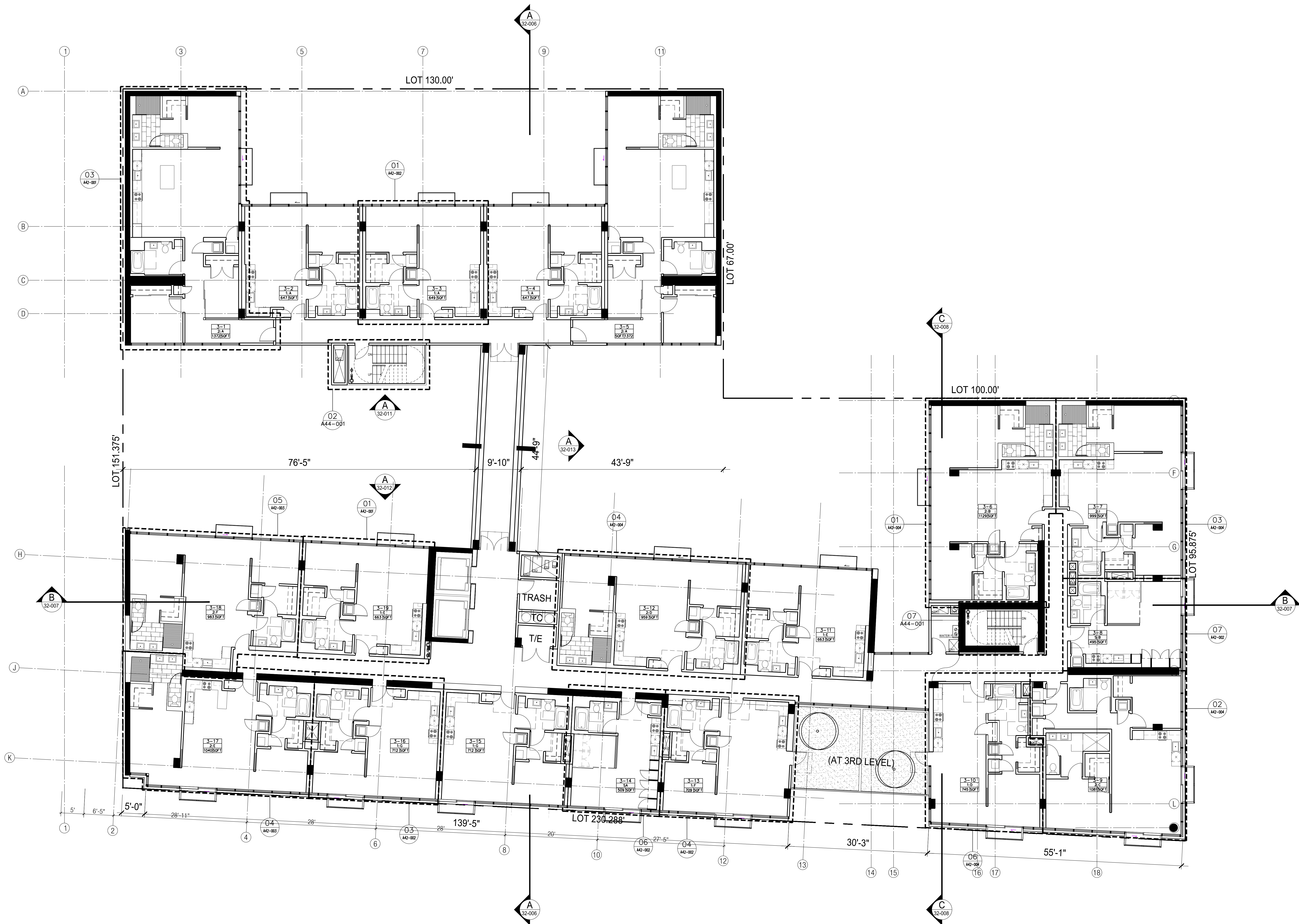
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30" x 42" 1/8" = 1'

Sheet title
Second Level
Plan

Sheet number
A 22-003
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A
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SECOND LEVEL PLAN

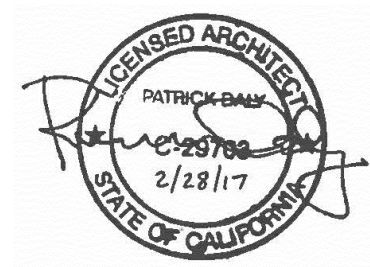
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Sheet title

Typical Residential Level
Plan

Sheet number

A 22-004

Revision

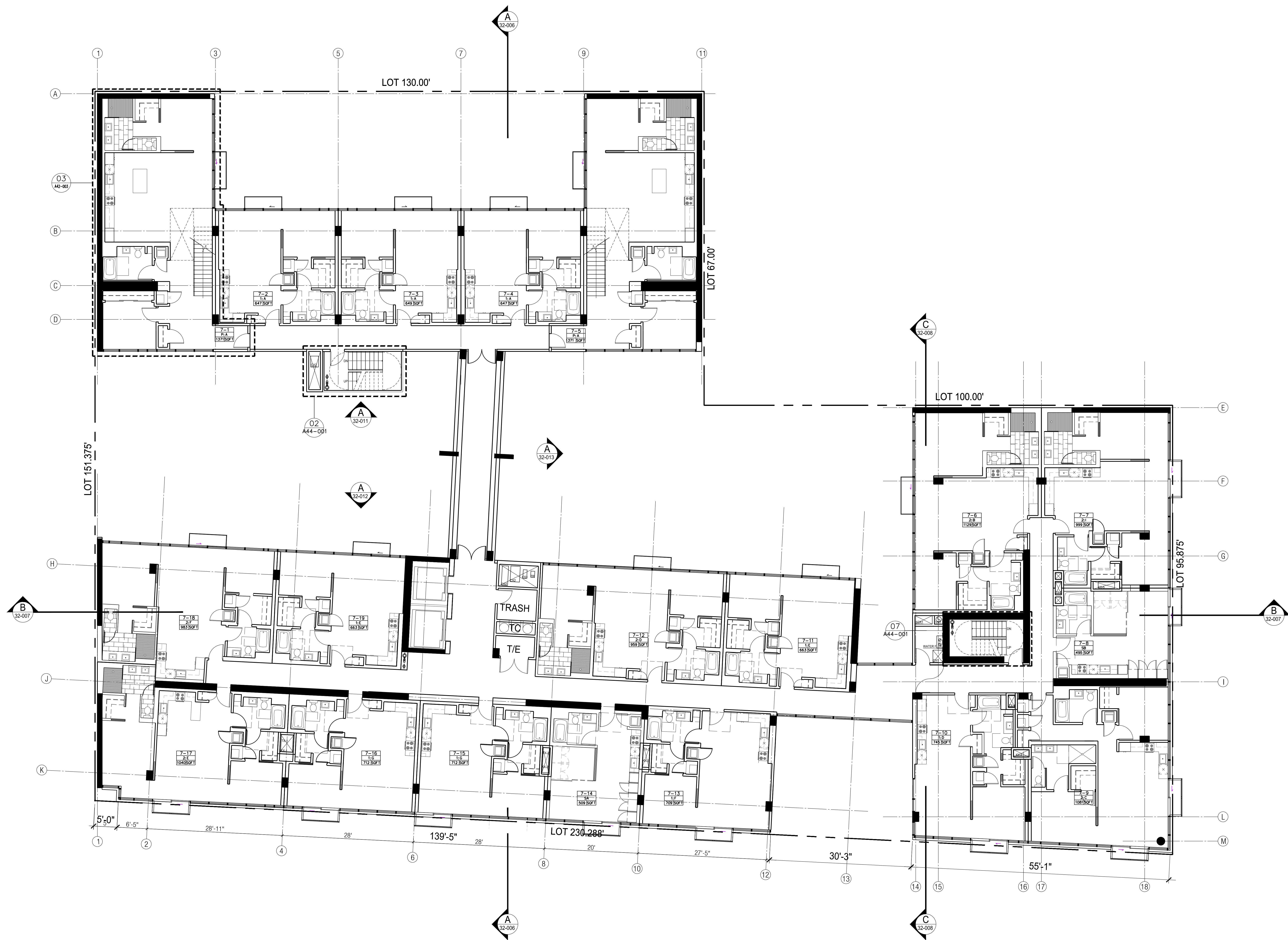
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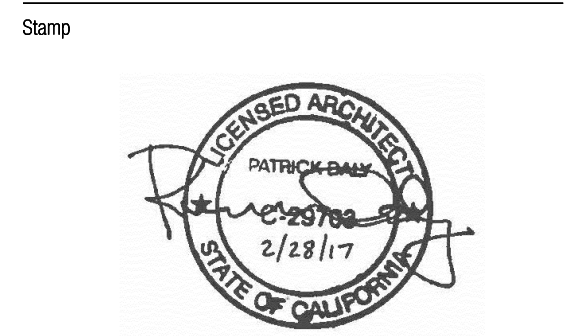
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TYPICAL RESIDENTIAL LEVEL PLAN (3 - 6)

SCALE: 1/8"=1'-0"



#	Status	Description	Date
1	A	32-006	2/18/17



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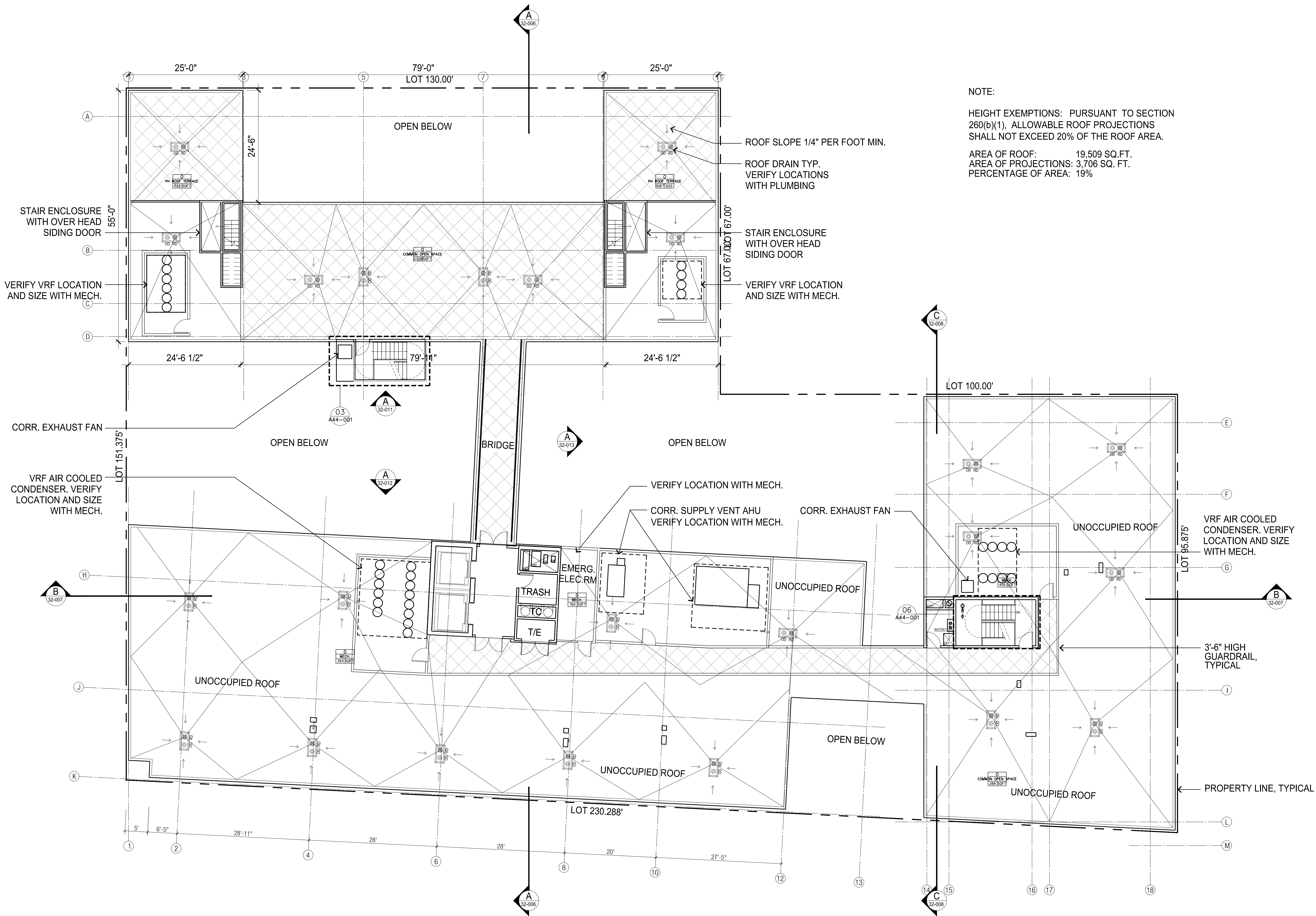
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Sheet title: 7th Level Plan

Sheet number: A 22-005
Revision: A
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7TH LEVEL PLAN

SCALE: 1/8"=1'-0"



NOTE:

HEIGHT EXEMPTIONS: PURSUANT TO SECTION 260(b)(1), ALLOWABLE ROOF PROJECTIONS SHALL NOT EXCEED 20% OF THE ROOF AREA.

AREA OF ROOF: 19,509 SQ.FT.
AREA OF PROJECTIONS: 3,706 SQ. FT.
PERCENTAGE OF AREA: 19%

ROOF SLOPE 1/4" PER FOOT MIN.

ROOF DRAIN TYP.
VERIFY LOCATIONS
WITH PLUMBING

STAIR ENCLOSURE
WITH OVER HEAD
SIDING DOOR

VERIFY VRF LOCATION
AND SIZE WITH MECH.

VERIFY LOCATION WITH MECH.

CORR. SUPPLY VENT AHU
VERIFY LOCATION WITH MECH.

CORR. EXHAUST FAN

VRF AIR COOLED
CONDENSER. VERIFY
LOCATION AND SIZE
WITH MECH.

3'-6" HIGH
GUARDRAIL,
TYPICAL

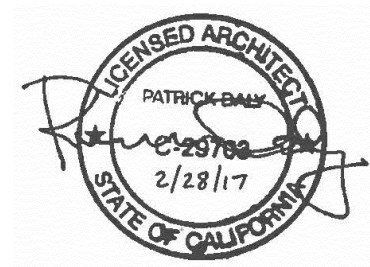
PROPERTY LINE, TYPICAL

ROOF PLAN

SCALE: 1/8"=1'-0" N

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A		3/15/17	2/16/17/20

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Scale

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Sheet title:

Roof Plan

Sheet number

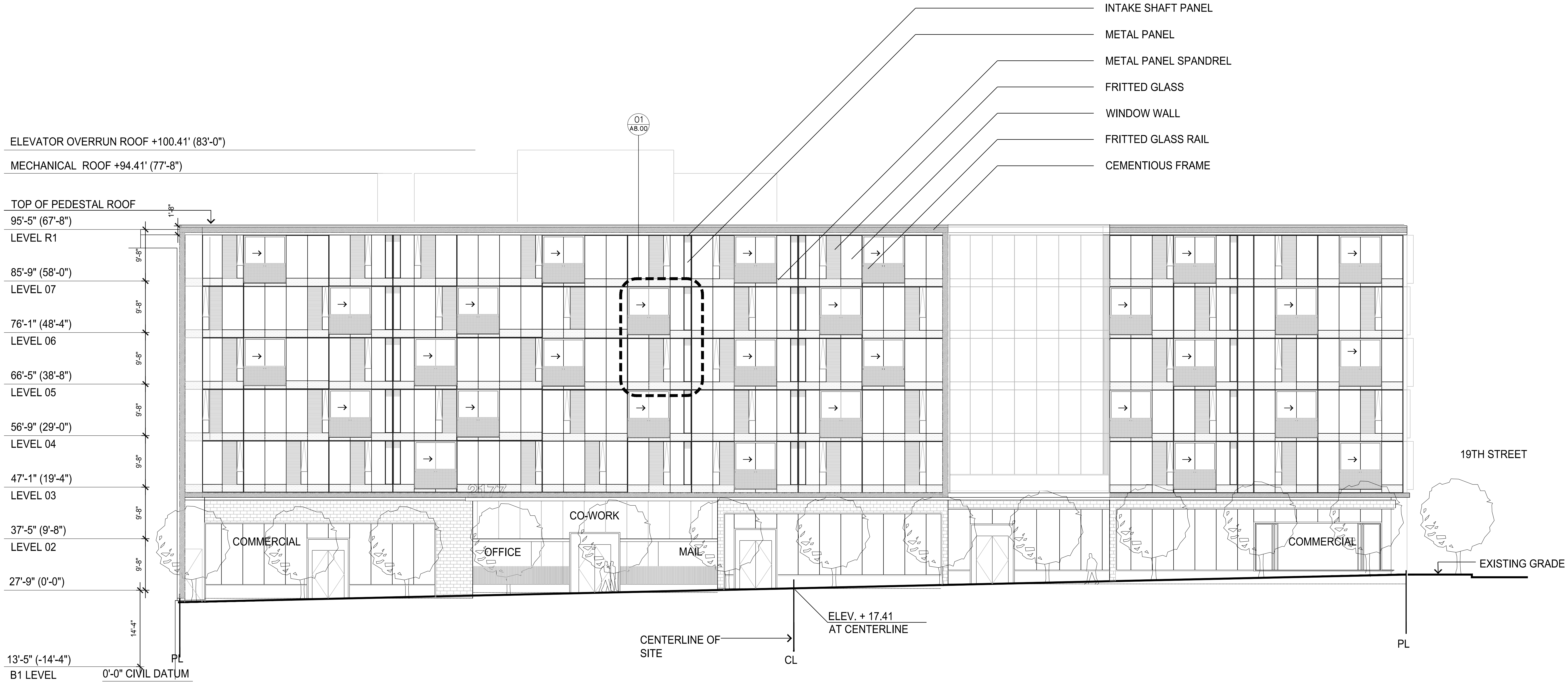
A 22-006

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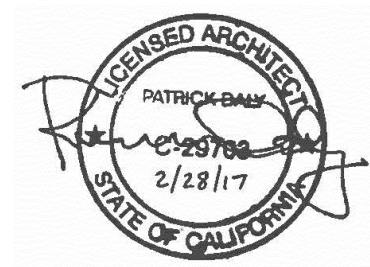
WEST ELEVATION (3RD STREET)

SCALE: 1/8"=1'-0"

Recent revision history		
#	Status	Description
A		DATE: 1/15/17

Date: 2/16/17/20

Stamp



Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

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510291

Size check

1"

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Sheet size

30" x 42"

Scale

1/8" = 1'

Sheet title

West Elevation
(Property Line)

Sheet number

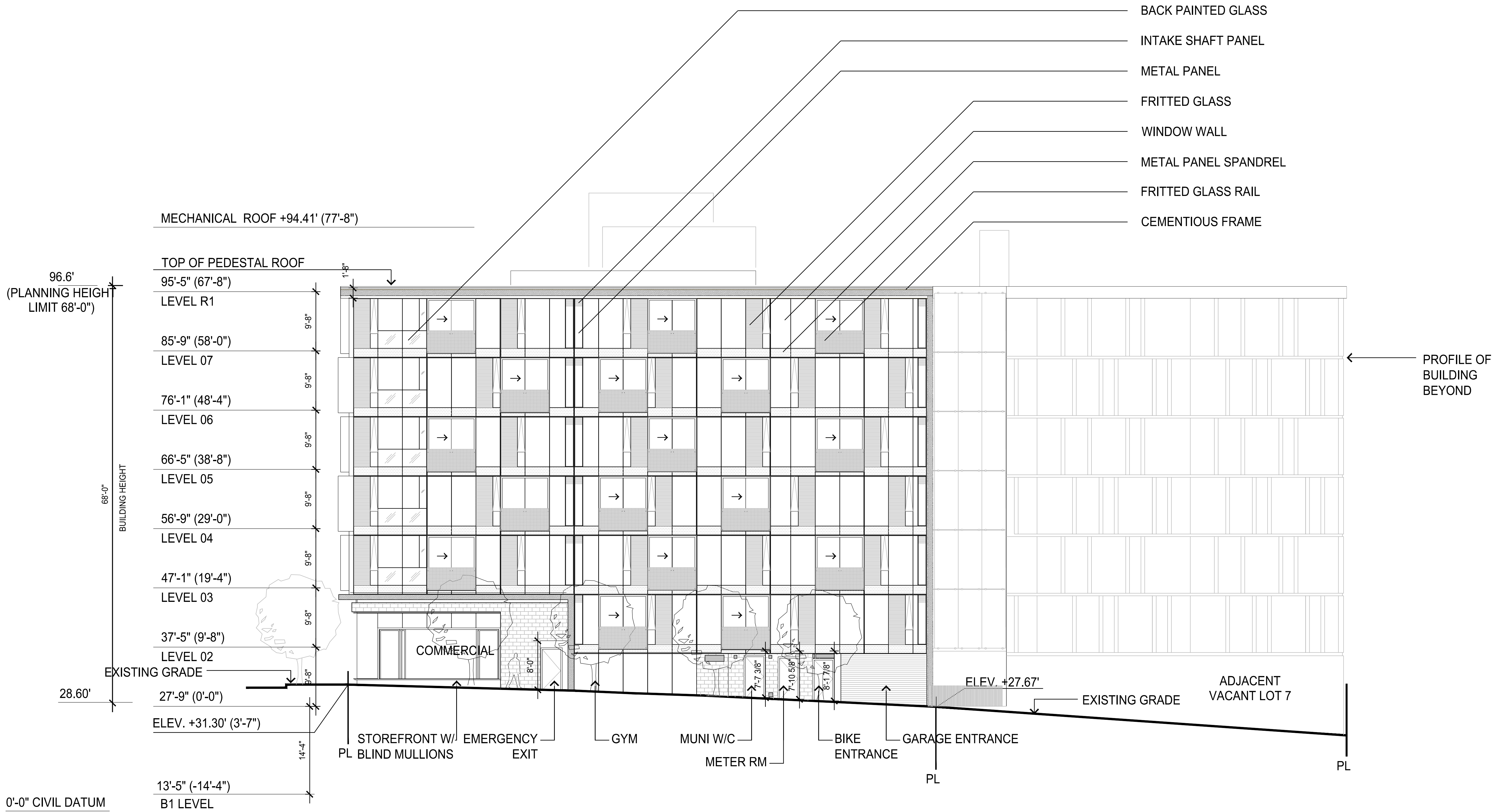
A 32-001

Revision

A

Status

PERMITTING SUBMISSION

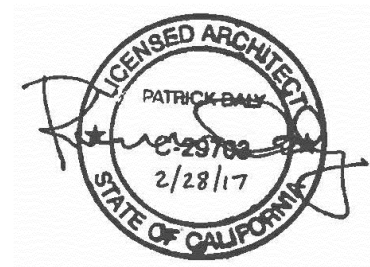


SOUTH ELEVATION (19TH STREET)

