



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code and Zoning Map Amendments Conditional Use

HEARING DATE: NOVEMBER 30, 2017

CONTINUED FROM: SEPTEMBER 28, 2017

Date: November 15, 2017
Case No.: **2014-002181PCAMAPCUA**
Project Address: **2670 GEARY BOULEVARD**
Zoning: NC-3 (Moderate Scale Neighborhood-Commercial) Zoning District
80-D Height and Bulk District
Block/Lot: 1071/003
Project Sponsor: Riyad Ghannam, RGA Architecture
560 Third St
San Francisco, CA 9417
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org
Recommendation: **Adopt a Resolution to approve the proposed Ordinance, with modifications; and Approval of the Conditional Use Authorization with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to demolish the existing one-story commercial building and construct an 8-story mixed-use building containing 95 residential dwelling units (64 studios, 29 two-bedroom units and 2 three-bedroom units) above approximately 1,756 square feet of ground floor commercial space, sixteen (16) off-street parking spaces and 120 bicycle parking spaces within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, an 80-D Height and Bulk District and the proposed Geary-Masonic Special Use District. The studio units would be approximately 344 square feet in size, the two-bedroom units would range in size from approximately 700 square feet to approximately 811 square feet, and the three-bedroom units would be approximately 900 square feet and approximately 1,006 square feet in size. Usable open space for the dwelling units would be provided on an approximately 5,576 square-foot shared rooftop deck. Two interior courtyards on the 2nd floor totaling approximately 1,787 square feet would provide additional non-qualifying open space. The sixteen (16) off-street parking spaces would be located behind the ground floor commercial space and beneath the residential lobby and lounge, and would be accessed via a relocated curb cut on Geary Boulevard. One other existing curb cut on Masonic Avenue would be removed. One hundred and twelve (112) Class 1 bicycle parking spaces would be provided in a secure, weather protected area on the ground floor level. Eight (8) Class 2 bicycle parking spaces would be provided outside along the Geary Boulevard and Masonic Avenue sidewalks. To implement the proposed project, amendments to the Planning Code and Zoning Map, by means of a Special Use District, are required.

SITE DESCRIPTION AND PRESENT USE

The project is located on the northwest corner of Geary Boulevard and Masonic Avenue, Block 1071, Lot 003. The subject property is a corner lot with approximately 60 feet of frontage on Geary Boulevard and 157 feet of frontage on Masonic Avenue with a lot area of 12,730 square feet. The property is located in the NC-3 (Moderate Scale Neighborhood-Commercial) Zoning District and 80-D Height and Bulk District. The property is currently developed with a vacant one-story commercial building formerly d.b.a. The Lucky Penny. The subject property slopes upward from Geary Boulevard towards its north side lot line at an average slope of approximately 7%.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the southeastern edge of the Presidio Heights neighborhood, where it meets the Western Addition neighborhood to the east and the Inner Richmond neighborhood to the south. The immediate area contains a mix of apartment buildings, and commercial and public utility buildings on large lots with varied heights. Directly adjacent and west of the subject lot is a seven-story commercial storage building and directly adjacent and north of the subject lot is a one-story grocery store (Trader Joe's). Directly across Geary Boulevard and to the south of the subject lot is a three-story building containing commercial uses on the ground floor with two floors of residential uses above. Directly across Masonic Avenue and to the east of the subject lot is a two-story building which occupies the entire block and is owned by the SFMTA for vehicle storage and office uses. Across the intersection, on the southeast corner of Geary Boulevard and Masonic Avenue is a large regional shopping complex (City Center), which also occupies the entire block. The central portion of Geary Boulevard, including two lanes of vehicular traffic in both directions, is tunneled beneath Masonic Boulevard, while the outer portions, including one lane of vehicular traffic and curbside parking, are located at grade and form two separate intersections with Masonic Avenue.

ENVIRONMENTAL REVIEW

On November 15, 2017, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 10, 2017	November 10, 2017	20 days
Posted Notice	20 days	November 10, 2017	November 10, 2017	20 days
Mailed Notice	20 days	November 10, 2017	November 9, 2017	21 days

BACKGROUND

On December 10, 2015, Riyadh Ghannam on behalf of RGA Architecture filed an application with the Planning Department for Conditional Use Authorization, pursuant to Planning Code Sections 121.1, 271 and 303, proposing to demolish the existing one-story commercial building and construct a 7-story mixed-use building containing 21 residential rental dwelling units above approximately 9,463 square feet

of ground floor commercial space, 35,224 square feet of medical office uses and 57 parking spaces within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and an 80-D Height and Bulk District.

On October 18, 2016, Supervisor Farrell introduced an ordinance at the Board of Supervisors that would amend the Planning Code by adding Section 249.20; and amend Sheet SU03 of the Zoning Map, to establish the Geary-Masonic Special Use District (SUD) in the area generally bounded by Geary Boulevard to the south, Masonic Avenue to the east, and Assessor's Parcel Block No. 1071, Lot Nos. 001 and 004, to the north and west, respectively. The SUD would provide for a mixed use development project with ground floor retail, and a combination of low income, moderate income, and market rate residential units, at densities higher than what otherwise would be permitted in the NC-3 Zoning District and 80-foot Height district, in an area well-served by transit.

On August 1, 2017, the Project Sponsor revised their Conditional Use Authorization application, pursuant to Planning Code Sections 121.1, 206.3, 271 and 303, to propose demolishing the existing one-story commercial building and instead construct a 10-story mixed-use building containing 121 residential rental dwelling units above approximately 2,193 square feet of ground floor commercial space and 7 parking spaces within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and an 80-D Height and Bulk District, in accordance with the HOME-SF Program requirements. Prior to the Planning Commission hearing scheduled for September 28, 2017, the Project Sponsor requested a continuance of the item in order to make revisions to the project scope.

On October 9, 2017, the Project Sponsor revised their Conditional Use Authorization application, pursuant to Planning Code Sections 121.1, 271 and 303, to propose demolishing the existing one-story commercial building and instead construct an 8-story mixed-use building containing 95 residential rental dwelling units above approximately 1,756 square feet of ground floor commercial space and 16 parking spaces within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, an 80-D Height and Bulk District, and the proposed Geary-Masonic Special Use District.

On November 14, 2017, Supervisor Farrell introduced a revised ordinance at the Board of Supervisors to include alternative dwelling unit mix requirements not proposed in the original Ordinance.

PUBLIC COMMENT/COMMUNITY OUTREACH

As of November 15, 2017, in advance of the Planning Commission hearing on November 30, 2017, the Department has received two telephone inquiries requesting additional information about the project, but has received no formal public comment either in support of or in opposition to the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Geary-Masonic Special Use District. To implement the proposed project, Supervisor Farrell introduced an ordinance at the Board of Supervisors that would establish the Geary-Masonic Special Use District. The Geary-Masonic SUD would apply the provisions of Planning Code Section 752 for NCT-3 Zoning Districts to the subject property except that:
 1. Non-residential uses 3,000 square feet and above would require a Conditional Use Authorization, and non-residential uses more than 6,000 square feet in size would not permitted;
 2. A maximum of 0.5 cars for each dwelling unit would be permitted;

3. Parking and loading access from Masonic Avenue would not be permitted;
 4. The project is required to provide affordable housing on-site at the current on-site inclusionary housing requirements. The “grandfathering” provisions in Section 415 would not apply to projects within the SUD.
 5. A minimum dwelling unit mix of either (A) at least 40% two and three bedroom units, including at least 10% three bedroom units; or (B) Any dwelling unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the Project are provided in units with more than one bedroom, is required.
- Affordable Housing. Because the project sponsor submitted their Environmental Evaluation application on June 2, 2015, the project is currently required to provide 14.5% of the total number of units as permanently affordable, on-site dwelling units. The proposed Geary-Masonic SUD would remove the grandfathering provision, thereby applying the current baseline on-site affordable housing rate and AMI levels applicable to all non-grandfathered projects to 18% for rental projects or 20% for ownership projects, pursuant to Planning Code Section 415.6. The proposed SUD would remove the dwelling unit density controls of the NC-3 Zoning District within which the subject property is located, thereby significantly increasing the total number of dwelling units allowed on the site. Commensurate with this increase in permitted density, the Planning Department recommends that the proposed Geary-Masonic SUD be modified to further increase the on-site affordable housing rate to 23% for rental projects or 26% for ownership projects.