SCALE: 1/8"=1'-0"

Recent revision history		
#	Status	Description
A		DATE: 1/15/2017

Stamp



Notes & Legend

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Sheet size

30" x 42"

Scale

1/8" = 1'

Sheet title

South Elevation

(Property Line)

Sheet number

A 32-002

Status

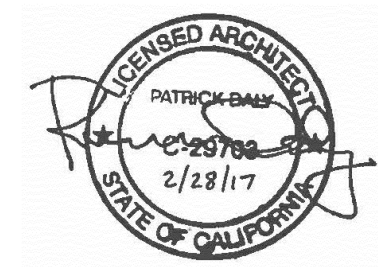
PERMITTING SUBMISSION



Recent revision history		
#	Status	Description
A		DATE: 1/15/17

Date: 2/16/17/20

Stamp



Notes & Legend

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Scale

Sheet title:

East Elevation

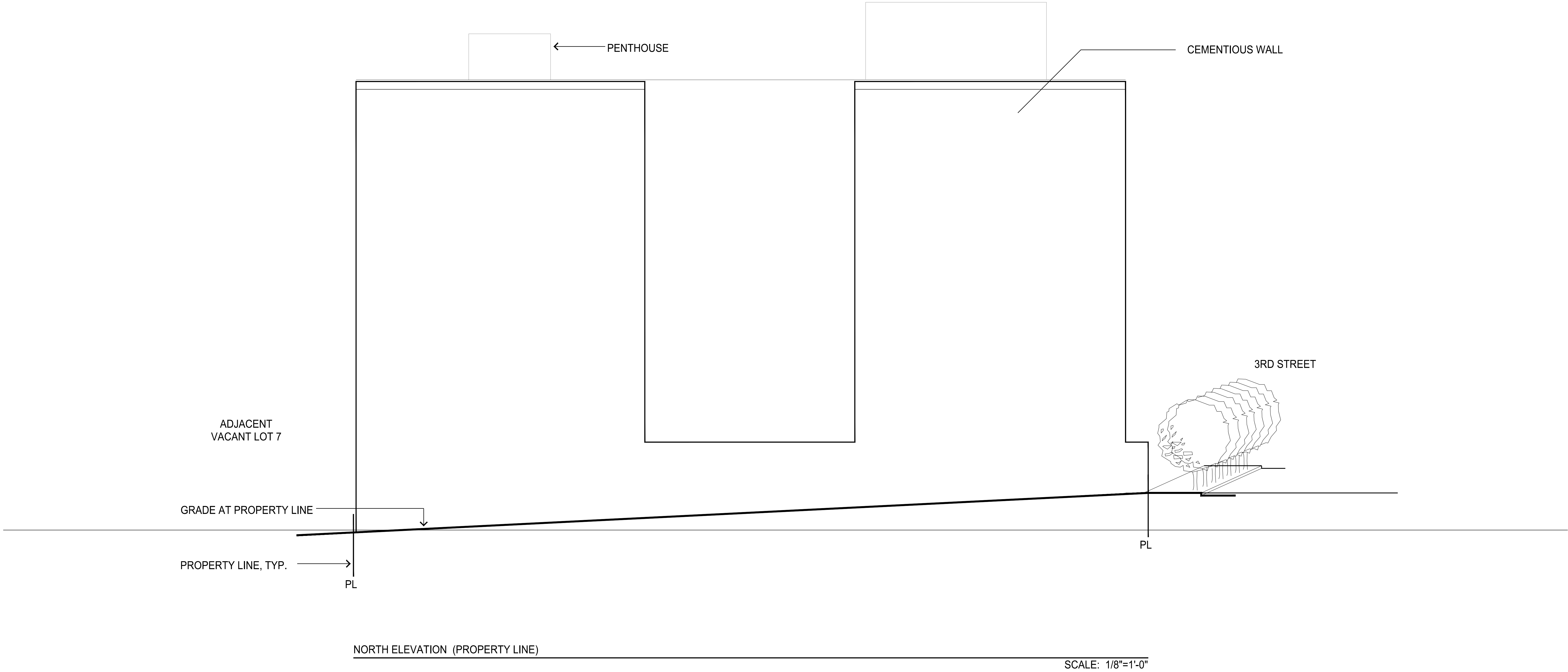
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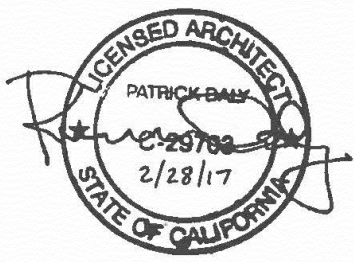
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PERMITTING SUBMISSION



Recent revision history		
#	Status	Description
A		DATE: 1/15/17

Stamp



Notes & Legend

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1"

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Sheet size

Scale

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30" x 42"

1/8" = 1'

Sheet title

North Elevation
(Property Line)

Sheet number

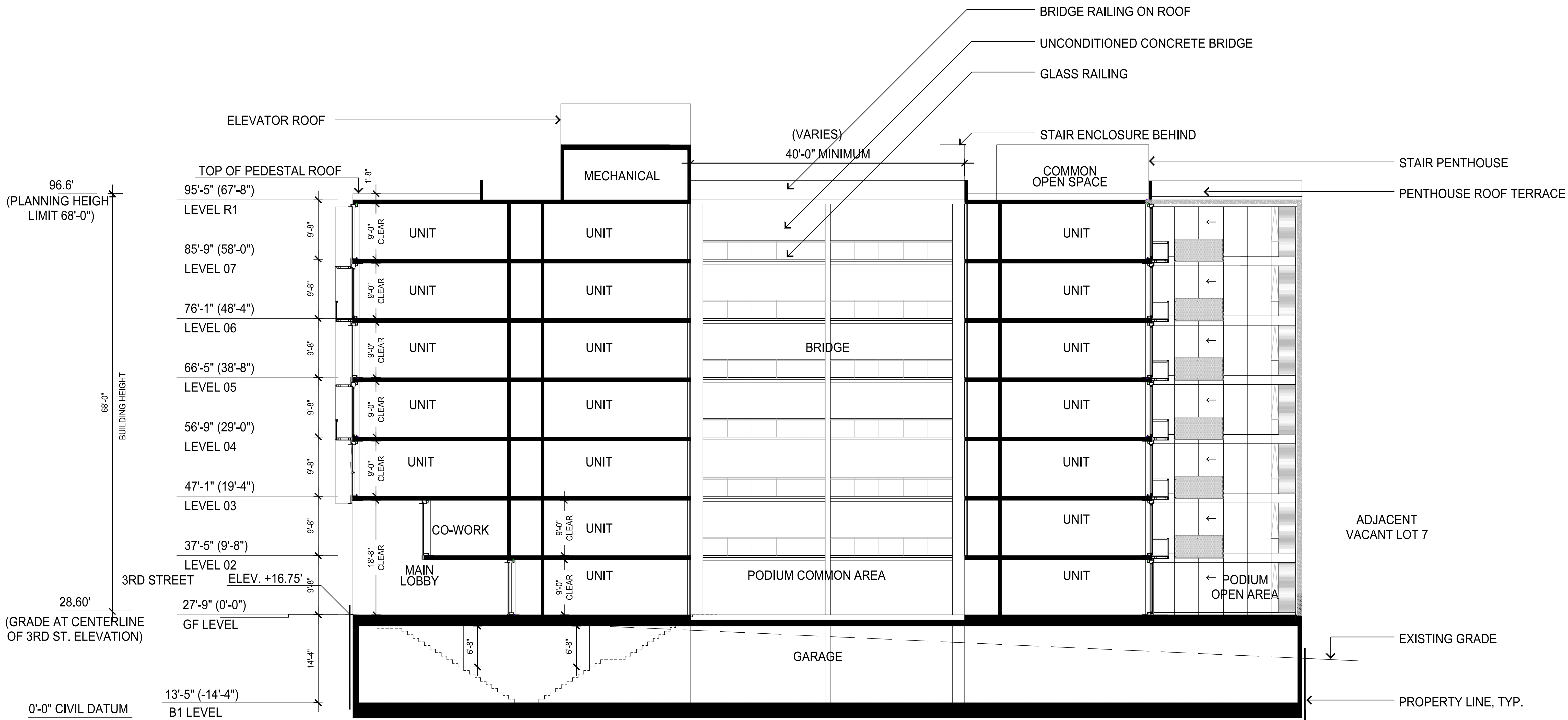
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Revision

A

Status

PERMITTING SUBMISSION

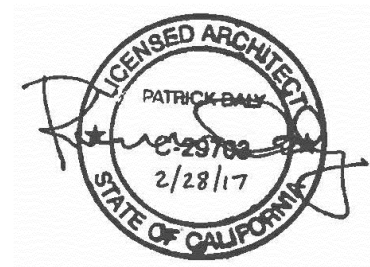


SECTION A-A OPTION B

SCALE: 1/8"=1'-0"

#	Status	Description	Date
A		SITE PERMIT	2/16/12/20

Stamp



Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

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Sheet size

30" x 42"

Scale

1/8" = 1'

Sheet title

Section A-A

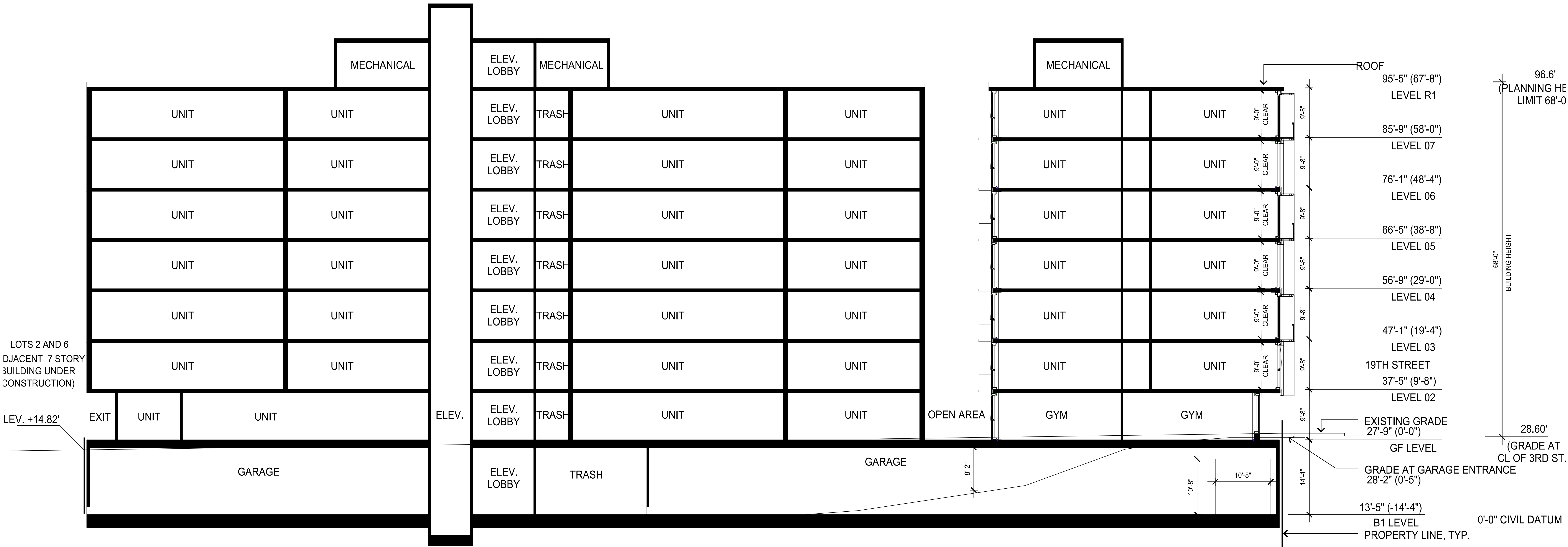
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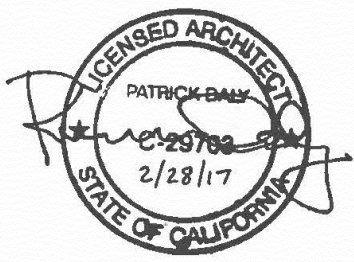
PERMITTING SUBMISSION

SECTION B-B
SCALE: 1/8"=1'-0"



#	Status	Description	Date
A		SITE PERMIT	2/16/12/20

Stamp



Notes & Legend

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Sheet size

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Sheet title

Section B-B

Sheet number

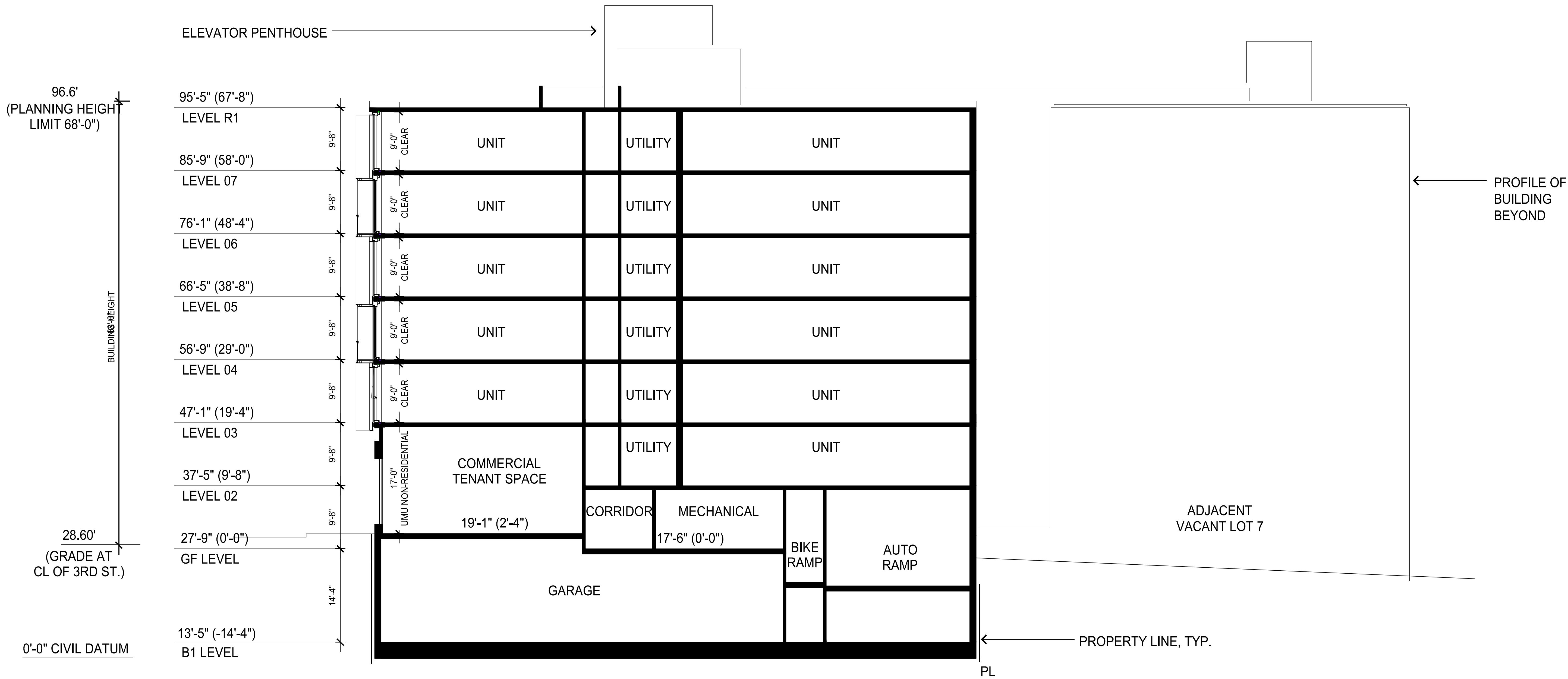
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Status

PERMITTING SUBMISSION

Revision

A



Recent revision history		
#	Status	Description
A		DATE: 1/15/2017

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510291

Size check
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Checked: Approved: Sheet size: Scale: 30" x 42" 1/8" = 1'

Sheet title:

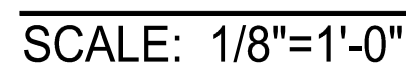
Section C—C

Sheet number
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Revision
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Status:

PERMITTING SUBMISSION



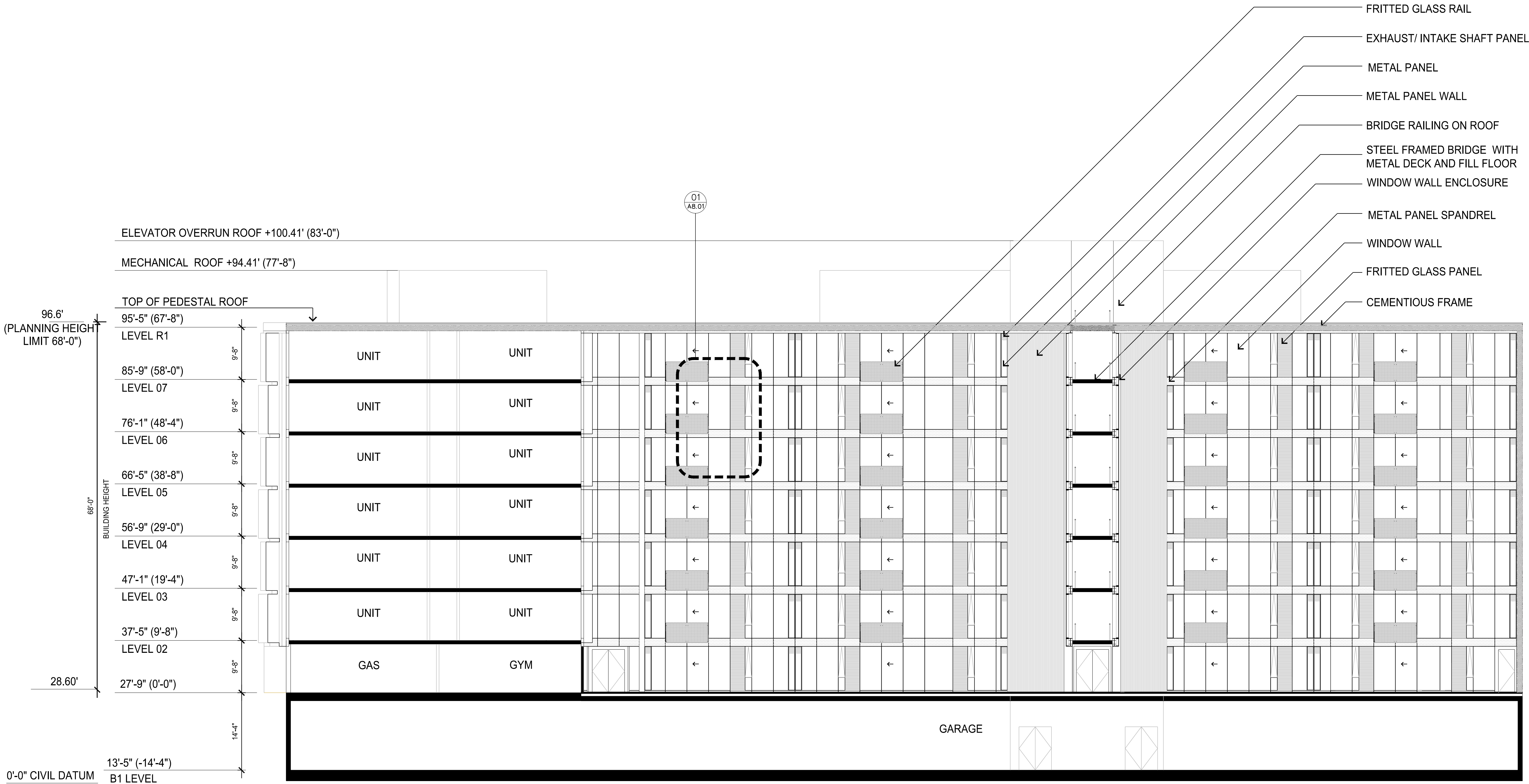
COURTYARD EAST ELEVATION

Landscap

Sheet number
A 32-011

Revision
A

Status
PERMITTING SUBMISSION



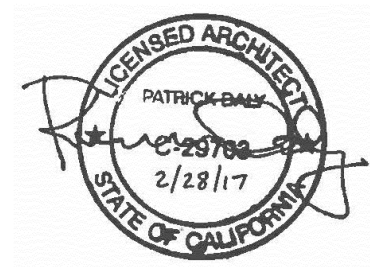
COURTYARD WEST ELEVATION

SCALE: 1/8"=1'-0"

Recent revision history		
#	Status	Description
A		SITE PERMIT

Date
2016/12/20

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Architect

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Size check

1"

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Sheet size

30" x 42"

Scale

1/8" = 1'