This recommendation is based on staff review of the level of density increase provided by the proposed SUD, as well as other current relevant City policies. Specifically, the City’s Inclusionary Affordable Housing Program was recently revised by unanimous action of the Board of Supervisors that took effect August 26, 2017 to require all residential projects of 25 or more units that select the on-site alternative to provide 18% of units for rental projects, or 20% of units for ownership projects as affordable units. These requirements were established for projects on parcels that did not receive any form of density increase and are supported by the Controller’s Inclusionary Housing Economic Feasibility Study published in February 2017. Additionally, the City established the HOME-SF program by a unanimous vote of the Board of Supervisors and effective as of July 13, 2017, which provides for significant increases in permitted density – at similar levels as those provided by the proposed SUD (see below) – as well as other standard exceptions and modifications for projects that opt to provide 30% of units as on-site affordable units. Finally, the City’s 2016 Residential Affordable Housing Nexus Study establishes maximum legally supported inclusionary rates that can be required of a project at 24.1% for rental projects or 27.3% for ownership projects. Given that the proposed SUD confers density increases that are commensurate with the level of increase contemplated in the HOME-SF program, but does not confer other associated development standard exceptions, it is the best judgment of Planning Department staff that an appropriate on-site requirement for projects within the proposed SUD be 23% for rental projects or 26% for ownership projects. These requirements are above the minimum requirements set forth in Section 415 and also comfortably below the legal maximums established in the Nexus Study, while the analysis supporting the HOME-SF program indicates that these requirements are both appropriate and financially feasible for projects in the SUD.

- Dwelling Unit Density. Pursuant to Planning Code Section 712, the size of the subject property allows for a total of 21 dwelling units, while the project proposes 95 dwelling units. The proposed Geary-Masonic SUD would remove the dwelling unit density controls.
- Development of Large Lots. The Project proposes the development of a 12,730 square foot lot. Planning Code Section 121.1 states that new construction or significant enlargement of existing buildings on lots in excess of 10,000 square feet in the NC-3 (Moderate Scale Neighborhood Commercial) District shall be permitted only as Conditional Uses.
- Bulk. The Project proposes a building length of 153 feet and a diagonal dimension of 176 feet. Planning Code Section 270 states that in the D Bulk District, the maximum length of a building is 110 feet with a maximum diagonal dimension of 140 feet for the portion above 40 feet in height; therefore, a bulk exception is required.
- Dwelling Unit Exposure. While both of the first floor interior courtyards are at least 25 feet in every horizontal dimension, they do not increase by five feet in every horizontal dimension at each subsequent floor and therefore several of the dwelling units facing onto those courtyards would not meet the requirements of Planning Code Section 140; and therefore, a variance is required.
- Rear Yard. The subject property is a corner lot and may therefore provide a modified required rear yard in an alternate location on the property equal to 25 percent of the lot area, which in this instance would amount to approximately 3,183 square feet. The project proposes a rear yard of approximately 1,300 square feet in an interior corner of the lot at the first floor as well as a two-level terraced central courtyard approximately 1,428 square feet in size at the first and second floors, for a total of approximately 2,728 square feet representing 21 percent of the lot area. As such, a rear yard modification pursuant to Planning Code Section 134 is required.
- Obstructions Over Streets. The project proposes decorative vertical “fins” of a purely architectural and decorative character along the Masonic Avenue frontage that exceed the spatial requirements of Planning Code Section 136(c)(1)(B); therefore, a variance is required.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must adopt a Resolution of Intent to:

- Modify the proposed Ordinance by amending the proposed Geary-Masonic Special Use District to further increase the on-site affordable housing rate to 23% for rental projects or 26% for ownership projects.
- Amend the Planning Code by adding Section 249.20 to create the Geary-Masonic Special Use District; and
- Amend Sheet SU03 of the Zoning Map to add the Geary-Masonic Special Use District.

The Commission must also approve the Conditional Use Authorization pursuant to Planning Code Sections 121.1, 271 and 303, to:

- Implement the proposed SUD, as modified; and

- Permit the demolition of the existing one-story commercial building and the construction of an 8-story mixed-use building containing 95 residential dwelling units (64 studios, 29 two-bedroom units and 2 three-bedroom units) above approximately 1,756 square feet of ground floor commercial space, sixteen (16) off-street parking spaces and 120 bicycle parking spaces within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, an 80-D Height and Bulk District and the proposed Geary-Masonic Special Use District.

BASIS FOR RECOMMENDATION

- The project will replace an underutilized site with 95 rental dwelling units, including 22 permanently affordable dwelling units, and 120 bicycle parking spaces.
- One curb cut on the Masonic Avenue frontage would be removed, and the curb cut on Geary Boulevard will be shifted further from the intersection, which will reduce potential pedestrian-vehicular conflicts.
- The project will introduce new residents who will support existing businesses in the nearby City Center shopping complex and the Geary Boulevard corridor.
- Although the former restaurant use on the subject property will be eliminated, the project will provide approximately 1,756 square feet of ground floor commercial space for future retail use.
- The removal of surface parking and introduction of a pedestrian-scale commercial space along both Masonic Avenue and Geary Boulevard will help activate an otherwise underwhelming public realm.
- Other than those requirements for which a modification or variance is being sought, the project meets all applicable requirements of the Planning Code and proposes land uses that are overall in greater conformity with the Planning Code.
- The project represents the sensitive redevelopment of an underutilized site and is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:

Draft Resolution
Draft Motion
CEQA Certificate of Determination
Proposed Ordinance initiated by Supervisor Farrell
Proposed Ordinance, with modifications
Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Special Use District Map
Aerial Photographs
Site Photographs
Shadow Analysis
Project Sponsor Submittal, including:

- TDM Plan
- Inclusionary Affordable Housing Program Affidavit

- Reduced 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"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Public Correspondence | <input type="checkbox"/> RF Report |
| <input type="checkbox"/> Previously-Approved Plans | <input type="checkbox"/> Community Meeting Notice |
| | <input checked="" type="checkbox"/> Housing Documents |
| | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

_____ CM _____
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE: NOVEMBER 30, 2017

Project Name: Geary-Masonic Special Use District
Case Number: 2014-002181PCAMAP [Board File No. 161109]
Initiated by: Supervisor Farrell / Introduced November 14, 2017
Staff Contact: Christopher May
christopher.may@sfgov.org, 415-575-9087
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE, WITH MODIFICATIONS, TO AMEND THE PLANNING CODE BY ADDING SECTION 249.20 CREATING THE GEARY-MASONIC SPECIAL USE DISTRICT; AMENDING SHEET SU03 OF THE ZONING MAP TO ESTABLISH THE GEARY-MASONIC SPECIAL USE DISTRICT IN THE AREA GENERALLY BOUNDED BY GEARY BOULEVARD TO THE SOUTH, MASONIC AVENUE TO THE EAST, AND ASSESSOR'S PARCEL BLOCK NO. 1071, LOT NOS. 001 AND 004, TO THE NORTH AND WEST, RESPECTIVELY; BEING ALL OF LOT 003 IN ASSESSOR'S BLOCK 1071, WITHIN THE NC-3 (MODERATE SCALE NEIGHBORHOOD-COMMERCIAL) ZONING DISTRICT AND AN 80-D HEIGHT AND BULK DISTRICT; AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on November 14, 2017, Supervisor Farrell introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 161109 which would amend the Planning Code to establish the Geary-Masonic Special Use District in the area generally bounded by Geary Boulevard to the south, Masonic Avenue to the east, and Assessor's Block 1071 Lots 001 and 004 to the north and west, respectively, and amending Sheet SU03 of the Zoning Map of the City and County of San Francisco; and,

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on November 30, 2017; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed Ordinance. The Commission's proposed modification is as follows:

- Increase the required on-site affordable housing provision from the current requirement of 18% for rental projects to 23%, and from the current requirement of 20% for ownership projects to 26%, at the AMI levels prescribed by Section 415.3 of the Planning Code.

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 Commission finds that the proposed Ordinance, as modified, will allow for a project that will replace an underutilized site with 95 rental dwelling units, including 22 permanently affordable dwelling units at a range of income levels.
2. The Commission finds that the increase in the amount of required on-site affordable housing units, above that which would otherwise be required pursuant to Planning Code Section 415, is commensurate with the increase in dwelling unit density provided for by the proposed Geary-Masonic Special Use District.
3. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are 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.

Policy 1.2:

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas.

Policy 1.3:

Work proactively to identify and secure opportunity sites for permanently affordable housing.

Policy 1.6:

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.8:

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

Policy 1.10:

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The current zoning on the subject property permits a maximum of 21 dwelling units, which is far less than the 80-foot height limit would allow in the absence of dwelling unit density restrictions. The proposed Ordinance would create the Geary-Masonic SUD which would remove the density controls to allow for a project that will provide a total of 95 dwelling units, including twenty-two (22) permanently affordable housing units.

OBJECTIVE 4:

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

Policy 4.1:

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

Policy 4.4:

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5:

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The proposed Ordinance would create the Geary-Masonic SUD which would require a unit mix with two- and three-bedroom units suitable for families with children. The proposed Ordinance would result in a rental housing project with 95 units, twenty-two (22) of which will be permanently affordable, as well as market-rate units. The affordable housing units would be allocated in a range of income tiers, with a diversity of units provided for households with low, medium and moderate incomes.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The current NC-3 Zoning District within which the subject property is located would require a minimum of 1 parking space per dwelling unit. The planned Geary Boulevard Bus Rapid Transit (BRT) line will significantly improve transit access in this area of the city, thereby reducing the need for higher parking rates for residential projects. As such, the proposed Ordinance would create the Geary-Masonic SUD which would permit a maximum of 0.5 parking spaces per dwelling unit.

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

The Geary-Masonic SUD is located within a neighborhood well-served by public transportation and would allow for a project whose residents are expected to rely heavily on public transit, cycling or walking for the majority of their daily trips. Within a few blocks of the subject site, there are several MUNI bus lines, including the future Geary Boulevard bus rapid transit (BRT) line.

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 current NC-3 Zoning District within which the subject property is located would require a minimum of 1 parking space per dwelling unit. Because the subject property is located along the planned Geary Boulevard BRT, the proposed Ordinance would permit a maximum of 0.5 parking spaces per dwelling unit in the proposed SUD.

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code and Zoning Map are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The subject site is located at the intersection of Masonic Avenue and Geary Boulevard and across from the City Center retail and commercial complex. The proposed Ordinance will create the Geary-Masonic Special Use District which will allow for a project that will introduce new residents who will visit and shop at the existing neighborhood retail and commercial establishments, thereby enhancing their businesses. The SUD will allow for a project that provides ground floor commercial space for future commercial uses.

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

The proposed Ordinance will create the Geary-Masonic Special Use District which will allow for a project that would not displace any existing housing or negatively affect the existing neighborhood character. Rather, the project would improve the existing character of the neighborhood by redeveloping an underutilized lot with new residential and commercial uses that will add economic diversity to the neighborhood, including a mix of dwelling unit types on-site.

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

There is currently no housing on the subject property, and therefore no affordable housing is proposed to be removed by the proposed Ordinance. Moreover, the proposed Ordinance will create the Geary-Masonic Special Use District which will allow for a project that would enhance the City's supply of affordable housing by providing twenty-two (22) on-site affordable dwelling units, in compliance with the Inclusionary Affordable Housing Program pursuant to Planning Code Section 415 and the additional affordable housing requirements established by the proposed Geary-Masonic Special Use District.

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

The subject site is well-served by public transit along the Geary Boulevard and Masonic Avenue corridors. The subject property is located along the planned Geary Boulevard BRT, which will significantly improve transit access in this part of the city. The proposed Ordinance will create the Geary-Masonic Special Use District, which will allow for a project that provides only sixteen (16) off-street parking spaces for the proposed 95 dwelling units.

5. 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 proposed Ordinance will not displace any service or industry establishment or affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Ordinance.

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

The proposed Ordinance will create the Geary-Masonic Special Use District which will allow for a project that is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

7. That landmarks and historic buildings be preserved.

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

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

The proposed Ordinance will create the Geary-Masonic Special Use District which will allow for a project that will have no negative impact on existing parks and open spaces.

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby approves the proposed Ordinance with modifications as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 30, 2017.

Resolution XXXXXX
Hearing Date: November 30, 2017

CASE NO. 2014-002181PCAMAP
Geary-Masonic Special Use District

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: November 30, 2017



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)
- Transportation Sustainability Fee (Sec. 411A)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 30, 2017

CONTINUED FROM: SEPTEMBER 28, 2017

Date: November 15, 2017
Case No.: **2014-002181CUA**
Project Address: **2670 GEARY BOULEVARD**
Existing Zoning: NC-3 (Moderate Scale Neighborhood-Commercial) Zoning District
 80-D Height and Bulk District
Proposed Zoning: NC-3 (Moderate Scale Neighborhood-Commercial) Zoning District
 80-D Height and Bulk District
 Geary-Masonic Special Use District
Block/Lot: 1071/003
Project Sponsor: Riyadh Ghannam, RGA Architecture
 560 Third St
 San Francisco, CA 9417
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.1, 271, 303 AND PROPOSED SECTION 249.20 (GEARY-MASONIC SPECIAL USE DISTRICT) PROPOSING TO DEMOLISH THE EXISTING ONE-STORY COMMERCIAL BUILDING AND CONSTRUCT AN 8-STORY MIXED-USE BUILDING CONTAINING 95 RESIDENTIAL RENTAL DWELLING UNITS ABOVE APPROXIMATELY 1,756 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE AND 16 PARKING SPACES WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT, AN 80-D HEIGHT AND BULK DISTRICT AND THE PROPOSED GEARY-MASONIC SPECIAL USE DISTRICT.