Sheet title

Courtyard West Elevation

Sheet number

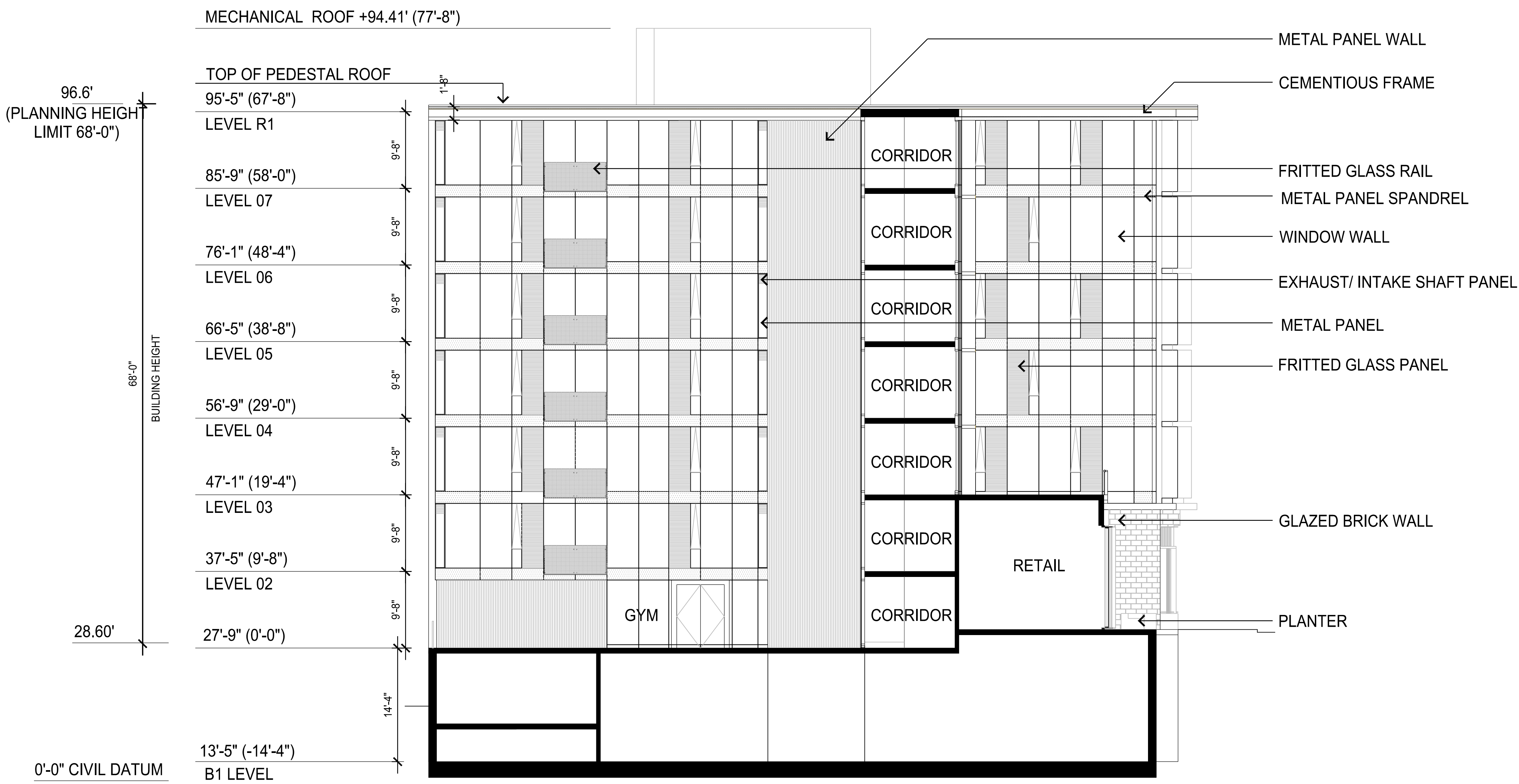
A32-012

Revision

A

Status

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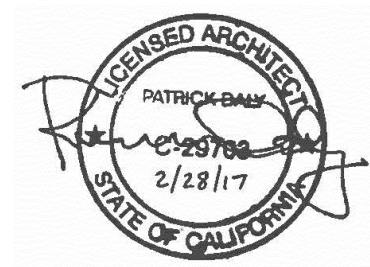
COURTYARD SOUTH ELEVATION

SCALE: 1/8"=1'-0"

Recent revision history		
#	Status	Description
A		DATE: 1/15/17

Date: 2/16/17/20

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Notes & Legend

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Architect:

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Size check

1"

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Sheet size

Scale

30" x 42" 1/8" = 1"

Sheet title:

Courtyard South Elevation

Sheet number

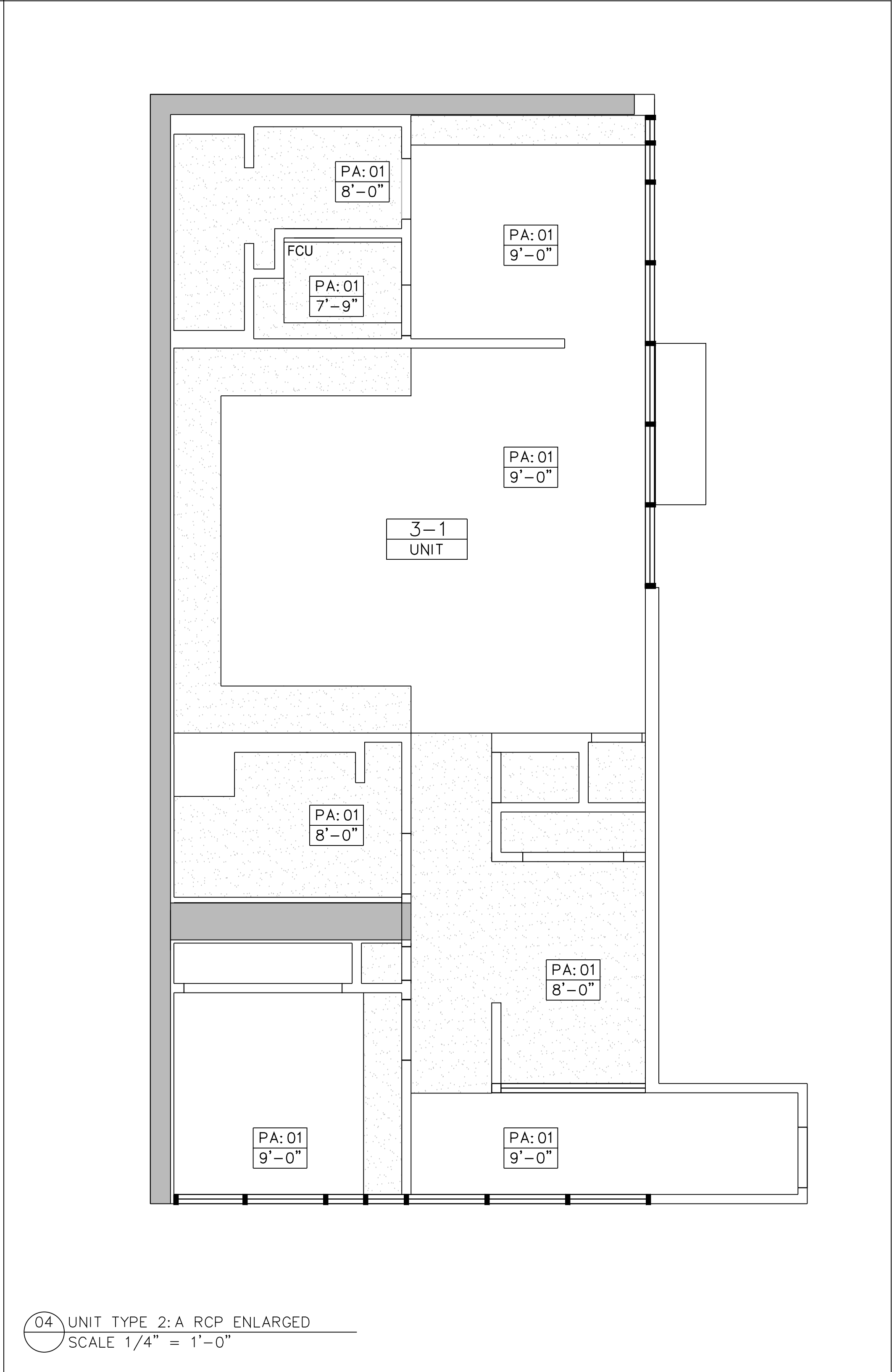
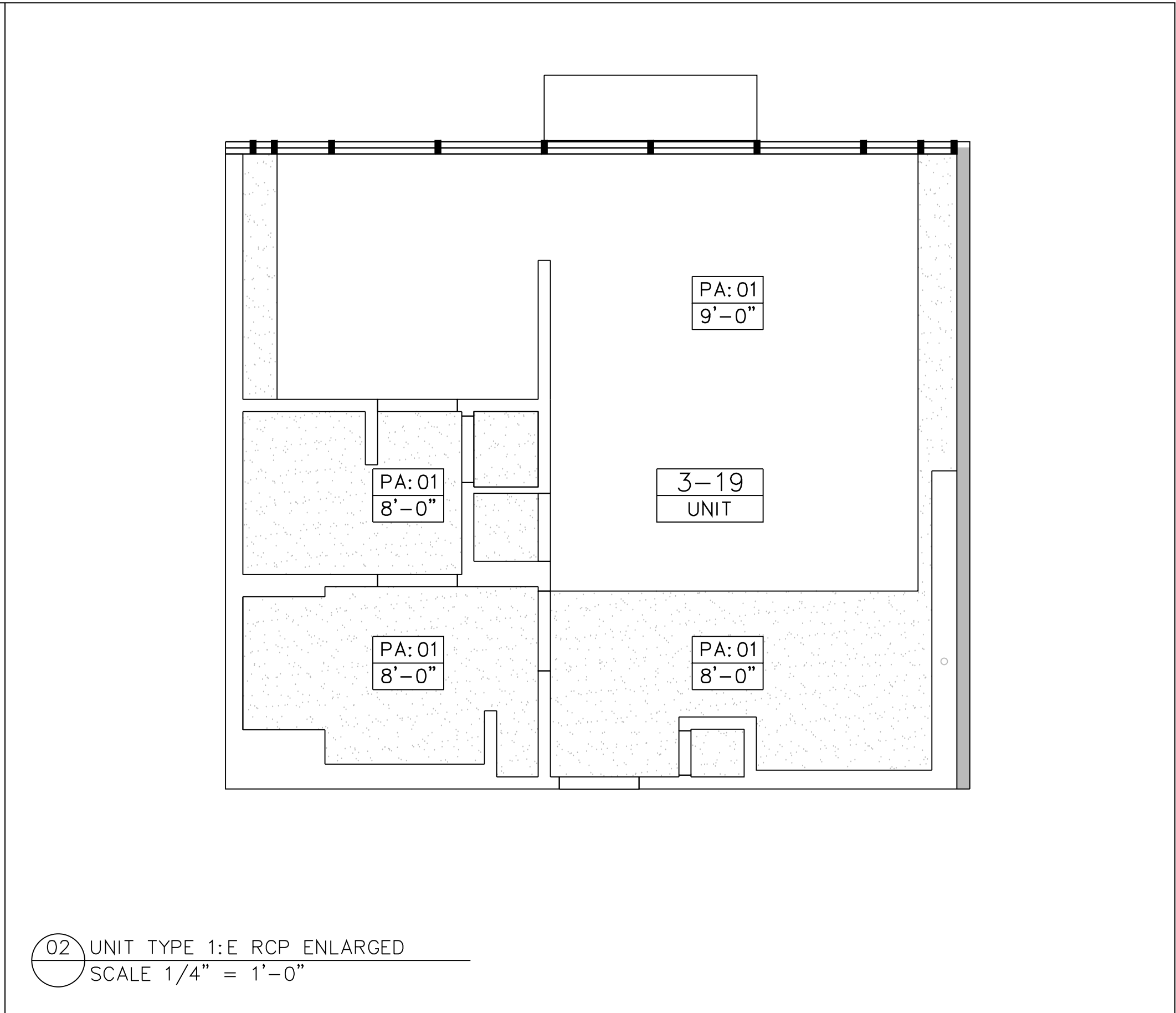
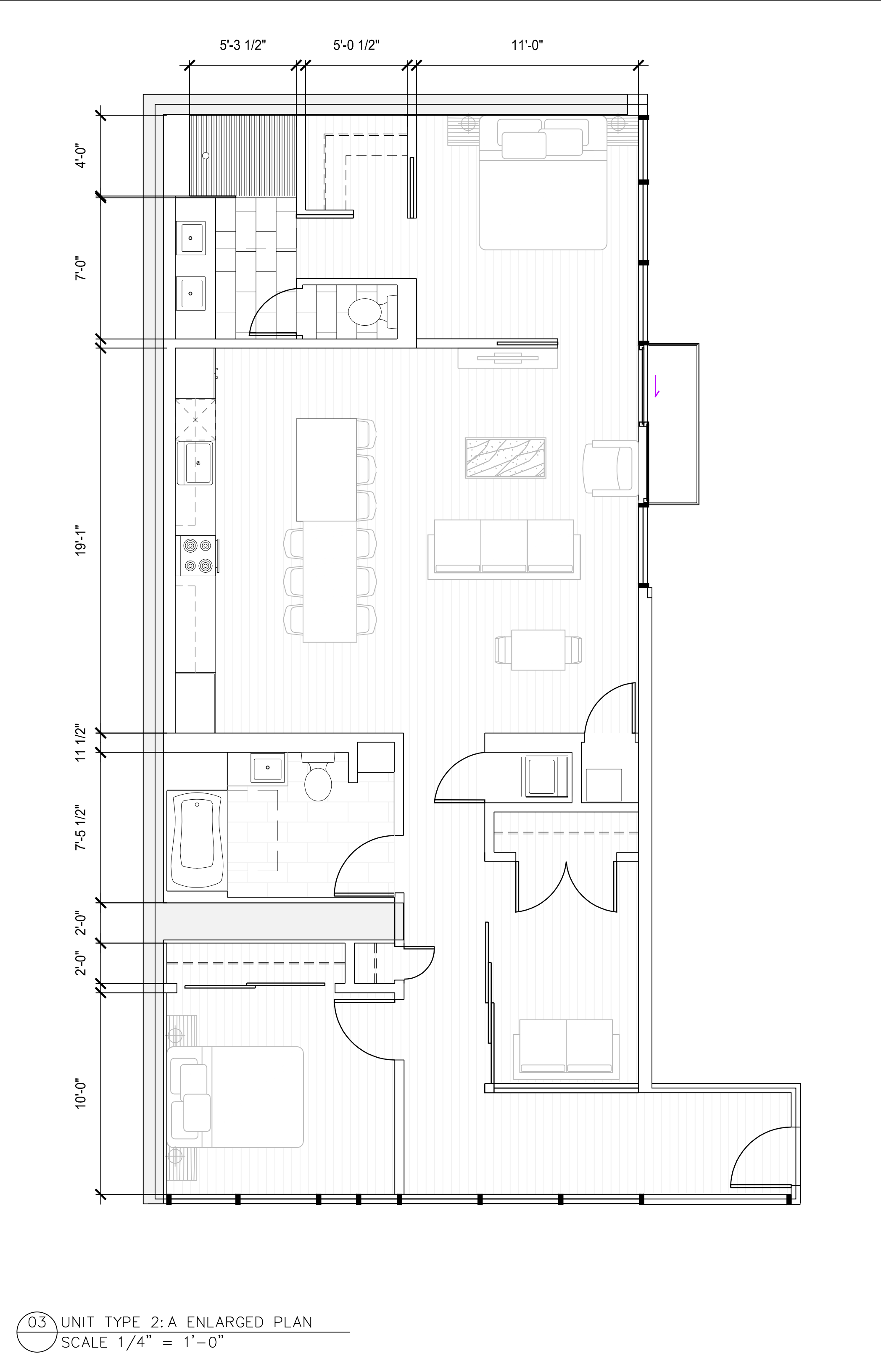
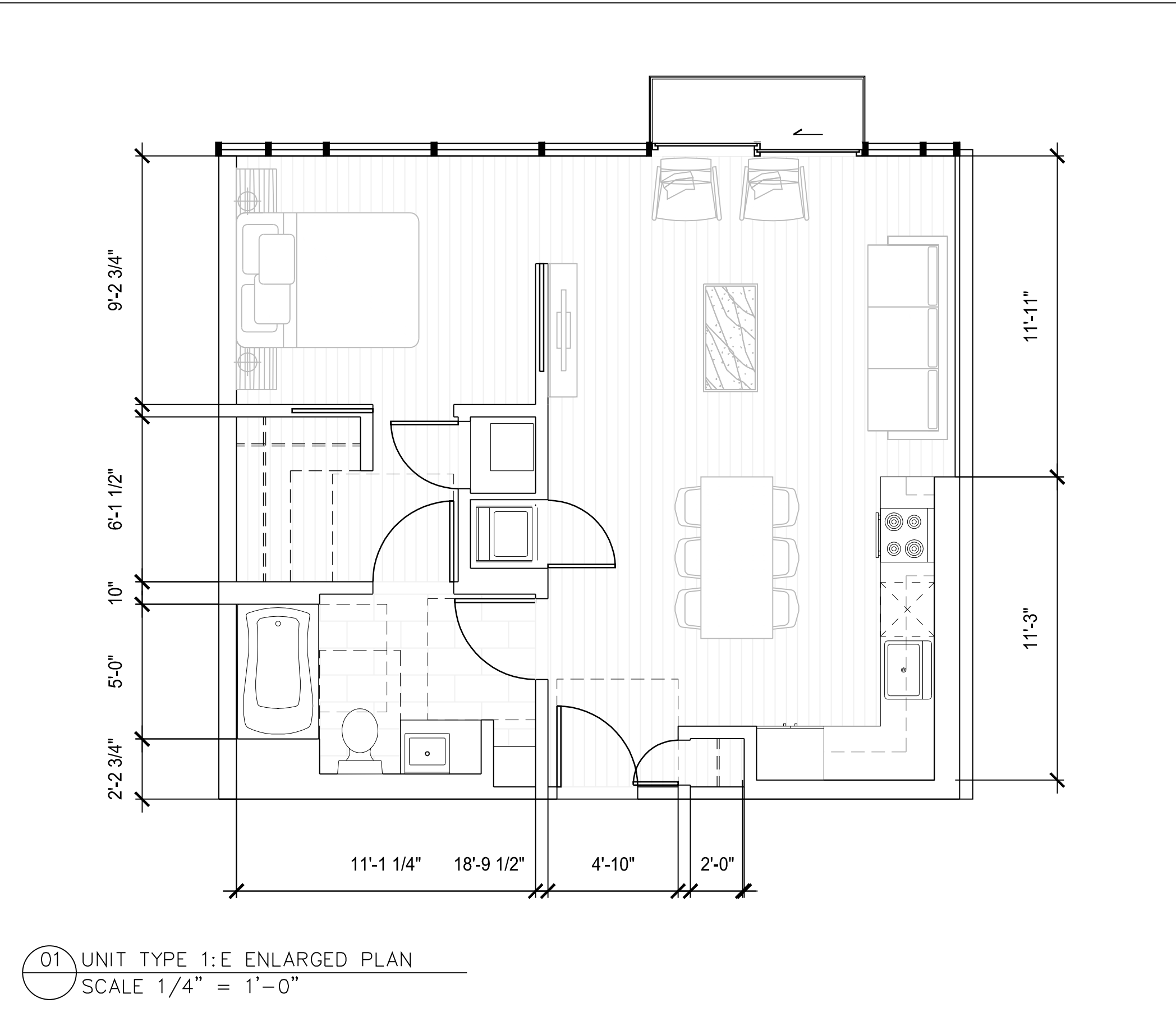
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Revision

A

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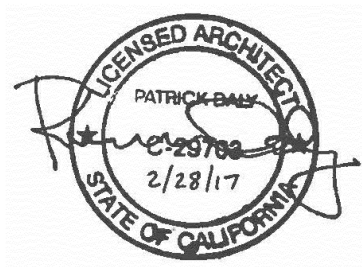
PERMITTING SUBMISSION



Recent revision history		
#	Status	Description
A		DATE: 1/15/17

Date: 2/16/17/20

Stamp



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Sheet size

Scale

30" x 42"

1/4" = 1'

Sheet title:

ENLARGED

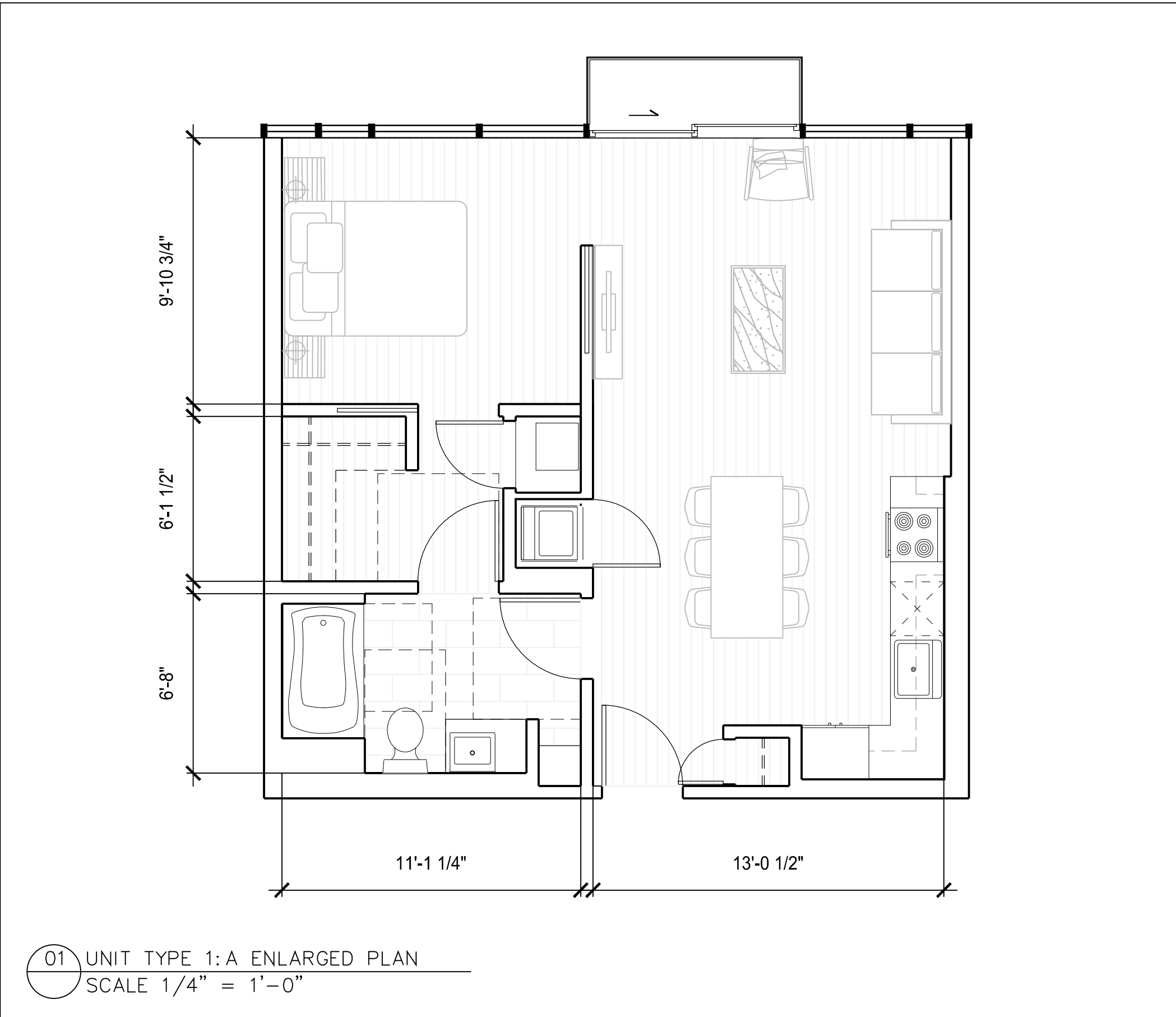
PLANS

Sheet number

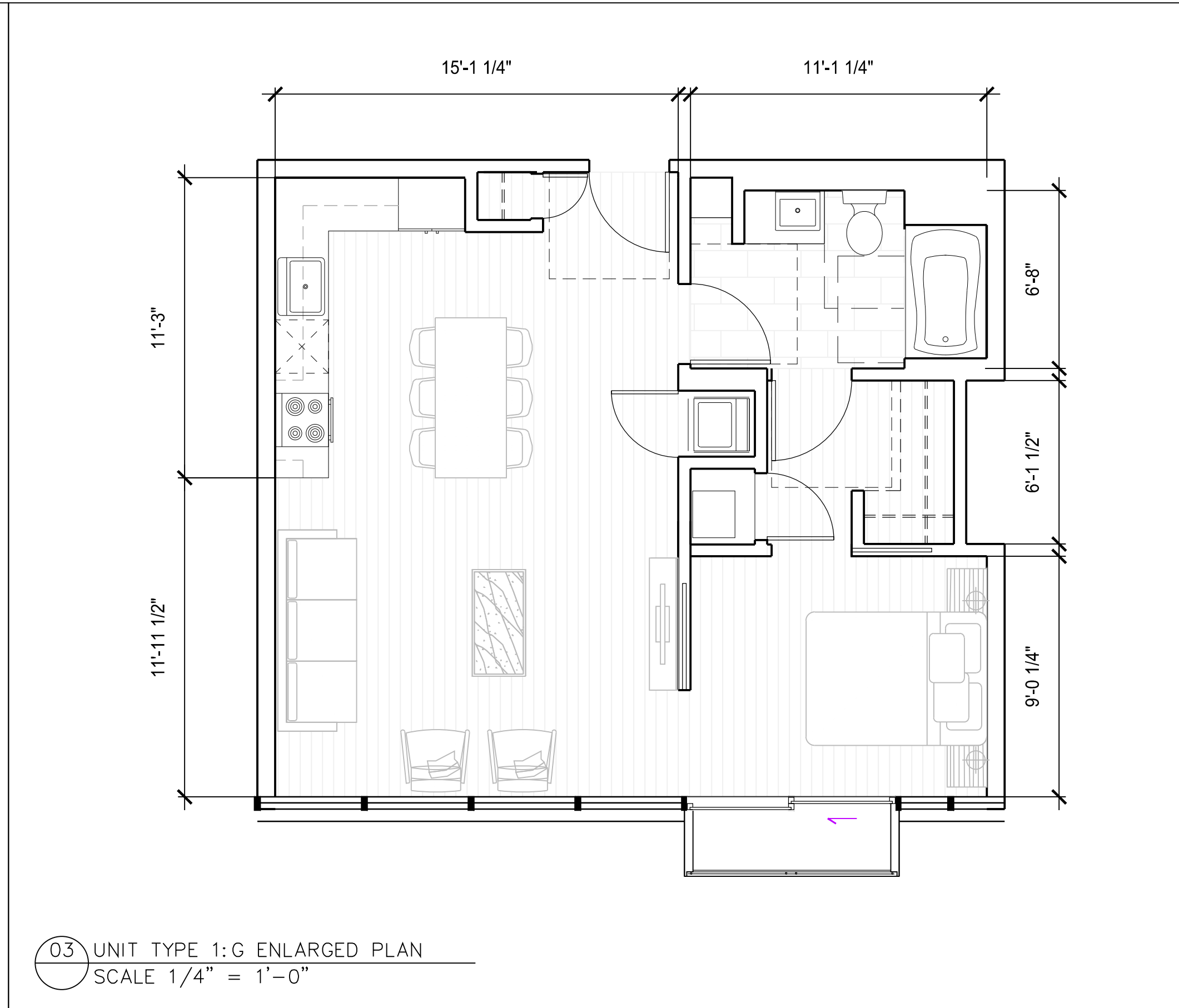
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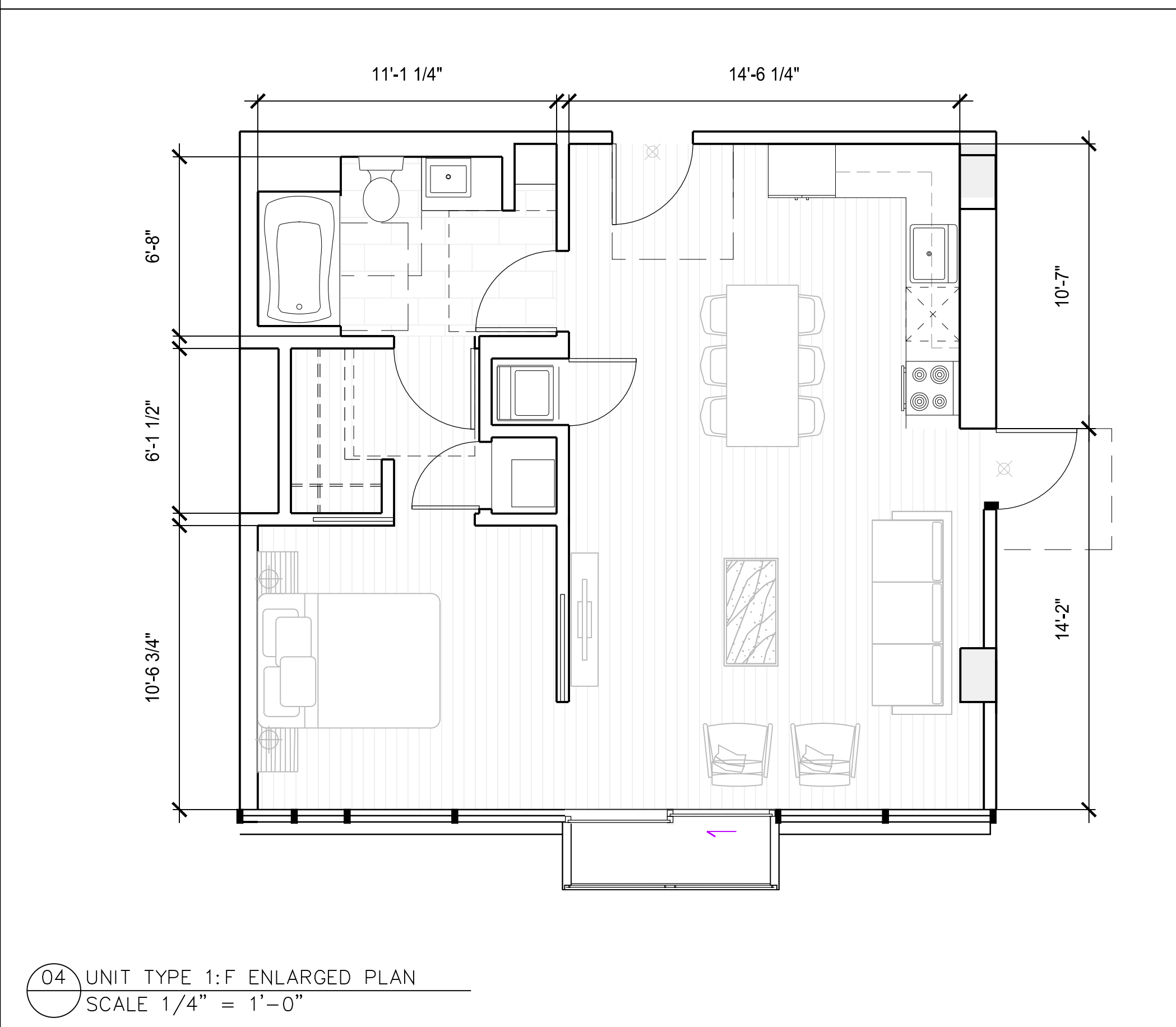
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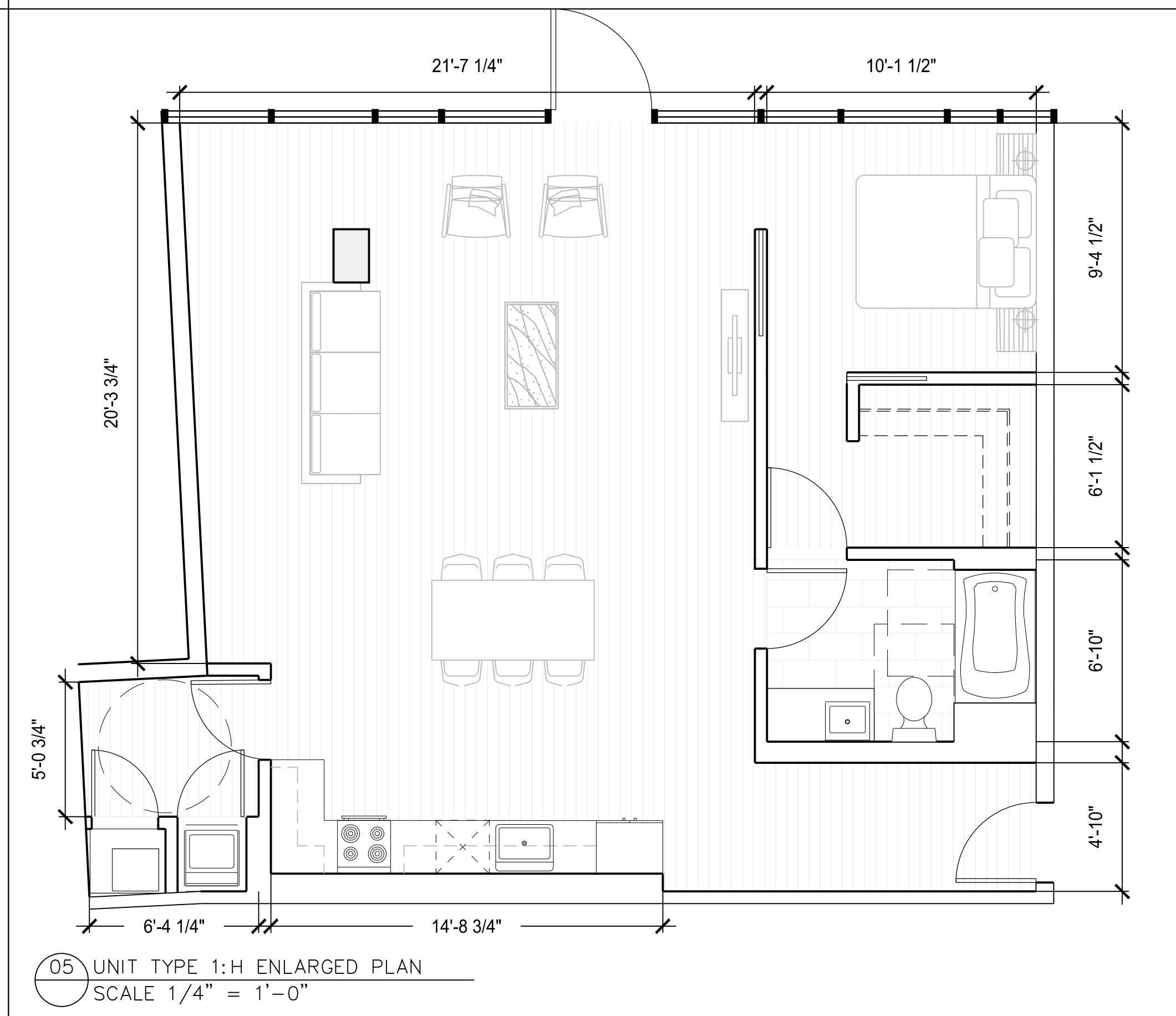
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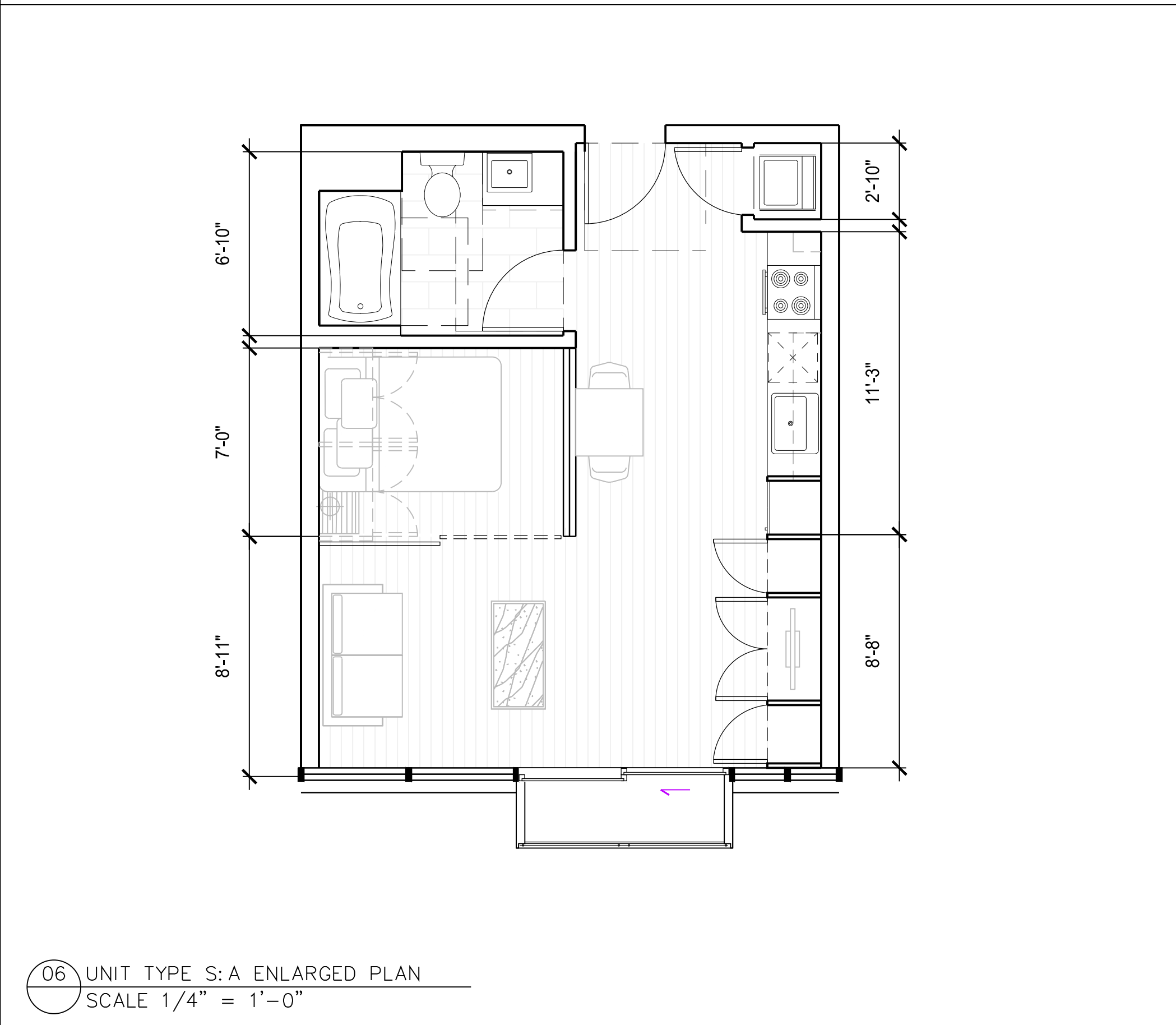
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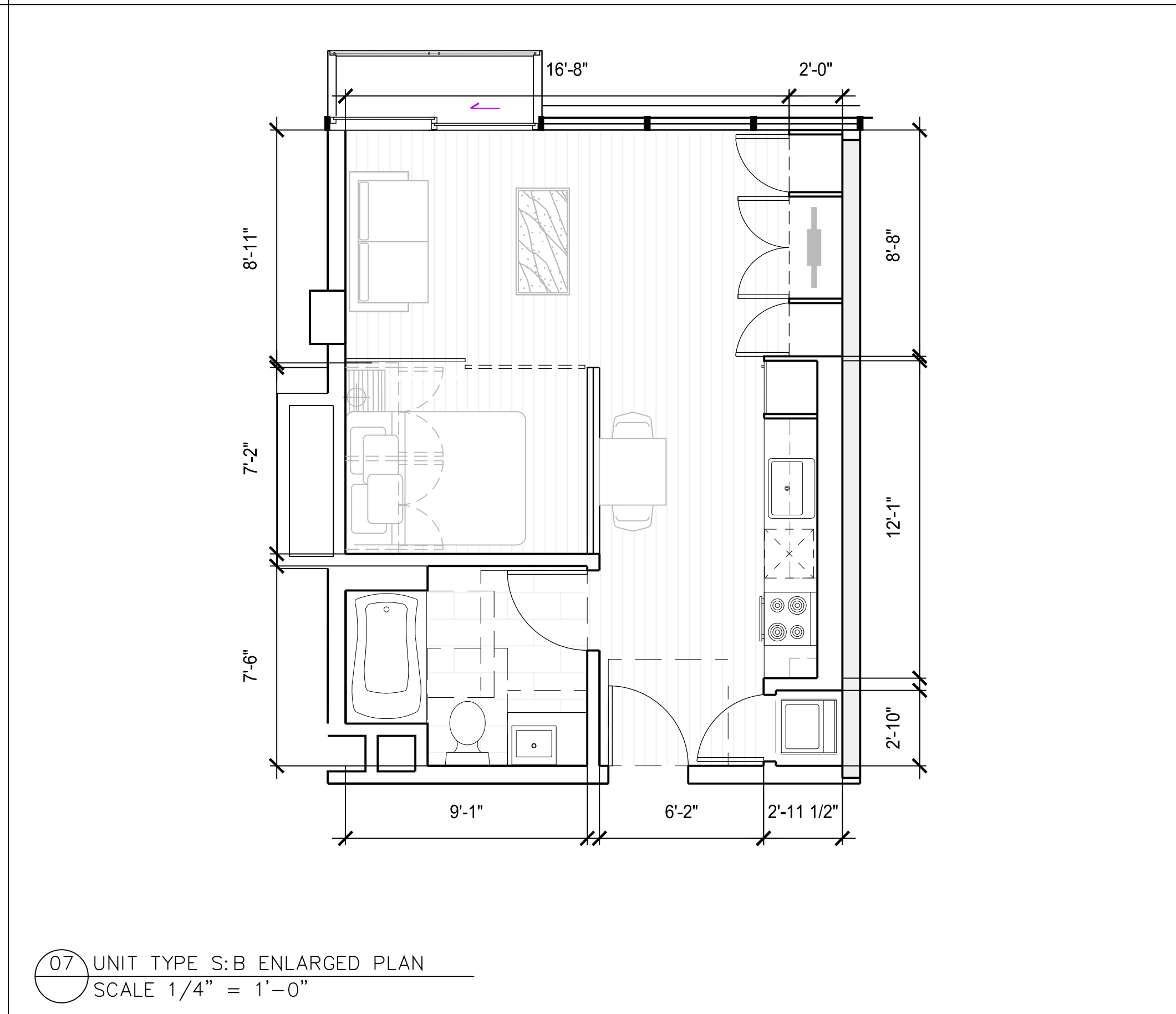
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05 UNIT TYPE 1:H ENLARGED PLAN
SCALE 1/4" = 1'-0"



06 UNIT TYPE S:A ENLARGED PLAN
SCALE 1/4" = 1'-0"



07 UNIT TYPE S:B ENLARGED PLAN
SCALE 1/4" = 1'-0"

Recent revision history		
#	Status	Description
A		DATE: 1/15/17

Date: 2/16/17/20

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Notes & Legend

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ME:

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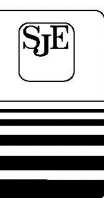
255 Shoreline Drive, Suite 200
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Structure:

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Sheet size

Scale

Sheet title

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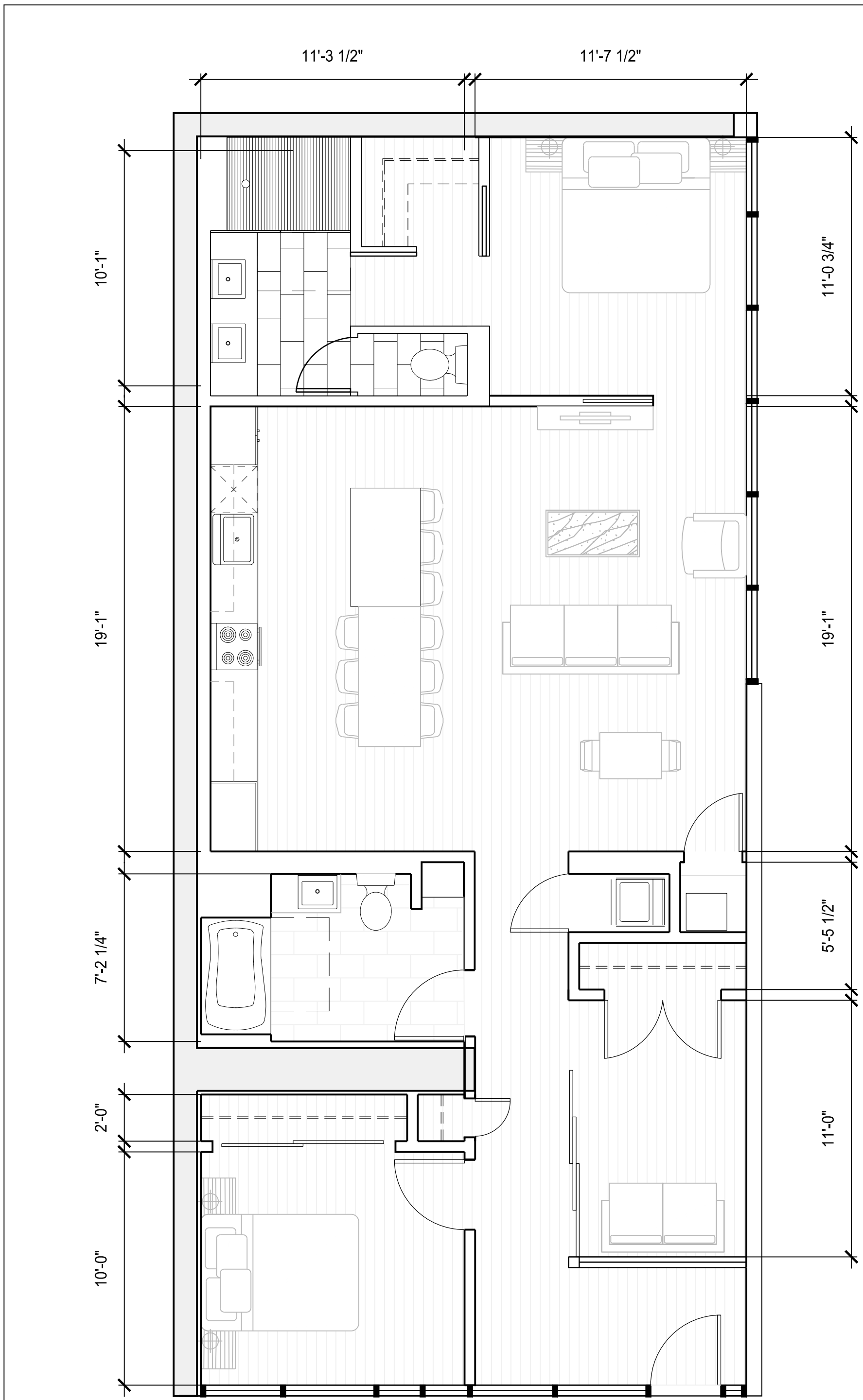
A42-002