PREAMBLE

On December 10, 2015, Riyadh Ghannam on behalf of RGA Architecture (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization, pursuant to Planning Code Sections 121.1, 271 and 303, proposing to demolish the existing one-story commercial building and construct a 7-story mixed-use building containing 21 residential rental dwelling units above approximately 9,463 square feet of ground floor commercial space, 35,224

square feet of medical office uses and 57 parking spaces within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and an 80-D Height and Bulk District.

On October 18, 2016, Supervisor Farrell introduced an ordinance at the Board of Supervisors that would amend the Planning Code by adding Section 249.20; and amend Sheet SU03 of the Zoning Map, to establish the Geary-Masonic Special Use District (SUD) in the area generally bounded by Geary Boulevard to the south, Masonic Avenue to the east, and Assessor's Parcel Block No. 1071, Lot Nos. 001 and 004, to the north and west, respectively. The SUD would provide for a mixed use development project with ground floor retail, and a combination of low income, moderate income, and market rate residential units, at densities higher than what otherwise would be permitted in the NC-3 Zoning District and 80-foot Height district, in an area well-served by transit. On November 14, 2017, Supervisor Farrell introduced a revised ordinance at the Board of Supervisors to include alternative dwelling unit mix requirements not proposed in the original Ordinance.

On October 9, 2017, the Project Sponsor revised their Conditional Use Authorization application, pursuant to Planning Code Sections 121.1, 271 and 303, to propose demolishing the existing one-story commercial building and instead construct an 8-story mixed-use building containing 95 residential rental dwelling units above approximately 1,756 square feet of ground floor commercial space and 16 parking spaces within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, an 80-D Height and Bulk District, and the proposed Geary-Masonic Special Use District.

On November 30, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-002181CUA.

On November 15, 2017, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-002181CUA, 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 on the northwest corner of Geary Boulevard and Masonic Avenue, Block 1071, Lot 003. The subject property is a corner lot with

approximately 60 feet of frontage on Geary Boulevard and 157 feet of frontage on Masonic Avenue with a lot area of 12,730 square feet. The property is located in the NC-3 (Moderate Scale Neighborhood-Commercial) Zoning District, an 80-D Height and Bulk District and the proposed Geary-Masonic Special Use District. The property is currently developed with a vacant one-story commercial (restaurant) building formerly d.b.a. The Lucky Penny. The subject property slopes upward from Geary Boulevard towards its north side lot line at an average slope of approximately 7%.

3. **Surrounding Properties and Neighborhood.** The project site is located at the southeastern edge of the Presidio Heights neighborhood, where it meets the Western Addition neighborhood to the east and the Inner Richmond neighborhood to the south. The immediate area contains a mix of apartment buildings, and commercial and public utility buildings on large lots with varied heights. Directly adjacent and west of the subject lot is a seven-story commercial storage building and directly adjacent and north of the subject lot is a one-story grocery store (Trader Joe's). Directly across Geary Boulevard and to the south of the subject lot is a three-story building containing commercial uses on the ground floor with two floors of residential uses above. Directly across Masonic Avenue and to the east of the subject lot is a two-story building which occupies the entire block and is owned by the SFMTA for vehicle storage and office uses. Across the intersection, on the southeast corner of Geary Boulevard and Masonic Avenue is a large regional shopping complex (City Center), which also occupies the entire block. The central portion of Geary Boulevard, including two lanes of vehicular traffic in both directions, is tunneled beneath Masonic Boulevard, while the outer portions, including one lane of vehicular traffic and curbside parking, are located at grade and form two separate intersections with Masonic Avenue.
4. **Project Description.** The project sponsor proposes to demolish the existing one-story commercial building and construct an 8-story mixed-use building containing 95 residential dwelling units (64 studios, 29 two-bedroom units and 2 three-bedroom units) above approximately 1,756 square feet of ground floor commercial space, sixteen (16) off-street parking spaces and 120 bicycle parking spaces within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, an 80-D Height and Bulk District and the proposed Geary-Masonic Special Use District. The studio units would be approximately 344 square feet in size, the two-bedroom units would range in size from approximately 700 square feet to approximately 811 square feet, and the three-bedroom units would be approximately 900 square feet and approximately 1,006 square feet in size. Usable open space for the dwelling units would be provided on an approximately 5,576 square-foot shared rooftop deck. Two interior courtyards on the 2nd floor totaling approximately 1,787 square feet would provide additional non-qualifying open space. The sixteen (16) off-street parking spaces would be located behind the ground floor commercial space and beneath the residential lobby and lounge, and would be accessed via a relocated curb cut on Geary Boulevard. One other existing curb cut on Masonic Avenue would be removed. One hundred and twelve (112) Class 1 bicycle parking spaces would be provided in a secure, weather protected area on the ground floor level. Eight (8) Class 2 bicycle parking spaces would be provided outside along the Geary Boulevard and Masonic Avenue sidewalks.
5. **Proposed Geary-Masonic Special Use District.** To implement the proposed project, modifications to the Planning Code are required. On October 18, 2016, Supervisor Farrell

introduced an ordinance at the Board of Supervisors that would amend the Planning Code by adding Section 249.20; and amend Sheet SU03 of the Zoning Map, to establish the Geary-Masonic Special Use District. The proposed Geary-Masonic SUD would apply the provisions of Planning Code Section 752 for NCT-3 Zoning Districts to the subject property except:

- (1) Non-residential uses 3,000 square feet and above shall require a Conditional Use Authorization. Non-residential uses more than 6,000 square feet in size are not permitted.
 - (2) No parking shall be permitted above .5 cars for each Dwelling Unit.
 - (3) Parking and Loading access from Masonic Avenue is not permitted.
 - (4) The project is required to provide affordable housing on-site at the current on-site inclusionary housing requirements. The “grandfathering” provisions in Section 415 would not apply to projects within the SUD.
 - (5) A minimum dwelling unit mix of either (A) at least 40% two and three bedroom units, including at least 10% three bedroom units; or (B) Any dwelling unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the Project are provided in units with more than one bedroom, is required.
6. **Affordable Housing.** Commensurate with the removal of the dwelling unit density controls pursuant to the proposed SUD, which would significantly increase the total number of dwelling units allowed on the site, the Commission amends the proposed Geary-Masonic SUD to further increase the on-site affordable housing rate to 23% for rental projects or 26% for ownership projects. This recommendation is based on staff review of the level of density increase provided by the proposed SUD, as well as other current relevant City policies, including the Inclusionary Affordable Housing Program as recently revised and effective August 26, 2017, the HOME-SF program that was recently established and effective as of July 13, 2017, and the City’s 2016 Residential Affordable Housing Nexus Study, which establishes the maximum legally supported inclusionary rates for most projects. Given that the proposed SUD confers density increases that are commensurate with the level of increase contemplated in the HOME-SF program, but does not confer other associated development standard exceptions, it is the best judgment of Planning Department staff that an appropriate on-site requirement for projects within the SUD be 23% for rental projects or 26% for ownership projects. These requirements are above the minimum requirements set forth in Section 415 and also comfortably below the legal maximums established in the Nexus Study, while the analysis supporting the HOME-SF program indicates that these requirements are both appropriate and financially feasible for projects in the SUD.
7. **Public Comment.** As of November 15, 2017, in advance of the Planning Commission hearing on November 30, 2017, the Department has received two telephone inquiries requesting additional information about the project, but has received no formal public comment either in support of or in opposition to the proposed project.
8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Development of Large Lots.** Planning Code Section 121.1 states that in order to promote, protect, and maintain a scale of development which is appropriate to each district and

compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots in excess of 10,000 square feet in the NC-3 (Moderate Scale Neighborhood Commercial) Zoning District shall be permitted only as conditional uses.