Revision

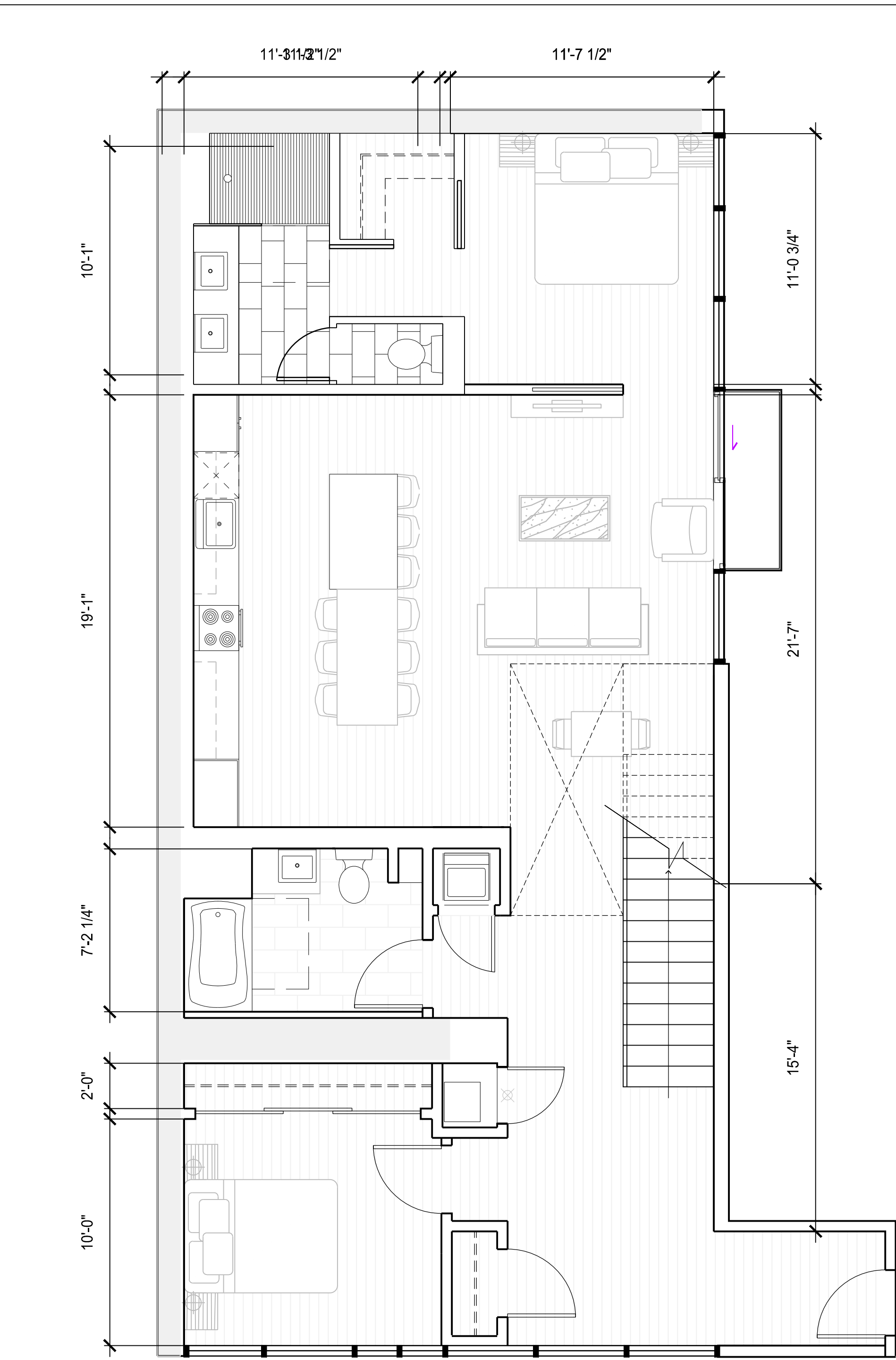
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Status

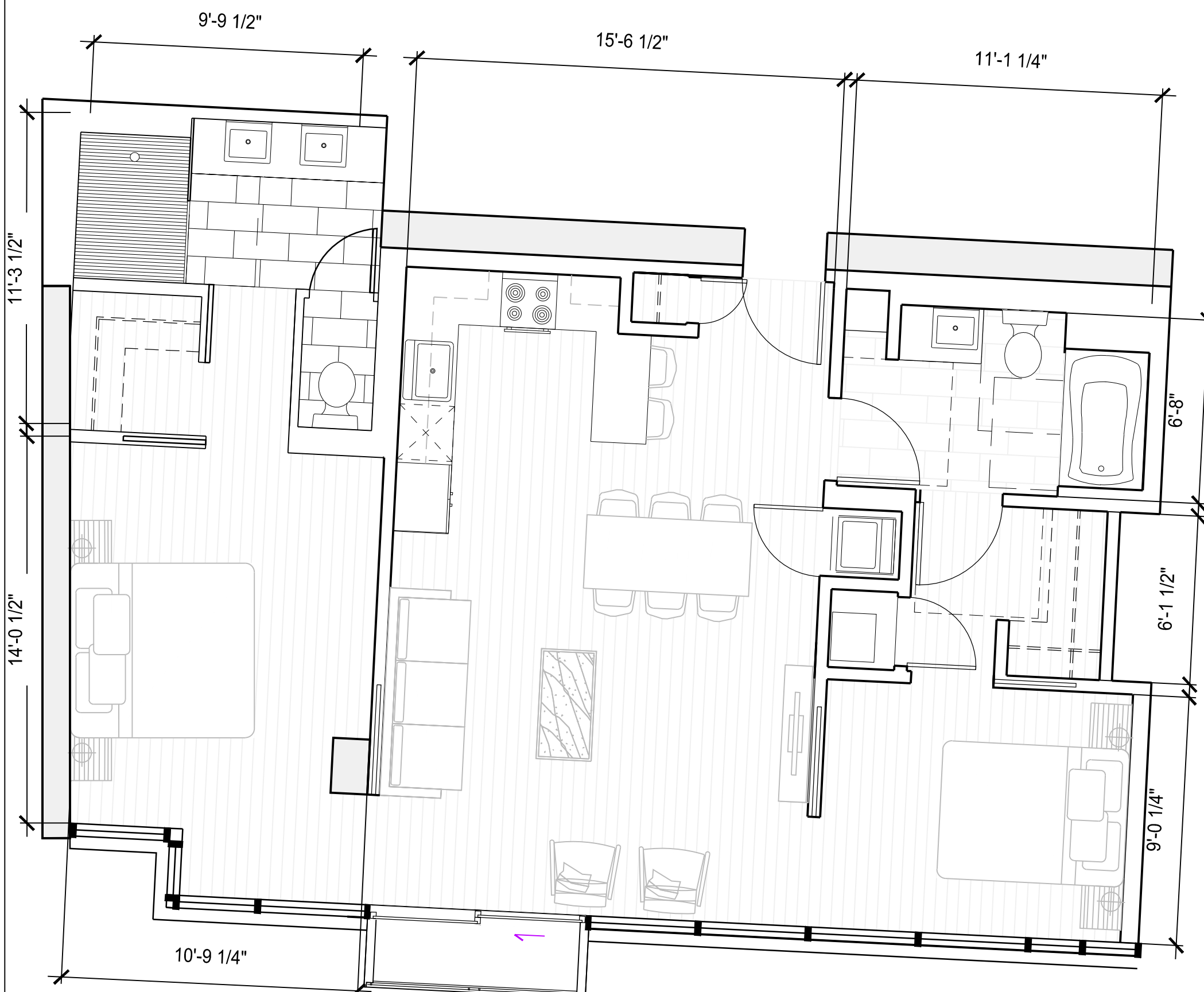
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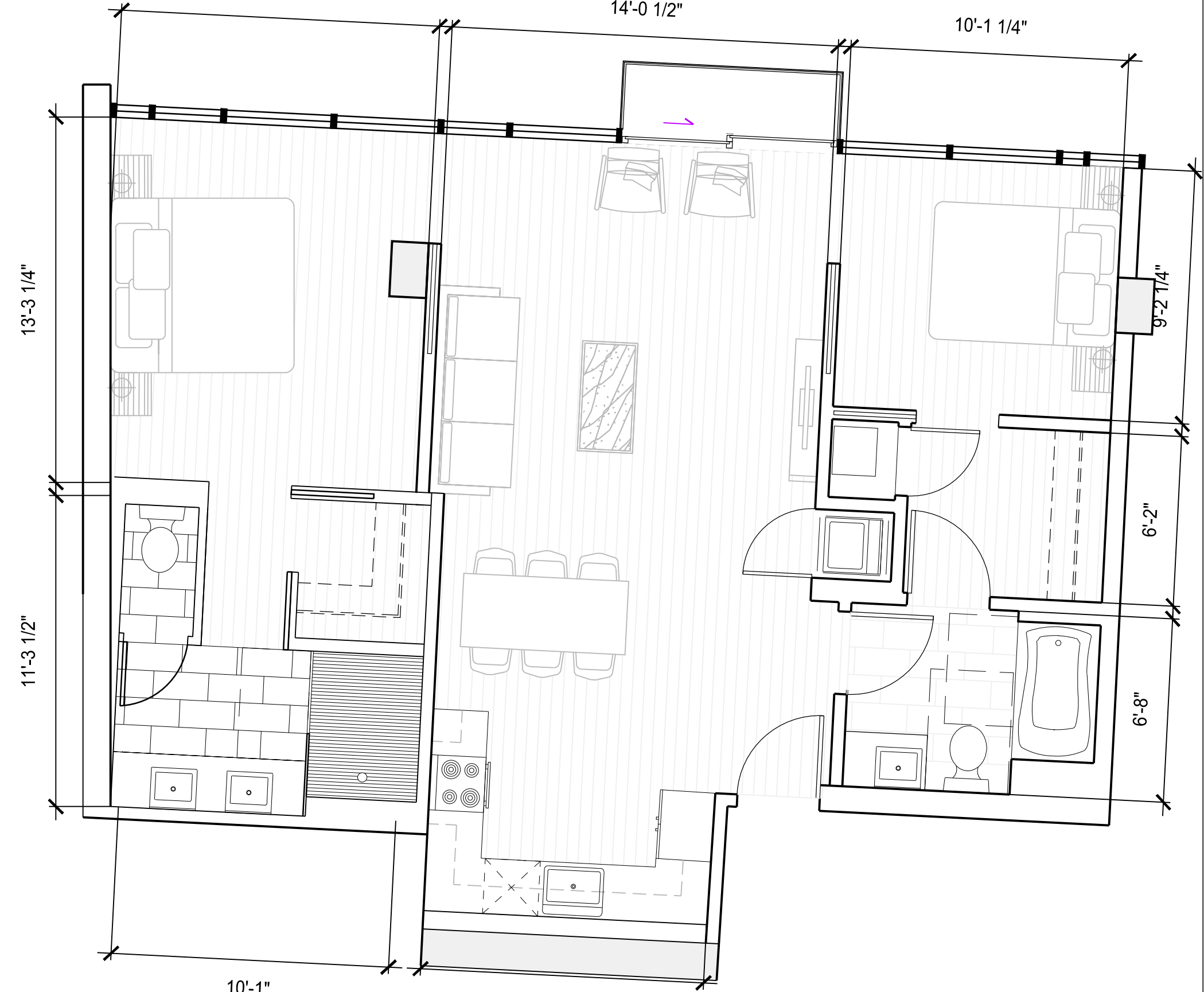
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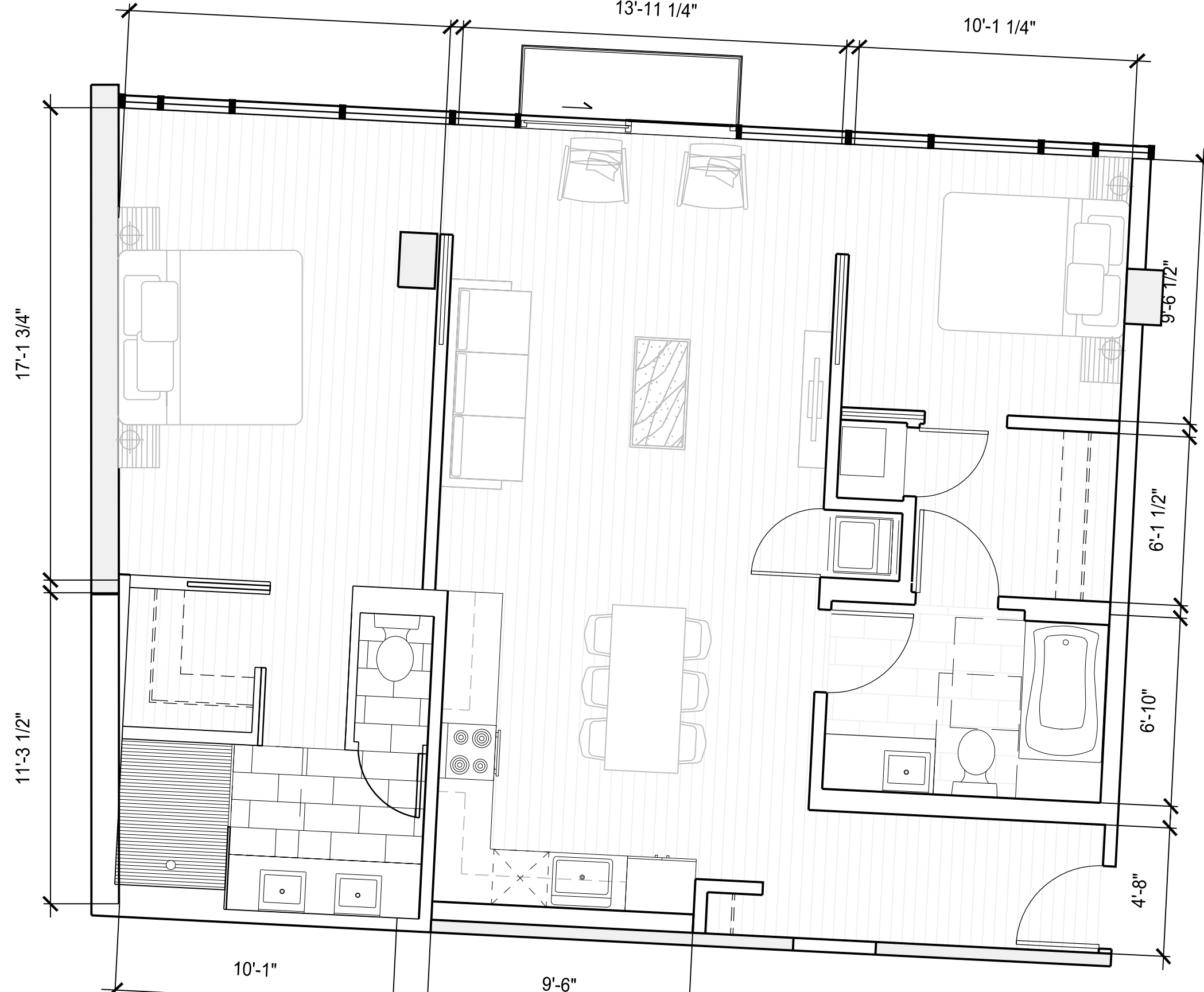
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SCALE 1/4" = 1'-0"



04 UNIT TYPE 2:E ENLARGED PLAN
SCALE 1/4" = 1'-0"



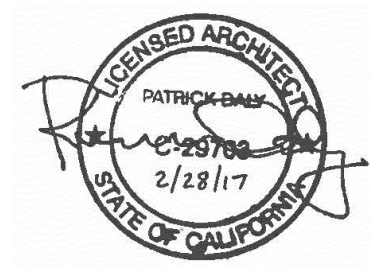
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SCALE 1/4" = 1'-0"



06 UNIT TYPE 2:H ENLARGED PLAN
SCALE 1/4" = 1'-0"

Recent revision history			
#	Status	Description	Date
A		DATE PERMIT	2/16/12/20

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Notes & Legend

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Architect:

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Structure:

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ENGINEERS SINCE 1995

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Email: sje@sjengineers.com

Landscape:

Project
2177_3rd Street
Residential & Commerical Condominiums

Client
Align Real Estate

Issuer

**WOODS
BAGOT.**

© Woods Bagot

Project number

510291

Size check

1"

Checked

Approved

Sheet size

30" x 42"

Scale

1/4" = 1'

Sheet title:

ENLARGED

PLANS

Sheet number

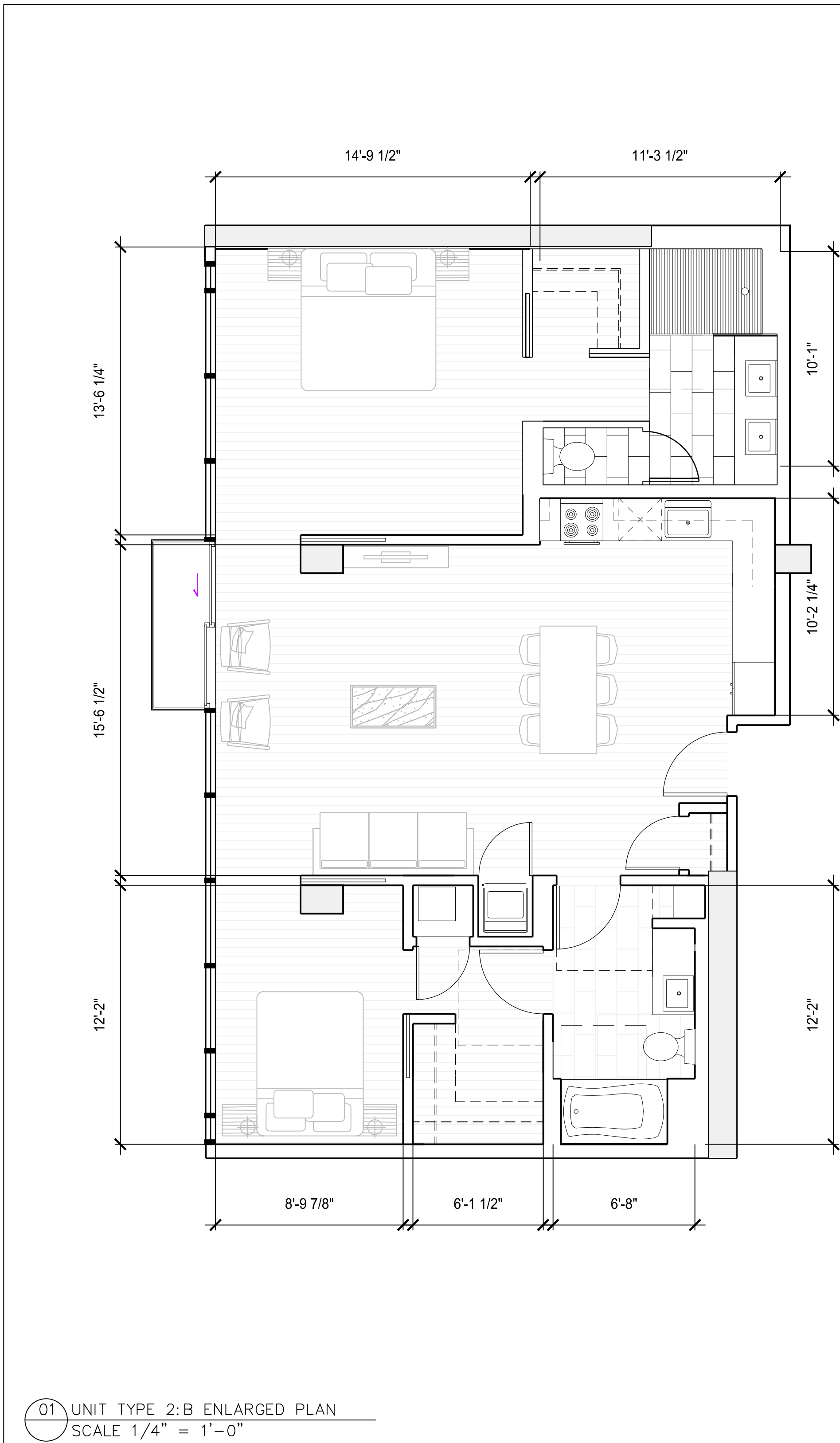
A42-003

Revision

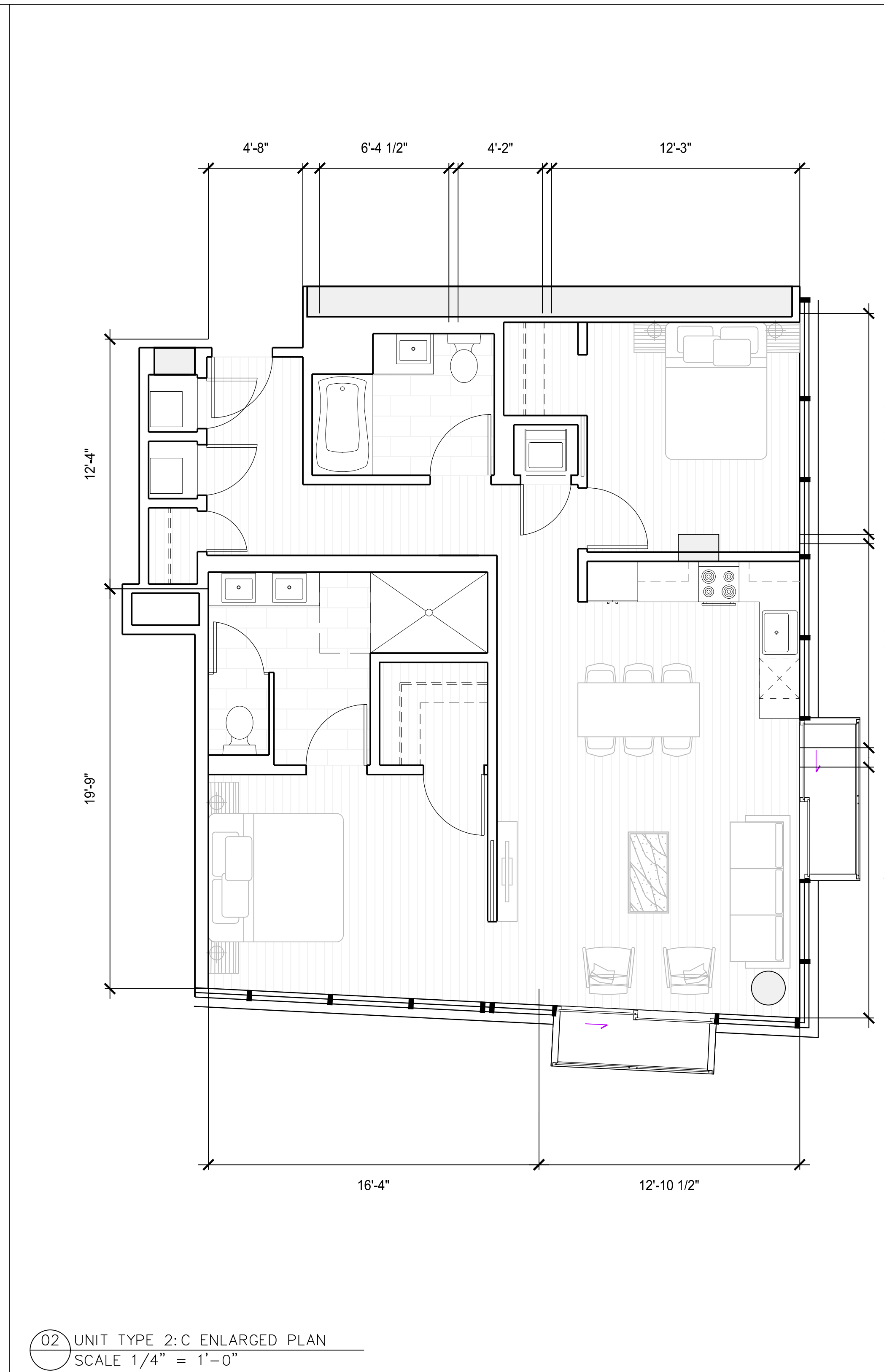
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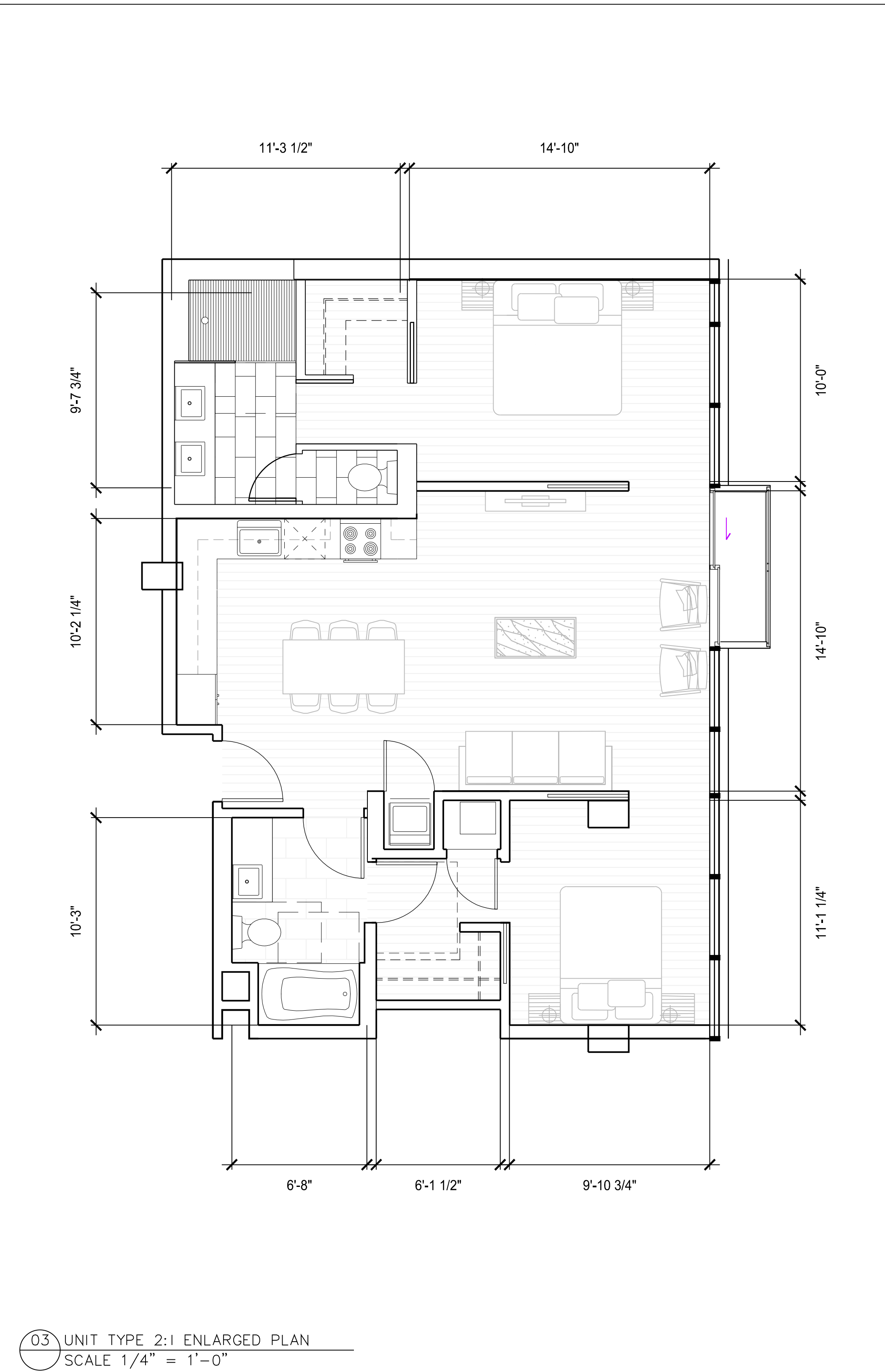
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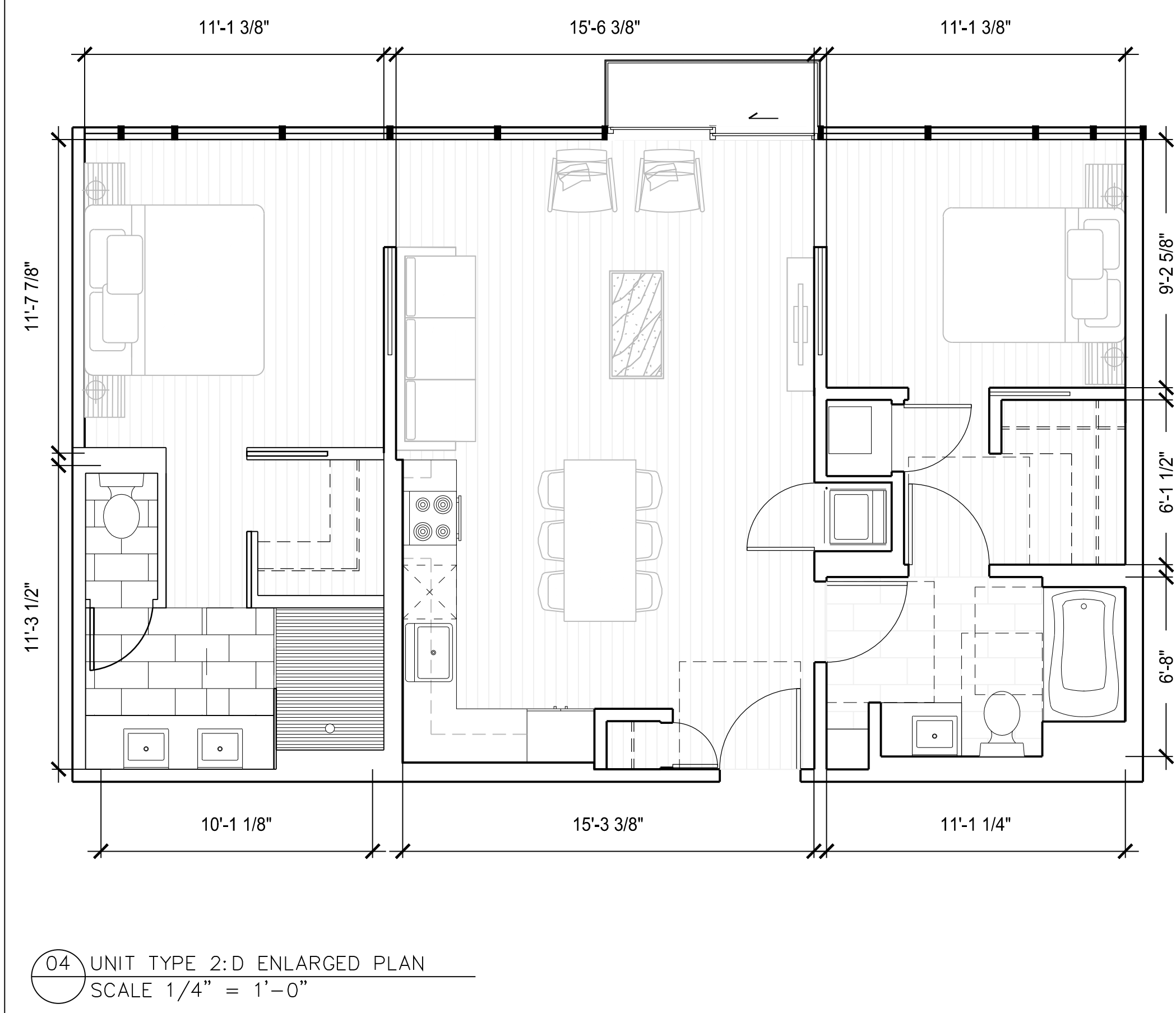
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SCALE 1/4" = 1'-0"



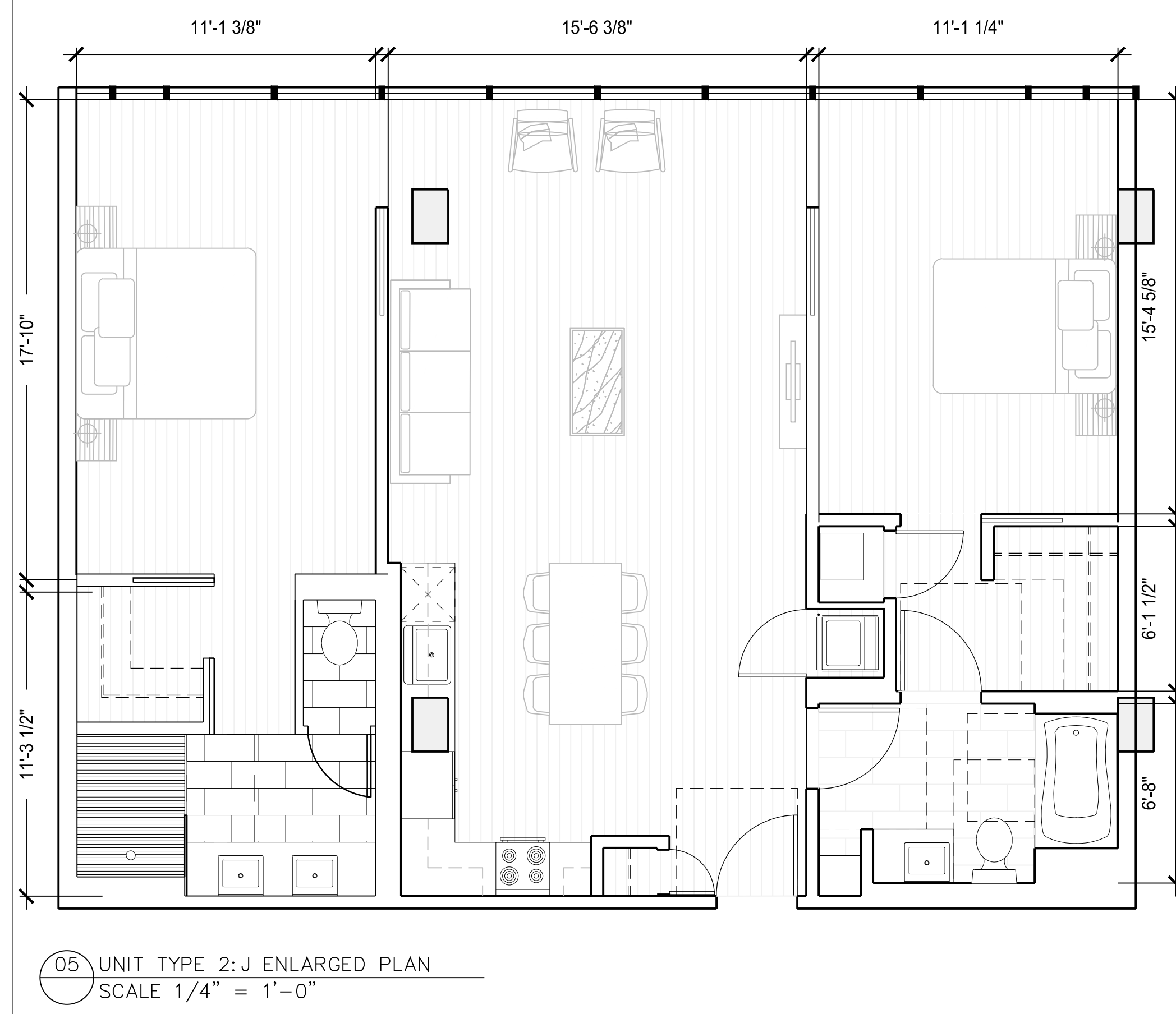
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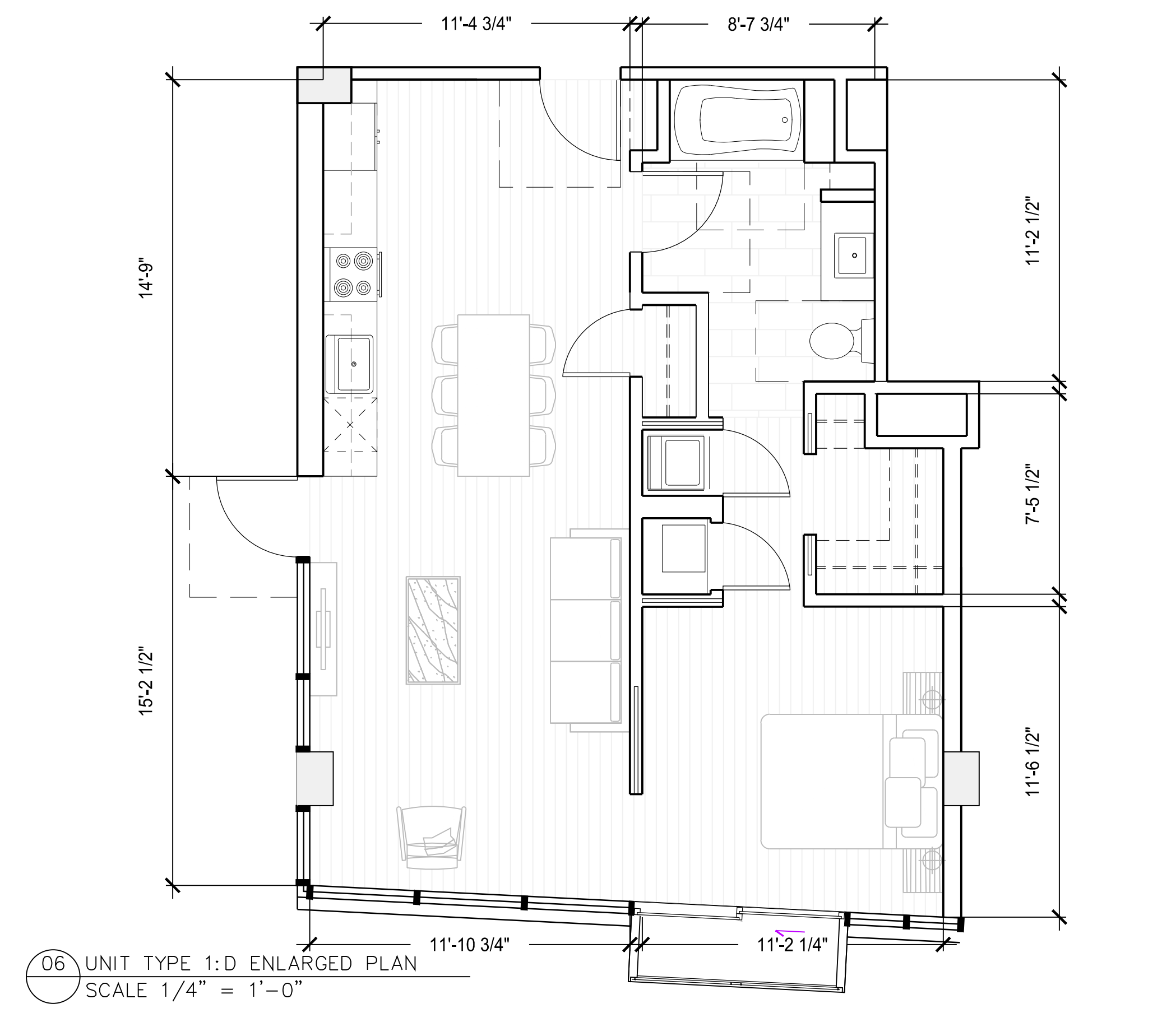
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SCALE 1/4" = 1'-0"



04 UNIT TYPE 2:D ENLARGED PLAN
SCALE 1/4" = 1'-0"



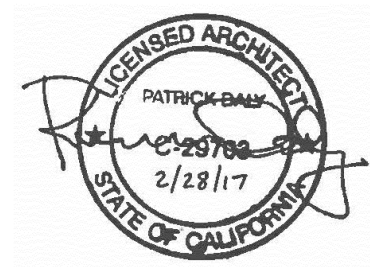
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06 UNIT TYPE 1:D ENLARGED PLAN
SCALE 1/4" = 1'-0"

#	Status	Description	Date
A		DATE PERMIT	2016/12/20

Stamp



Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

Architect

WOODS BAGOT. AUSTRALIA
MIDDLE EAST
EUROPE
NORTH AMERICA

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Landscape:

Project
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Residential & Commerical Condominiums

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Issuer
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PLANS

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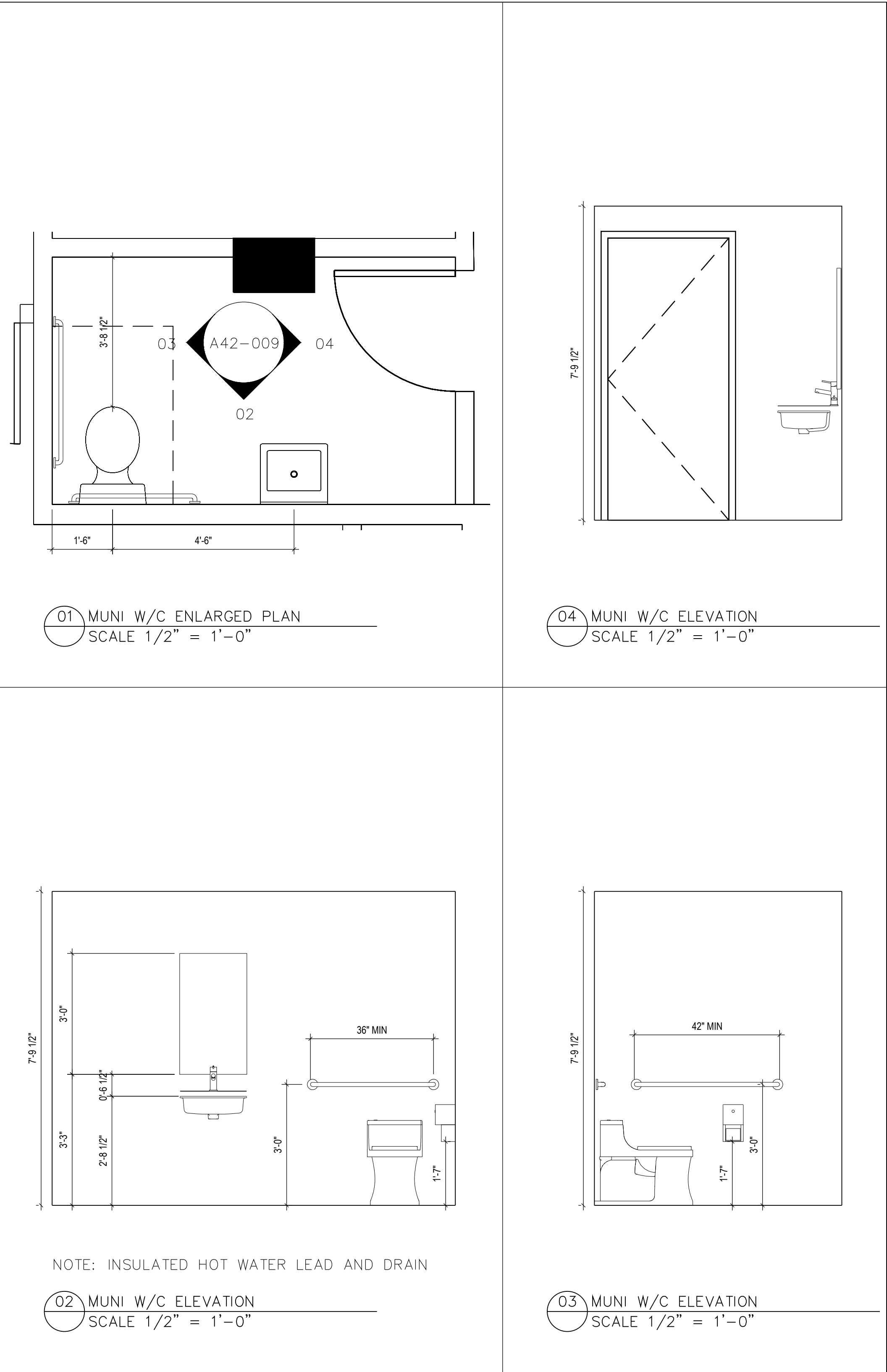
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Status

PERMITTING SUBMISSION

Revision

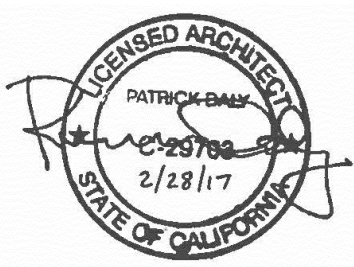
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Recent revision history		
#	Status	Description
A		DATE: 10/18/17

Date: 2/16/17/2/20

Stamp



Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

Architect:

WOODS BAGOT. AUSTRALIA
ASIA
MIDDLE EAST
EUROPE
NORTH AMERICA

ME:

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Structure:

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Landscape:

Project:
2177_3rd Street
Residential & Commerical Condominiums

Client:
Align Real Estate

Issuer:

WOODS BAGOT.