The Project proposes the development of a 12,730 square foot lot and therefore requires Conditional Use Authorization. The additional required findings are listed below under Subsection 8.

- B. **Building Height.** Per Planning Code Section 260, the maximum height limit for the subject property is 80 feet.

The Project proposes a total building height of 80 feet, measured from the curb at the centerlines of both building steps, which is compliant with the provisions of Planning Code Section 260.

- C. **Bulk.** Planning Code Section 270 states that in the D Bulk District, the maximum length of a building is 110 feet with a maximum diagonal dimension of 140 feet above 40 feet.

The Project proposes a building length of 153 feet and a diagonal dimension of 176 feet. As the Project exceeds both the maximum permitted building length and diagonal dimension, a bulk exception is being sought. The additional required findings are listed below under Subsection 10.

- D. **Neighborhood Notification.** Planning Code Section 312 requires notification to all owners and occupants within 150 feet of the subject property when new construction is proposed in the Neighborhood Commercial District.

The proposal is located in the NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and proposes the construction of an eight-story, mixed-use building. This new construction requires Neighborhood Notification per Planning Code Section 312. Accordingly, notification was conducted in conjunction with the noticing for the Conditional Use Authorization. The applicant also conducted a pre-application meeting prior to submission on October 30, 2015.

- E. **Rear Yard.** Planning Code Section 134 requires that the project provide a rear yard equal to 25 percent of the total lot depth at the lowest level containing a residential unit, and at each succeeding level or story of the building, but in no case less than 15 feet. On a corner lot, the required rear yard may be substituted with an open area equal to 25 percent of the lot area which is located at the same levels as the required rear yard in an interior corner of the lot, an open area between two or more buildings on the lot, or an inner court.

The subject property is a corner lot and may therefore provide a modified required rear yard in an alternate location on the property equal to 25 percent of the lot area, which in this instance would amount to approximately 3,183 square feet. The project proposes a rear yard of approximately 1,300 square feet in an interior corner of the lot at the first floor as well as a two-level terraced central courtyard approximately 1,428 square feet in size at the first and second floors, for a total of approximately 2,728 square feet representing 21 percent of the lot area. As such, a rear yard modification pursuant to Planning Code Section 134 is required. The Zoning Administrator will consider the rear yard modification request concurrently with the Planning Commission's consideration of the Conditional Use Authorization request.

- F. **Usable Open Space.** Planning Code Section 135 requires that the project provide a minimum of 80 square feet of open space per dwelling unit, if not publically accessible. Alternatively, common useable open space, at a rate of 100 square feet per dwelling unit, shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 square feet. The area of an inner court may be credited as common usable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area, and if the height of the walls above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

Sixty-four (64) of the proposed dwelling units measure less than 350 square feet plus a bathroom, and therefore a total of 2,133 square feet of common usable open space is required for those units. The remaining thirty-one (31) units would require a minimum of 3,100 square feet of common usable open space. While the project would provide approximately 1,787 square feet of outdoor amenity space in the modified rear yard areas, the heights of the walls surrounding both interior courtyards would not meet the requirements of Planning Code Section 135. However, the project meets the requirements of Planning Code Section 135 by providing qualifying common open space areas on two rooftop decks totaling approximately 5,576 square feet.

- G. **Obstructions Over Streets.** Planning Code Section 136(c)(1)(B) allows overhead horizontal projections of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area or the volume of space enclosed by the building, and not projecting more than one foot over a street, provided they leave at least 7½ feet of headroom.

The project proposes fifteen vertical projections of a purely architectural and decorative character on the Masonic Avenue frontage which are approximately 90 feet tall, project approximately 1.5 feet over the street and leave more than 7½ feet of headroom. Because these decorative "fins" do not meet the spatial requirements of Planning Code Section 136(c)(1)(B), a variance is required. The Zoning Administrator will consider the rear yard modification request concurrently with the Planning Commission's consideration of the Conditional Use Authorization request.

- H. **Dwelling Unit Density.** Planning Code Section 712 permits a maximum residential density of one dwelling unit per 600 square feet of lot area. The proposed Geary-Masonic Special Use District applies the provisions of the NCT-3 Zoning District to the subject property. The NCT-3 Zoning District does not limit dwelling unit density based on lot area.

The subject property is approximately 12,730 square feet, which would allow for a total of 21 dwelling units pursuant to Planning Code Section 712, while the project proposes 95 dwelling units. The proposed Geary-Masonic SUD would remove the dwelling unit density controls.

- I. **Dwelling Unit Exposure.** Planning Code Section 140 states that in each dwelling unit, the windows of at least one room of 120-square-foot minimum dimensions shall face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a Code-complying rear yard, or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located

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

While the first floor interior court is at least 25 feet in every horizontal dimension, it does not increase by five feet in every horizontal dimension at each subsequent floor and therefore eighteen (18) of the dwelling units facing onto this interior court would not meet the requirements of Planning Code Section 140; and therefore, a variance is required. The Zoning Administrator will consider the dwelling unit exposure variance request concurrently with the Planning Commission's consideration of the Conditional Use Authorization request.

- J. **Off-Street Parking and Loading.** Section 151 of the Planning Code requires a minimum of one (1) off-street parking space per dwelling unit, but does not require any off-street parking for retail sales and services uses smaller than 5,000 square feet in size in the NC-3 Zoning District. Planning Code Section 152 does not require any off-street loading spaces for non-residential uses with a gross floor area less than 10,000 square feet. The proposed Geary-Masonic SUD permits a maximum of 0.5 off-street parking spaces per dwelling unit.

The project proposes sixteen (16) off-street parking spaces, including one handicap-accessible spaces and one car-share space in the garage level accessed from Geary Boulevard. The proposed Geary-Masonic SUD permits a maximum of 48 off-street parking spaces. As such, the project complies with these requirements.

- K. **Non-Residential Bicycle Parking.** Planning Code Section 155.2 requires the provision of at least one (1) Class 2 bicycle parking space for every 2,500 square feet of occupied floor area, but no less than two, for retail uses.

The Project would provide two (2) Class 2 bicycle parking spaces for the proposed retail uses, which complies with the Planning Code requirements.

- L. **Residential Bicycle Parking.** Planning Code Section 155.2 requires the provision of at least one (1) Class 1 bicycle parking space per dwelling unit and one (1) Class 2 bicycle parking space per 20 dwelling units for residential uses.

The Project would provide a total of one hundred and twelve (112) Class 1 bicycle parking spaces in a bicycle storage area on the first floor. Six (6) Class 2 bicycle parking spaces for the proposed residential uses would be provided which complies with the Planning Code requirements.

- M. **Street Frontage in Neighborhood-Commercial Districts.** Section 145.1 of the Planning Code requires that, with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Building systems including mechanical, electrical, and plumbing features may be exempted from this requirement by the Zoning Administrator only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space. Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger. The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall

be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to parking ingress or egress. Ground floor non-residential uses in all Neighborhood Commercial districts shall have a minimum floor-to-floor height of 14 feet.