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Project number

510291

Size check

1"

Checked

Approved

Sheet size

30" x 42"

Scale

1/4" = 1'

Sheet title:

ENLARGED
COMMON RESTROOM

Sheet number

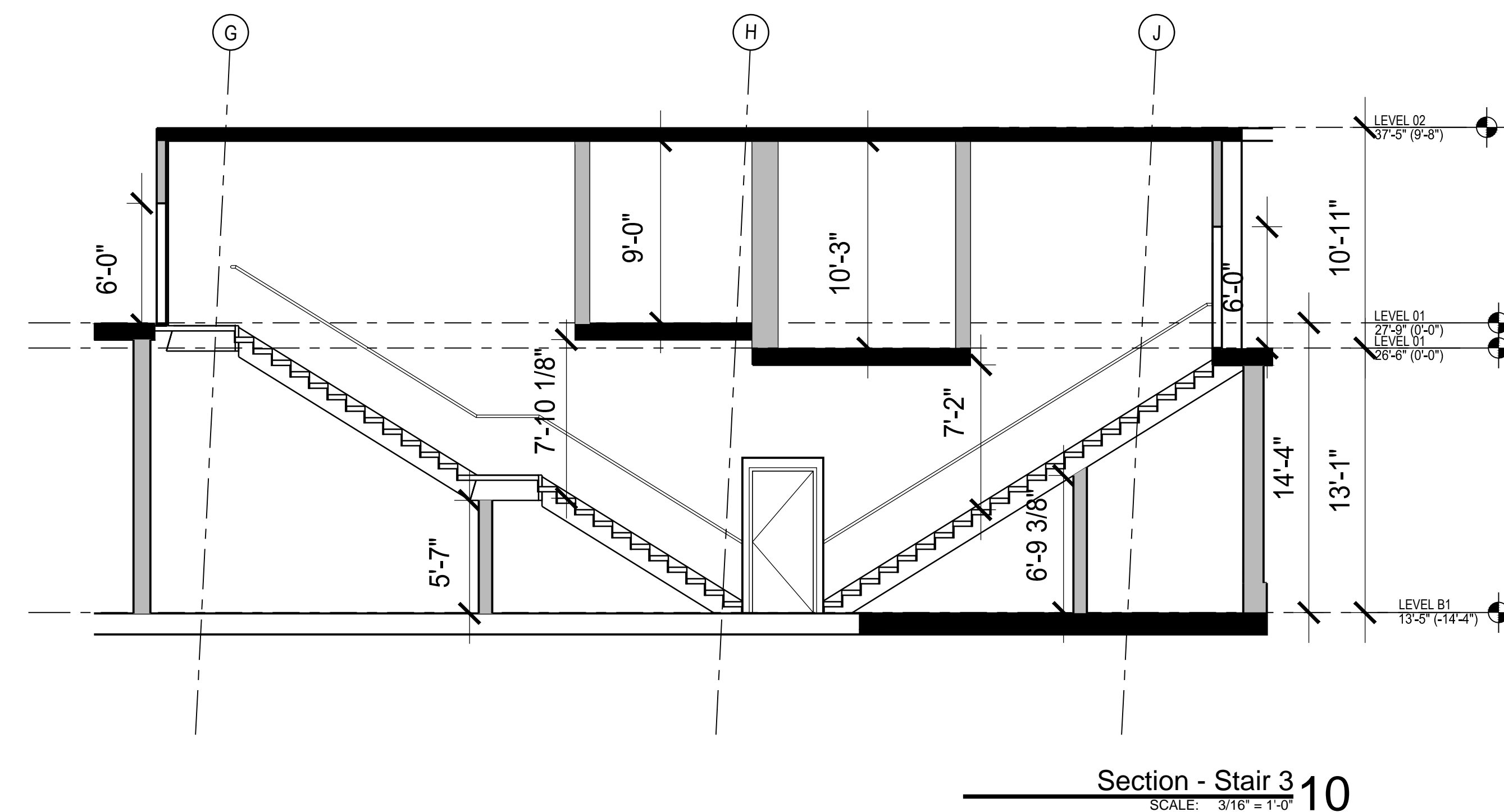
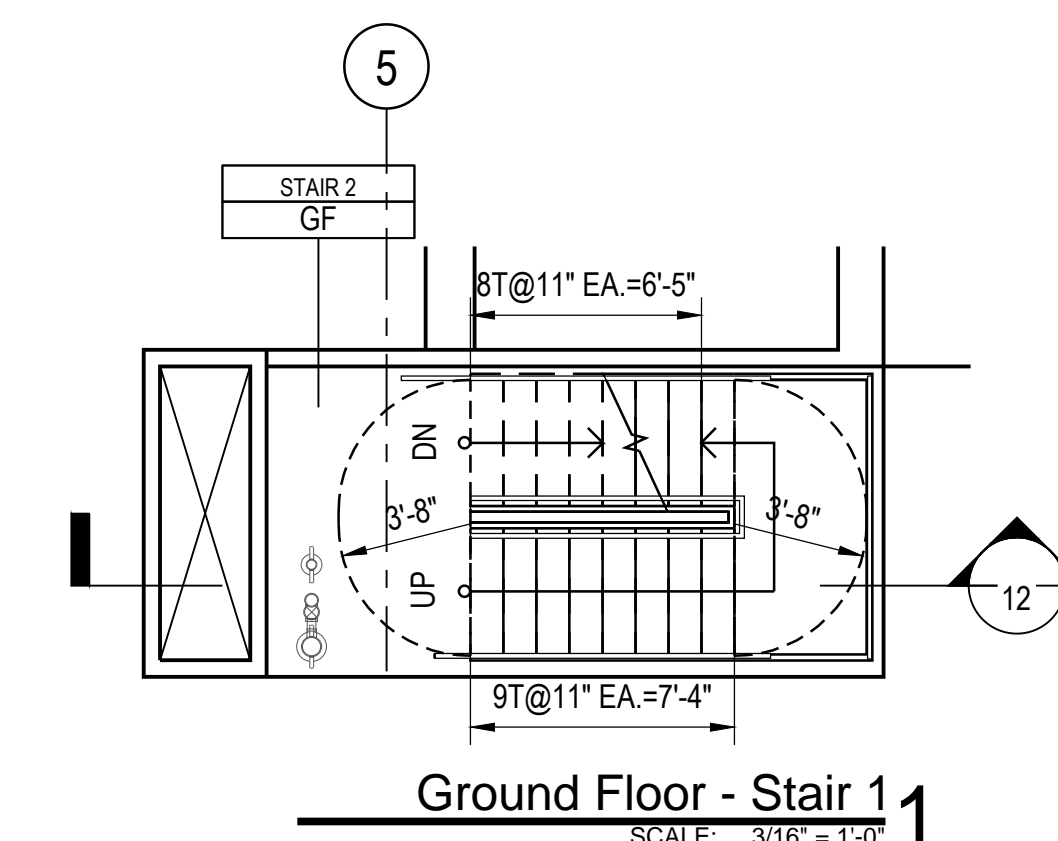
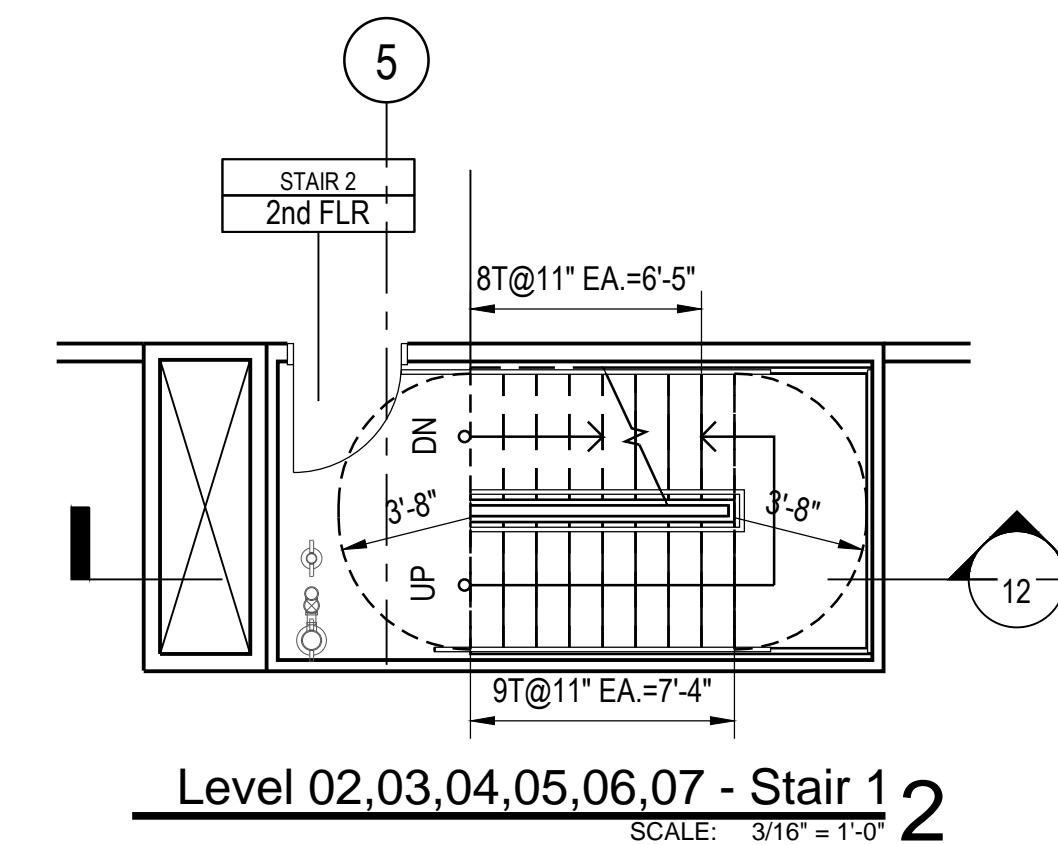
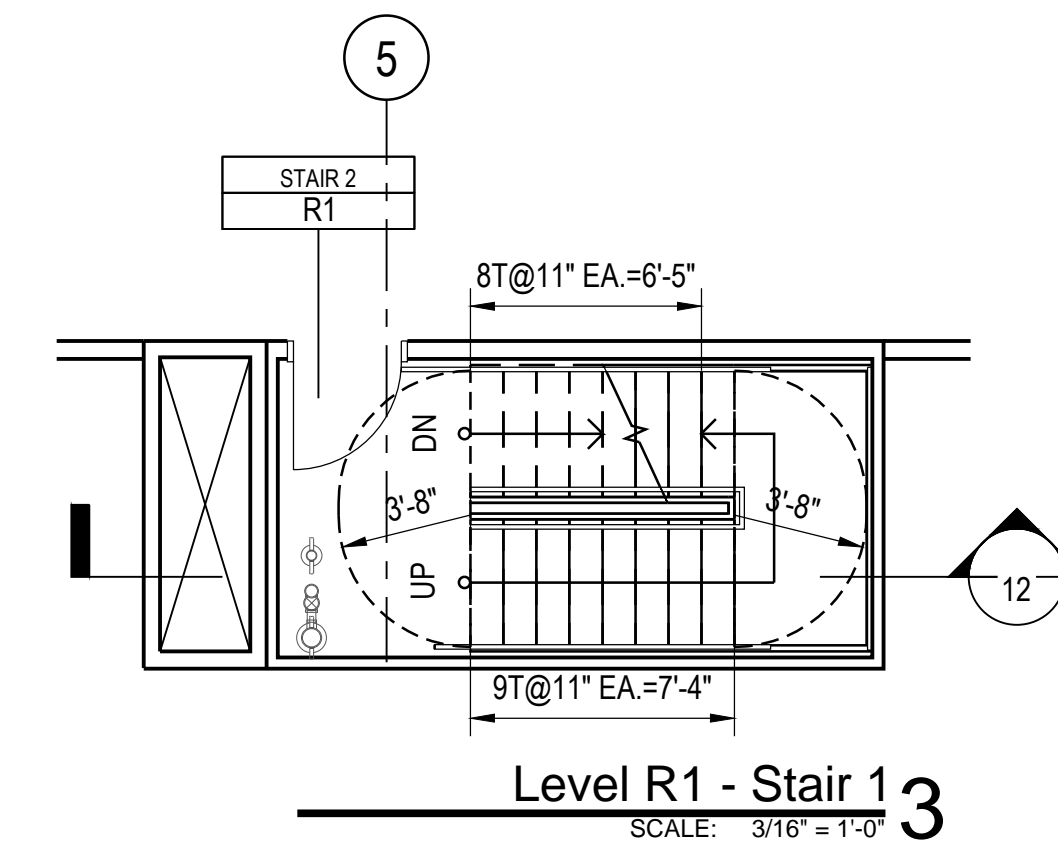
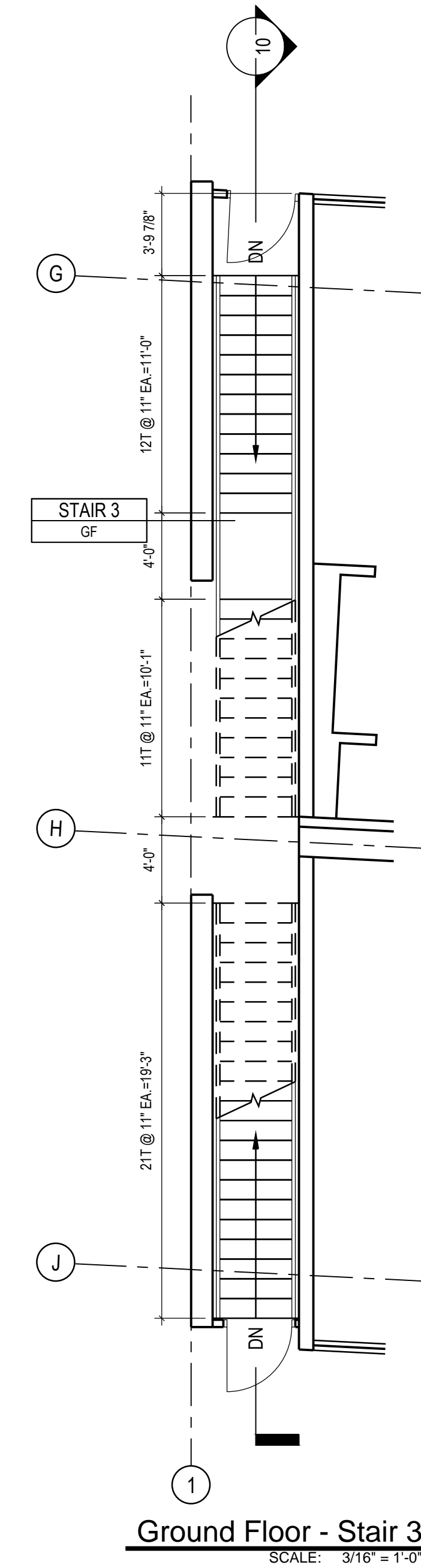
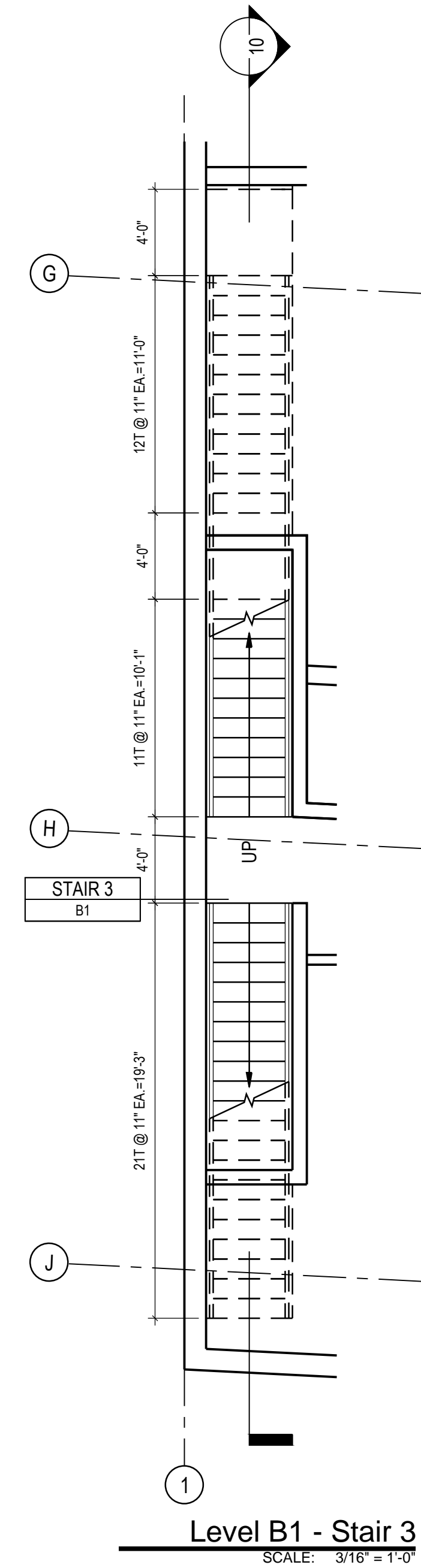
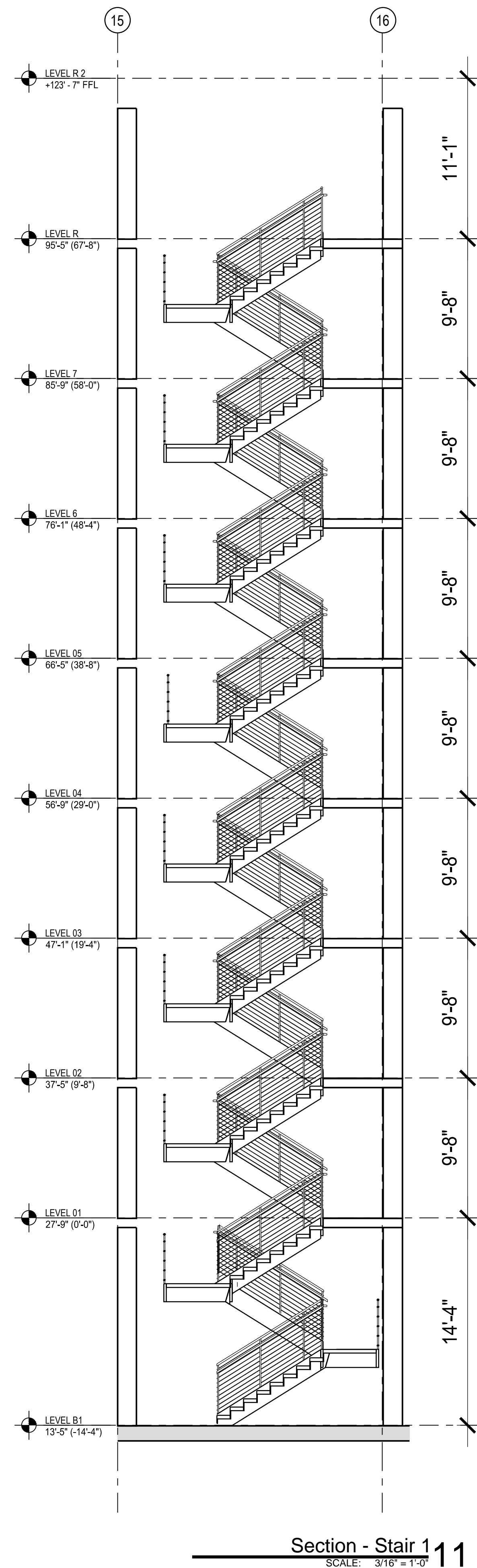
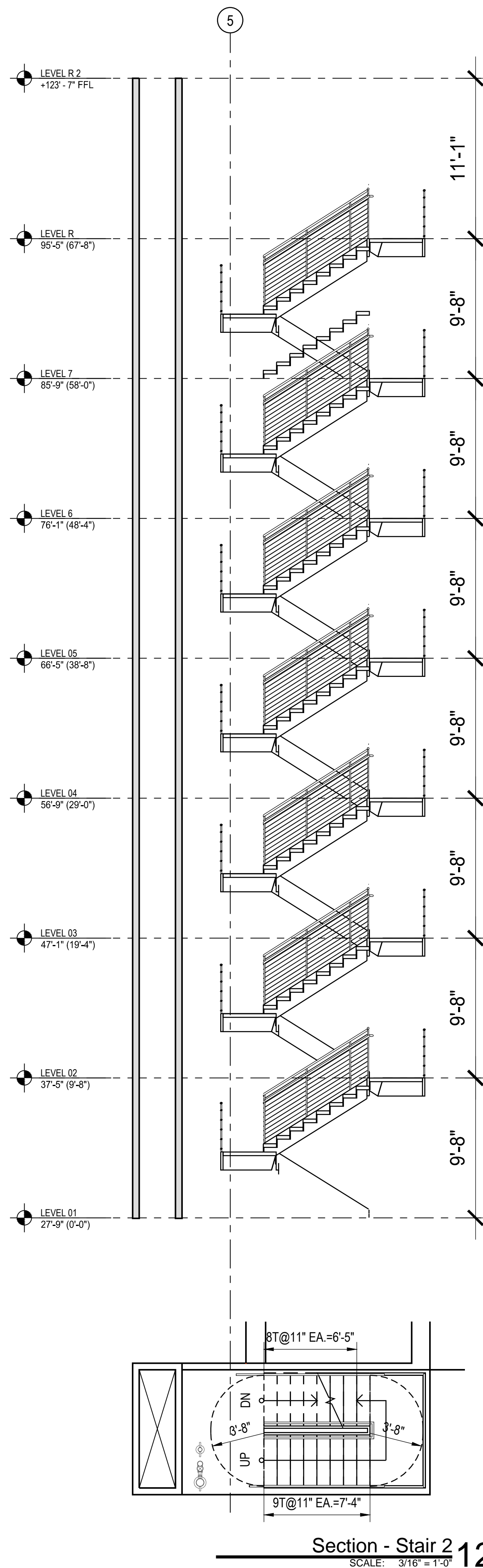
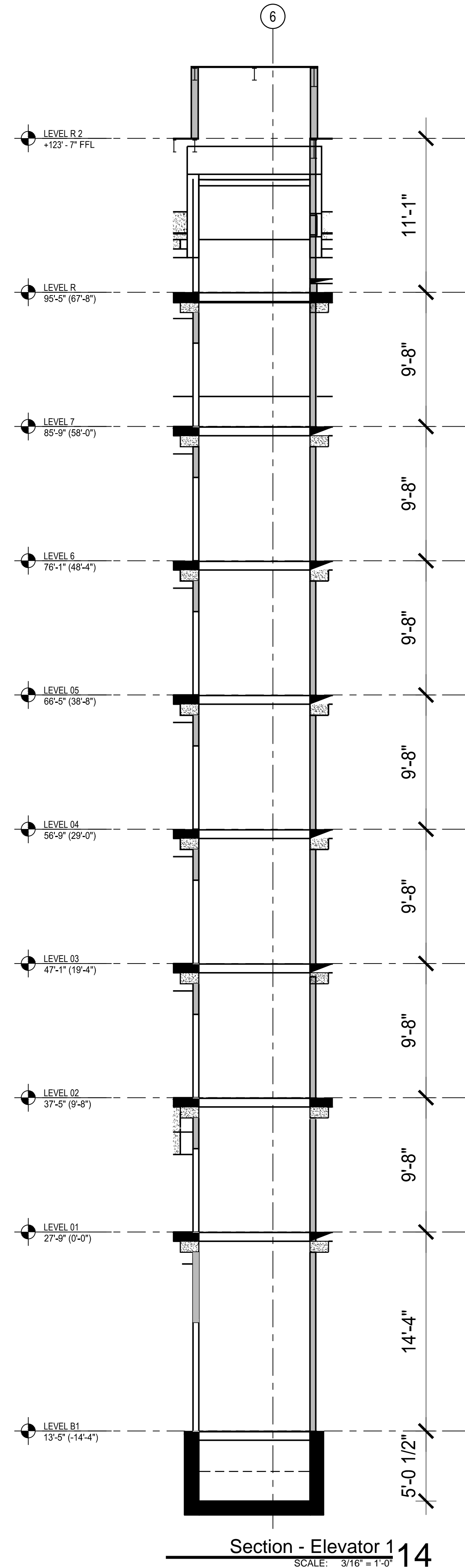
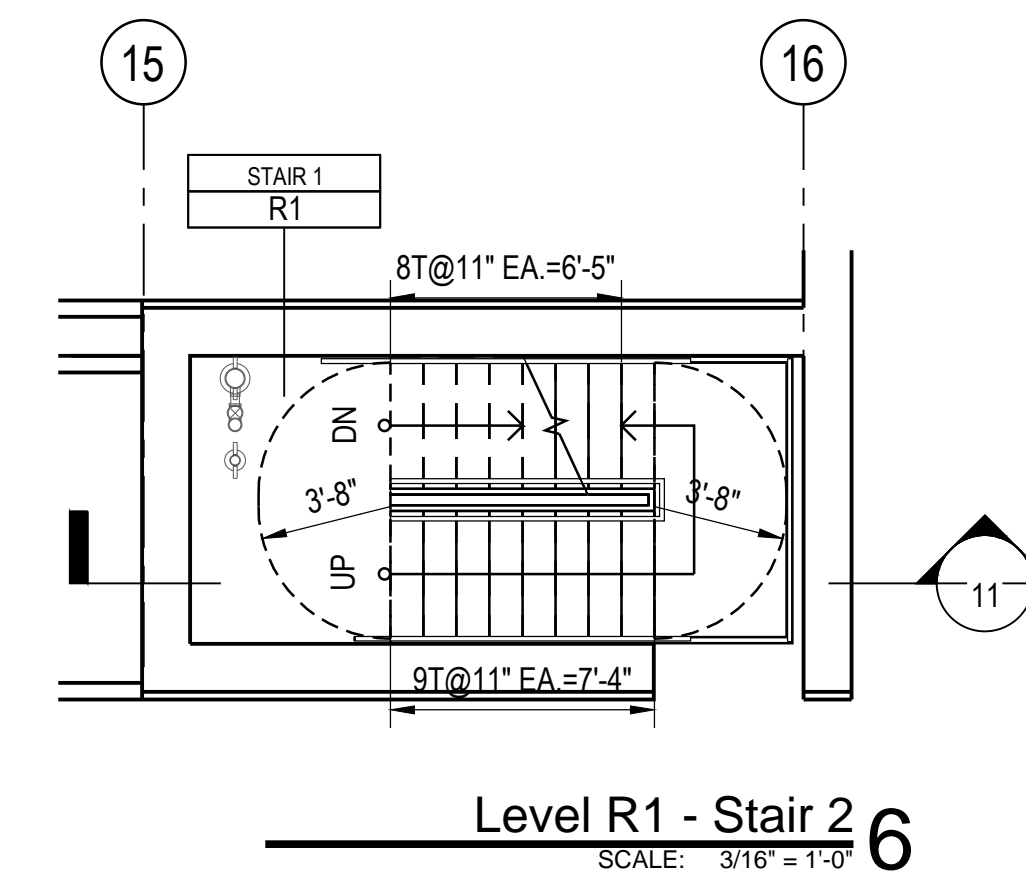
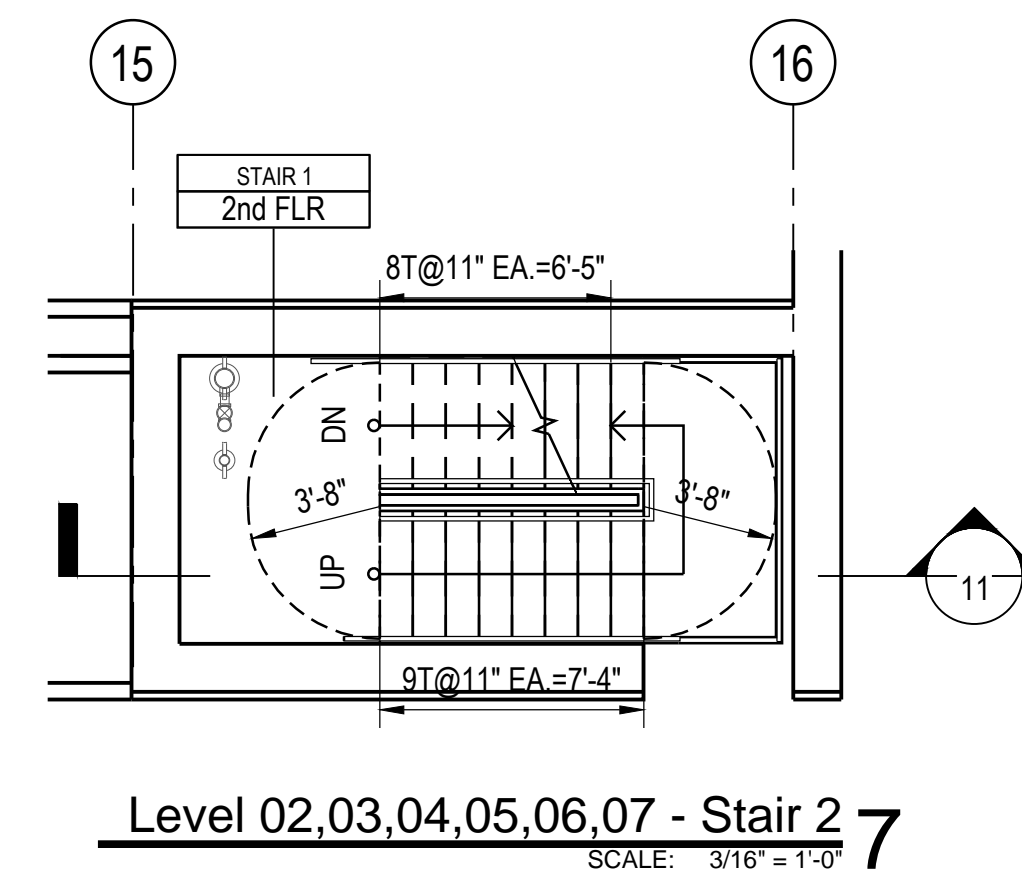
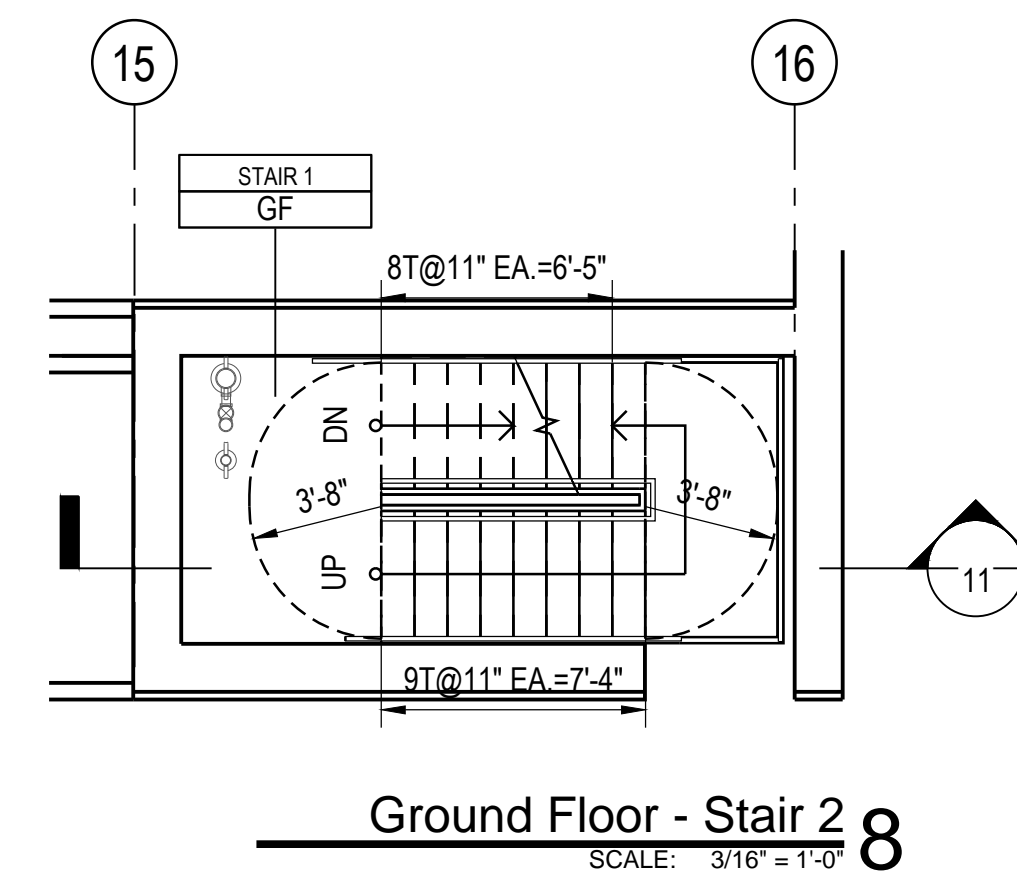
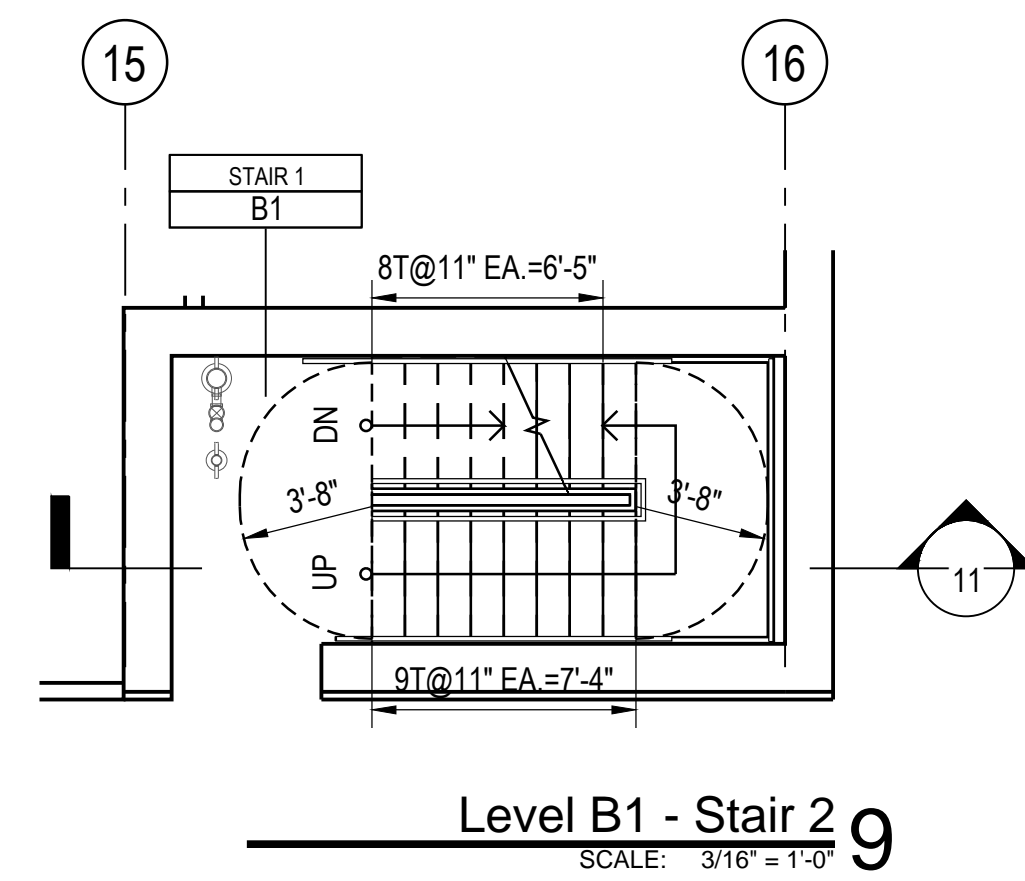
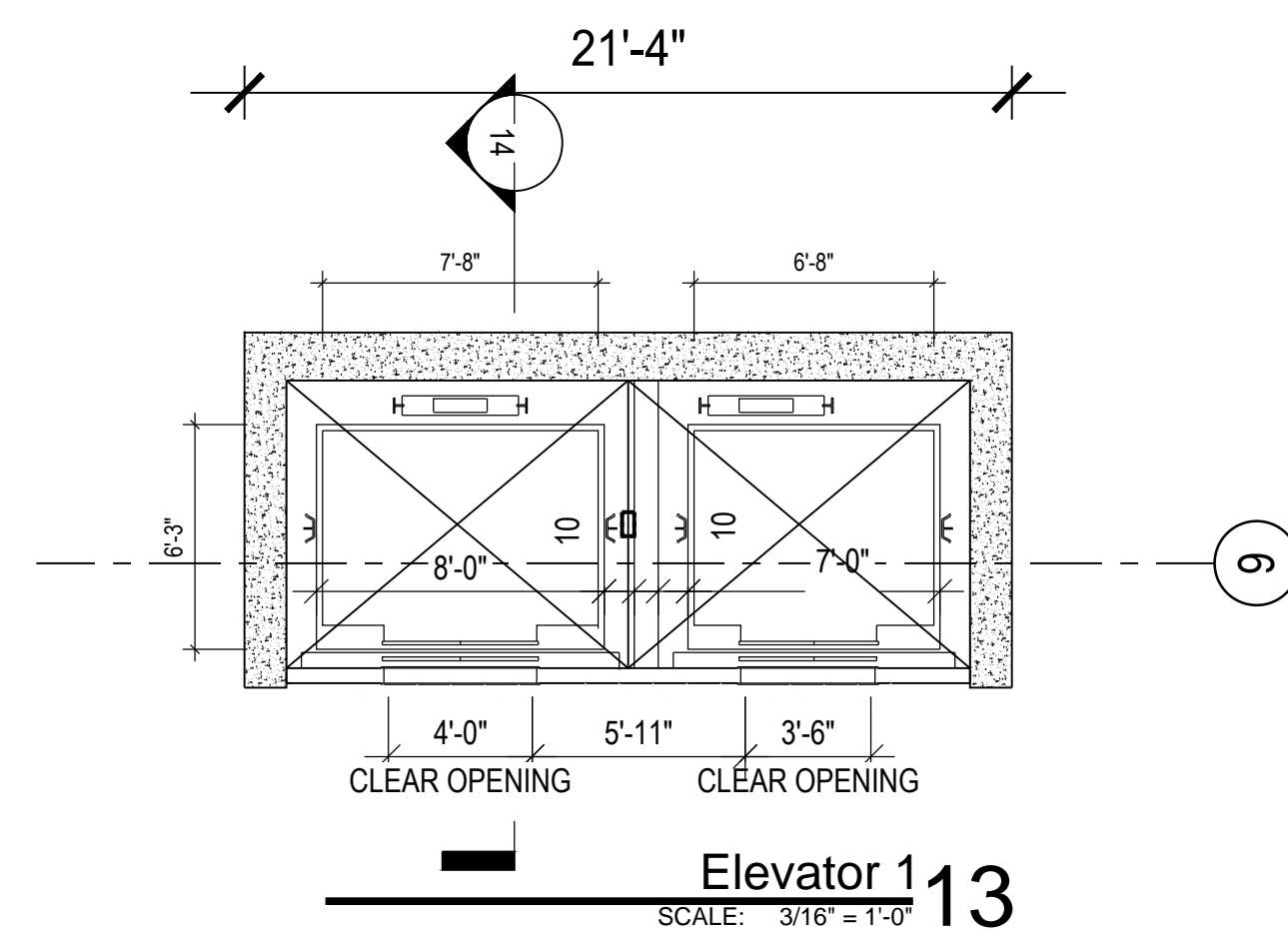
A 42-009

Revision

A

Status:

PERMITTING SUBMISSION



Status	Description	Date
	SITE PERMIT	2016/12/20



Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.

Architect:

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ME:

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Crab:



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Structure:

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Fax: (415) 837-1507
Email: sje@sjengineers.com

Landscape:

2177_3rd Street
Residential & Commerical Condominiums

Align Real Estate

WOODS
BAGOT.

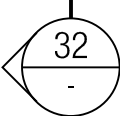
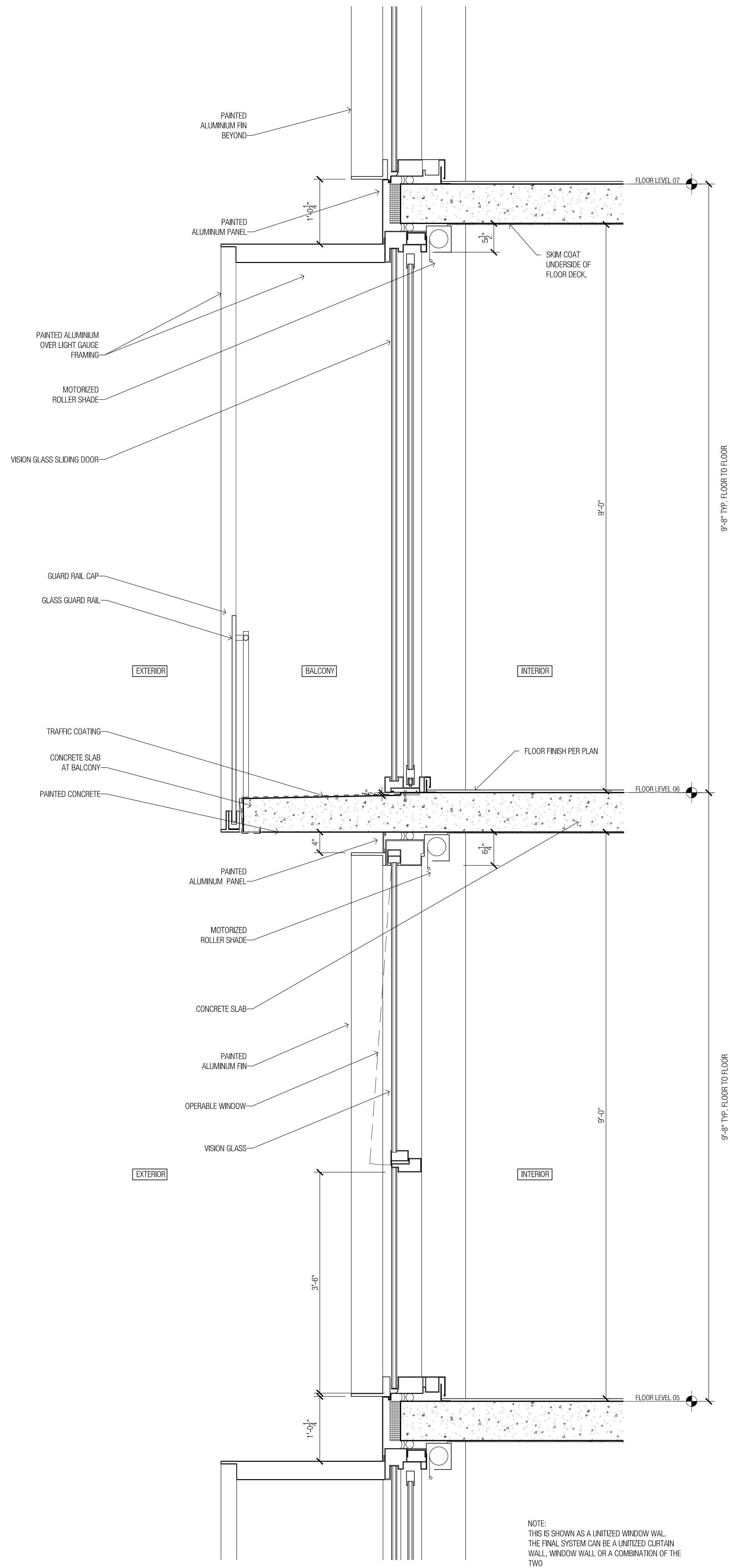
Woods Bagot
 project number
 510291
 checked _____ Approved _____
 Sheet size 30" x 42" Scale 1/4" = 1'

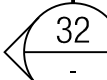
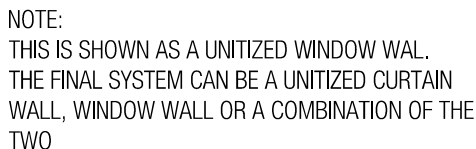
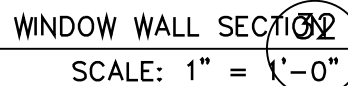
Sheet Title
Stair Sections & Elevator
Sections

Sheet number
A 44-001

Revision
A

Status
PERMITTING SUBMISSION





WINDOW WALL ELEVATION 20
SCALE: 1" = 1'-0"

Landscape