The proposed building would front onto both Geary Boulevard and Masonic Avenue and active uses are required along both frontages. Approximately 12 feet of the Geary Boulevard frontage is dedicated to parking ingress/egress, approximately 4 feet is occupied by doors providing access to gas meters and approximately 7 feet is occupied by the secondary building ingress/egress corridor, all of which are exempted from the provisions of Planning Code Section 145.1. The remainder of the Geary Boulevard frontage is occupied by a proposed commercial space ranging in depth from approximately 25 feet to 40 feet with a floor-to-floor ground floor ceiling height of approximately 16 feet. Approximately 60% of the ground floor along the Geary Boulevard frontage will be fenestrated with transparent windows.

On the Masonic Avenue frontage, approximately 25 feet is occupied by doors providing access to an electrical transformer and back flow preventer, both of which are exempted from the provisions of Planning Code Section 145.1. The remainder of the Masonic Avenue frontage is occupied by the residential lobby and lounge, and the commercial space which is approximately 25-40 feet in depth. Approximately 60% of the ground floor along the Masonic Avenue frontage will be fenestrated with transparent windows. As such, the proposed uses and ground floor layout along the two street frontages complies with the requirements of Planning Code Section 145.1.

- N. **Dwelling Unit Mix.** The proposed Geary-Masonic Special Use District requires any dwelling unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the Project are provided in units with more than one bedroom.

The two- and three-bedroom units contain a total of sixty-four (64) bedrooms, and there are sixty-four (64) studio units. As such, 50% of all the bedrooms are located within units with more than one bedroom.

- N. **Shadow.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

- O. **Entertainment Commission Outreach.** Planning Code Section 314 requires that the Planning Department and Planning Commission consider the compatibility of uses when approving

residential uses adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential development project takes into account the needs and interests of both the Places of Entertainment and the future residents of the new development.

The subject property is not located within 300 feet of a place of entertainment.

- P. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any development project that results in the construction of more than twenty (20) new dwelling units.

The Project proposes the construction of ninety-five (95) new dwelling units and is therefore subject to the Transportation Sustainability Fee. These fees must be paid prior to the issuance of the first construction document.

- Q. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. Projects with a completed Environmental Evaluation Application prior to September 4, 2016, must only achieve 50% of the point target established in the TDM Program Standards.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 7.5 points. As currently proposed, the Project will achieve 15 points through the following TDM measures:

- *Unbundled Parking*
- *Parking Supply*
- *Car Sharing*
- *Bicycle Parking*
- *On-Site Affordable Housing*

- R. **Inclusionary Affordable Housing.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is generally 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, but in instances where a specific affordable housing requirement is set forth in a Special Use District, the higher requirement shall apply. The proposed Geary-Masonic SUD would require the project to satisfy its Inclusionary Affordable Housing Program obligations by providing affordable housing units on-site at the AMI levels prescribed by Section 415.3 of the Planning Code, and would remove the grandfathering provisions of Section 415.3 applicable to the subject property. .

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted 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 through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project or submit to the Department a contract demonstrating that the project's on- or off-site units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor has entered into an agreement with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et seq. and submits an Affidavit of such to the Department. All such contracts entered into with the City and County of San Francisco must be reviewed and approved by the Mayor's Office Housing and Community Development and the City Attorney's Office. The Project Sponsor has indicated the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City and approved herein. The Project Sponsor submitted such Affidavit on November 10, 2017.

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. A complete Environmental Evaluation Application was submitted on June 2, 2015; however the project would be subject to the provisions of the proposed Geary-Masonic SUD, as modified by the Planning Commission, which would remove the grandfathering provisions pursuant to Planning Code Section 415.3. As such, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 18% of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 4% of the units affordable to moderate-income households, and 4% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. Commensurate with the removal of the dwelling unit density controls pursuant to the proposed SUD, which would significantly increase the total number of dwelling units allowed on the site, it is the Department's position that the Commission recommend modifications to the proposed SUD to further increase the on-site affordable housing rate to 23% for rentals (2014-002181PCAMAP, Board File No. 161109). If the Board of Supervisors vote to adopt a 23% on-site Inclusionary rate, twenty-two (22) units (15 studios, and 7 two-bedrooms) of the total 95 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. The Conditions of Approval of this Motion include the on-site rental rate recommended by the Planning Department.

- S. **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.

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

- T. **Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

The Project proposes 95 new dwelling units and will be required to pay a fee for each net new gross square foot of residential development.

9. **Development of Large Lots.** In addition to the criteria of Section 303(c) of the Planning Code, as it pertains to the development of large lots, the City Planning Commission shall consider the extent to which the following criteria are met:

- A. The mass and facade of the proposed structure are compatible with the existing scale of the district.

The scale of development along Geary Boulevard is mixed, with varying architectural building types and many blocks featuring large building footprints with no prevailing style or dominant visual pattern. The project's proposed eight-story massing and articulated façade is compatible with the existing scale of the surrounding neighborhood commercial district.

- B. The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The façade of the proposed structure is compatible with the surrounding development in that the project would demolish an existing one-story commercial building with little street presence surrounded by surface parking, and replace it with a new eight-story building with a strong street presence along both street frontages which will enhance the visual quality of the neighborhood commercial district.

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

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

The proposed Geary-Masonic Special Use District would remove the existing density limit on the site, which currently permits a maximum of 21 dwelling units. While denser than the NC-3 Zoning District would allow and somewhat bulkier than the D Bulk District permits, the project is within the height limit allowed in the 80 Height District and is compatible with the heights and uses at the

intersection of Geary Boulevard and Masonic Avenue, particularly the adjacent 7-story storage building. The size of the proposed mixed-use building is necessary and desirable, as it will add 95 dwelling units, including 22 permanently affordable units, to the City's housing stock. The project is reflective of density that would support the planned Geary Boulevard bus rapid transit (BRT) line. The proposed project would also replace the currently vacant 1-story commercial building and surface parking lot with a neighborhood-serving ground floor commercial space.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed size, shape and arrangement of the proposed building would not be detrimental to persons residing or working in the vicinity, as the new building, in general, is consistent with the massing and height of other tall buildings found within the immediate vicinity, particularly the seven-story storage building directly to the west of the subject property. The proposed project represents the appropriate infill of a lot that is currently underdeveloped.

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

The project would provide sixteen (16) unbundled off-street parking spaces for the residential uses in a garage located behind the ground floor commercial space and below the residential lobby. The Planning Code does not require parking or loading for the proposed 1,756 square feet of commercial uses. The project would eliminate the existing curb cut currently providing access to the site on the Masonic Avenue frontage and would relocate the curb cut on the Geary Boulevard frontage to be further from the intersection, reducing the potential for pedestrian and vehicular conflicts. Parking access would be located solely on Geary Boulevard so as to not impede the westbound turning lane on Masonic Avenue.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The project is not expected to cause any negative noise, glare, dust or odor impacts.

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

The project locates residential parking in the basement level, beneath the residential lobby and behind the commercial space fronting both Geary Boulevard and Masonic Avenue. The upper portion of the outer court facing Masonic Avenue on the second floor would be landscaped as a green roof and would be fully visible from the residential units fronting the interior court. Likewise, the first floor interior courtyard would be landscaped and fully accessible from a

residential lounge and fitness room. The project proposes approximately 5,576 square feet of usable open space on two shared rooftop decks. The project sponsor has completed the required Tree Planting and Protection Checklist and has identified that eleven (11) street trees are required by the project. The feasibility of planting the required number of street trees at the project will be determined by the Department of Public Works, Urban Forestry Division.

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

The Project complies with all relevant requirements and standards of the Planning Code. Where the project deviates from the standard provisions of the Planning Code, the project sponsor is requesting the necessary exceptions and variances as required by the Planning Code. The project is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purpose of NC-3 District in that it proposes high-density housing with ground floor commercial uses that are compatible with other uses nearby.

11. **Bulk Exception Findings.** Pursuant to Planning Code Section 270, the "D" Bulk District shall have a maximum length of 110 feet and a maximum diagonal dimension of 140 feet for the portion of a building greater than 40 feet in height.

The Project proposes a building length of 153 feet and a diagonal dimension of 176 feet, therefore the project requires a bulk exception pursuant to Planning Code Section 271.

Planning Code Section 271 establishes criteria to allow exceptions to the Bulk limit with Conditional Use Approval. On balance, the project does comply with said criteria in that:

- A. The appearance of the bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass.
- i. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;

The bulk of the building is interrupted by a large central courtyard from the second floor up on the Masonic Avenue frontage measuring approximately 1,250 square feet (25 feet by 50 feet), thus creating a break in the building mass and giving the appearance of two distinct masses.

- ii. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;

In response to the laterally sloping topography of the site from south to north, there is one additional story on the northern portion of the building. This, along with the central courtyard, helps to visually break the building into separate elements.

- iii. Differences in materials, colors or scales of the facades that produce separate major elements;

All facades are treated with exterior materials of various textures and colors to create a building scale and massing that is appropriate within the surrounding context. The ground floor is also differentiated by its height, scale and materials.

- iv. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and

The large central courtyard along the Masonic Avenue frontage, along with the varying number of floors at the top of the building creates the appearance of two distinct masses, each of which would meet the bulk limits if measured as separate elements.

- v. In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.

This criterion is not applicable as only one tower is proposed.

- B. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:

- i. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;

The building height and silhouette is harmonious with the surrounding topography on the Geary Boulevard and Masonic Avenue corridors.

- ii. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;

The height, setbacks and placement of architectural detailing references the building heights and scale in the surrounding neighborhood.

- iii. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and

The scale and selection of exterior materials on the ground floor reflect the mix of commercial uses along the Geary Boulevard corridor. The window proportions and use of balconies reflect the residential uses contained within the upper portion of the building.

- iv. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The majority of the subject property adjacent to the sidewalk is currently occupied by surface parking. The project proposes pedestrian-scale commercial uses at-grade, immediately adjacent to the sidewalk along both the Masonic Avenue and Geary Boulevard frontages. The removal of the curb cut on Masonic Avenue and the proposed retail space will enhance pedestrian activity along that frontage.

12. **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.

Policy 1.2:

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas.

Policy 1.3:

Work proactively to identify and secure opportunity sites for permanently affordable housing.

Policy 1.6:

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.8:

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

Policy 1.10:

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The current zoning on the subject property permits a maximum of 21 dwelling units, which is far less than the 80-foot height limit would allow in the absence of dwelling unit density restrictions. The proposed

Geary-Masonic SUD would remove the density controls to allow for a project that will provide a total of 95 dwelling units, including twenty-two (22) permanently affordable housing units. The subject property is located in a Moderate Scale Neighborhood-Commercial (NC-3) Zoning District, which has been identified as an area where existing and planned infrastructure can support residential and commercial growth. Future residents of the proposed building will be able to rely on public transit, walking and bicycling for the majority of their daily trips.

OBJECTIVE 4:

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

Policy 4.1:

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

Policy 4.4:

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5:

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The project will provide 29 two-bedroom units and 2 three-bedroom units, which would be suitable for families with children. All ninety-five units will be offered as rental housing, twenty-two (22) of which will be permanently affordable, as well as market-rate units. The affordable housing units would be allocated in a range of income tiers, with a diversity of units provided for households with low, medium and moderate incomes.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1:

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2:

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

Policy 12.3:

Ensure new housing is sustainably supported by the City's public infrastructure systems.

The subject site is already adequately served by the City's water, and sewer systems, electricity and gas utilities, MUNI public transit, and receives solid waste and recycling collection.

OBJECTIVE 13:
PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.3:
Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The project would provide a total of 120 bicycle parking spaces for its residents, and for patrons and employees of the ground floor commercial space, to encourage bicycling, and is located within walking distance to several public transit lines, including the future Geary Boulevard bus rapid transit (BRT) line.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:
Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed project will provide approximately 1,756 square feet of commercial space on the ground floor, which will contribute positively to the diversity of commercial uses and services found in the surrounding neighborhood.

OBJECTIVE 2:
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

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

The Project will offer ground floor space for new commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The project is proposing a commercial space that would enable the district to achieve optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. No Formula Retail use is being proposed.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The project proposes to create high-density housing within walking distance of MUNI lines 1AX, 2, 31AX, 31BX, 38, 38AX, 38BX, 38R, 43, and NX. In addition, the subject site is near the Geary Boulevard transit corridor, which is proposed to be redesigned for a bus rapid transit (BRT) line in the near future. The project would provide only sixteen off-street parking spaces, for a total of 0.2 spaces per dwelling unit, and will not provide any parking for the proposed commercial uses which will encourage transit usage amongst residents and patrons of the ground floor retail spaces.

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

The project is located within a neighborhood well-served by public transportation and, with only 0.2 off-street parking spaces per dwelling unit, occupants of the proposed building are expected to rely heavily on public transit, cycling or walking for the majority of their daily trips. Within a few blocks of the subject site, there are several MUNI bus lines, including the future Geary Boulevard bus rapid transit (BRT) line.

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 will provide 112 Class 1 bicycle parking spaces within a secure, weather protected area within the building as well as 8 Class 2 bicycle parking spaces along the Geary Boulevard and Masonic Avenue frontages that will accommodate both employees and patrons of the building's commercial uses as well as guests of the residential units above.

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 proposed Geary-Masonic SUD would permit a maximum of 48 off-street parking spaces, 0.5 per dwelling unit. The project proposes sixteen (16) off-street parking spaces for the residents of the building. The proposed commercial uses do not require nor propose any off-street parking or loading. As such, the project is consistent with the objectives of the General Plan for parking reduction for new buildings in residential and commercial areas adjacent to transit centers.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

In order to respond to the surrounding context in terms of bulk and massing, the project proposes a large central courtyard along the east (Masonic Avenue) elevation, thus creating a break in the building mass and giving the appearance of two buildings. The exposed north side elevation facing the Trader Joe's site will be treated with pre-finished architectural panels and will feature reveal joints to create visual interest until such time that the adjacent property redevelops.

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

The subject site is located at the intersection of Masonic Avenue and Geary Boulevard and across from the City Center retail and commercial complex. The project will introduce new residents who will visit and shop at the existing neighborhood retail and commercial establishments, thereby enhancing their businesses. Although the existing vacant building formerly occupied by a restaurant use on the subject property will be demolished, the project will provide approximately 1,756 square feet of ground floor commercial space for future commercial uses.

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

The project would not displace any existing housing or negatively affect the existing neighborhood character. The project would improve the existing character of the neighborhood by redeveloping an

underutilized lot with new residential and commercial uses that will add economic diversity to the neighborhood, including a mix of dwelling unit types on-site. The proposed ground floor retail spaces are consistent with the pedestrian-oriented uses in the immediate area.

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

There is currently no housing on the subject property, and therefore no affordable housing is proposed to be removed for this project. Moreover, the project would enhance the City's supply of affordable housing by providing twenty-two (22) on-site affordable dwelling units, in compliance with the Inclusionary Affordable Housing Program pursuant to Planning Code Section 415 and the additional affordable housing requirements established by the proposed Geary-Masonic Special Use District.

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

The project is well-served by public transit, particularly along the Geary Boulevard and Masonic Avenue corridors. With only sixteen (16) off-street parking spaces for the proposed 95 dwelling units, the project is not expected to generate much commuter traffic that would overburden local streets or affect neighborhood parking.

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City 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.

A shadow analysis was prepared and the project's shadow does not reach any parks or open spaces under the jurisdiction of the Department of Recreation and Parks. The project will have no negative impact on existing parks and open spaces.

14. 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.

15. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-002181CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 9, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on November 30, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 30, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the construction of an 8-story building with 95 dwelling units above approximately 1,756 square feet of ground floor commercial space, sixteen off-street parking spaces and 120 bicycle parking spaces located at 2670 Geary Boulevard, Block 1071, Lot 003, pursuant to Planning Code Sections 121.1, 249.20, 271 and 303 within the NC-3 Zoning District, an 80-D Height and Bulk District and the proposed Geary-Masonic Special Use District; in general conformance with plans, dated November 9, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2014-002181CUA and subject to conditions of approval reviewed and approved by the Commission on November 30, 2017 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 30, 2017 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. 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 and the Special Use District. 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 and Special Use District. Should the Commission not revoke the Authorization and Special Use District following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization and Special Use District.

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, Planning Code text amendment(s) and/or Zoning Map amendment(s) was approved.

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

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

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

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

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

6. **Reclassification/Rezoning.** This Conditional Use Authorization is contingent upon the final adoption of the draft Ordinance by the City and County of San Francisco Board of Supervisors amending the Planning Code by adding Section 249.20 to create the Geary-Masonic Special Use District and amending Sheet SU03 of the Zoning Map to add the Geary-Masonic Special Use District. Should either of these actions fail to receive approval, be disapproved, or otherwise modified to require a lower affordable housing requirement than indicated in Condition No. 22, all proposed entitlements for the subject Project shall be null and void.

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org
8. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org
10. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, 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:
 - 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 effects 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>

12. **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

13. **Parking for Affordable Units.** 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
14. **Car Share.** Pursuant to Planning Code Section 166, no fewer 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, 155.1, and 155.2, the Project shall provide no fewer than 120 bicycle parking spaces (112 Class 1 spaces and 6 Class 2 spaces for the residential portion of the Project and 2 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
16. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide sixteen (16) independently accessible off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
17. **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

18. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

19. **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

20. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

21. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

AFFORDABLE 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.

22. **Number of Required Units.** Pursuant to Planning Code Section 415.3 and the requirements of the Geary-Masonic SUD, the Project is required to provide 23% of the proposed dwelling units as affordable to qualifying households. The Project contains 95 units; therefore, twenty-two (22) affordable units are required. The Project Sponsor will fulfill this requirement by providing the 22 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 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

23. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3 and the requirements of the Geary-Masonic SUD, the Project is required to provide 23% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 4% must be affordable to moderate income households, at least 4% must be affordable to middle income households, and the remaining 5% must be affordable to households earning up to 120% of the Area Median Income. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. 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 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

24. **Unit Mix.** The Project contains 64 studios and 29 two-bedroom units; therefore, the required affordable unit mix is 15 studios and 7 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

25. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
26. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2).
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
27. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twenty-three percent (23%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
28. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
29. **Reduction of On-Site Units After Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
30. **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 MOHCD 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 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 10% of the units affordable to low-income households, 4% to moderate-income households, and the remaining 4% of the units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. 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.
 - a. Studio units offered for rent to middle-income households as defined in the Planning Code and the Procedures Manual may not be occupied by fewer than two people.
 - c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
 - d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
 - e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying

the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

MONITORING - AFTER ENTITLEMENT

31. **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

32. **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

33. **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>
34. **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>
35. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org
36. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
37. **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

38. **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

TRANSPORTATION DEMAND MANAGEMENT

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

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

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

Case No.: 2014-002181ENV
Project Title: 2670 Geary Boulevard
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District
80-D Height and Bulk District
Block/Lot: 1071/003
Lot Size: 12,730 square feet
Project Sponsor: Riyadh Ghannam, Architect – (415) 699-3640
riyad@rg-architecture.com
Staff Contact: Justin Horner – (415) 575-9023 Justin.Horner@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

2670 Geary Boulevard (Assessor's Block 1071, Lot 003) is located at the southeast corner of the block bounded by Euclid Avenue to the north, Geary Boulevard to the south, Masonic Avenue to the east, and Emerson Street to the west in San Francisco's Presidio Heights neighborhood. The parcel is approximately 12,730 square feet in size. The parcel currently contains a 3,827-sf retail recently vacant building (recently occupied by Lucky Penny Coffee Shop), built in 1971, and a 20-space surface parking lot with a 22-foot wide curb cut along Masonic Avenue and a 16-foot wide curb cut on Geary Boulevard. The proposed project includes the demolition of the existing building and the construction of an 80-foot-tall (95-foot-tall with rooftop structures), eight-story-over-basement mixed-use residential building with approximately 1,790-sf of ground floor retail space and 95 dwelling units.

(Continued on next page)


EXEMPT STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act [CEQA] Guidelines Section 15332). See page 2.

(Continued on next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

for 

Lisa Gibson
Environmental Review Officer

11/15/2017

Date

cc: Riyadh Ghannam, Project Sponsor
Christopher May, Current Planner

Supervisor Farrell, District 2 (via Clerk of the Board)
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project would also include 120 bicycle parking spaces and 16 vehicle spaces on a basement level. Pedestrian access to the residential spaces would be from a lobby on Masonic Avenue and a garage entry on Geary Boulevard, with pedestrian access to the commercial space from entrances near the corner of Masonic Ave and Geary Boulevard. The proposed project would remove the existing curb cuts on Masonic Avenue and Geary Boulevard. The proposed project would provide vehicle ingress and egress from Geary Boulevard. A new 10-foot-wide curb cut would be provided on Geary Boulevard, approximately 15 feet to the west of the existing curb cut to be removed. The proposed project would include 2,750 cubic yards of excavation to a depth of up to 10 feet. Construction would last approximately 18 months.

Project Approvals

Pursuant to Planning Code Sections 121.1 (Development of Large Lots in Neighborhood Commercial Districts), 271 (Bulk Limits: Special Exceptions) and 303 (Conditional Uses), the proposed project requires a Conditional Use Authorization from the Planning Commission.

Approval Action: The granting of a Conditional Use Authorization by the Planning Commission constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EXEMPT STATUS (continued):

CEQA Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions. As discussed below, the proposed project satisfies the terms of the Class 32 exemption.

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The proposed project would be consistent with other applicable policies and standards associated with the project site's existing General Plan designation and zoning controls as outlined in the proposed Geary-Masonic Special Use District (Board File 161109). The proposed project's height, at 80 feet and as defined by the Planning Code, is consistent with the existing 80-foot height and bulk limit.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 12,684-square-foot (approximately 0.3 acre) project site is located within a fully developed area of San Francisco. The surrounding area consists of residential and commercial uses. Thus, the proposed

project would be properly characterized as an infill development surrounded by urban uses on a site of less than five acres.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The 12,684-square-foot project site is located within a densely developed urban area and currently contains a building, side driveway, and a rear parking lot. The project site does not have habitat value for endangered, rare, or threatened species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Transportation. A Transportation Impact Study was completed for the proposed project.¹ The following transportation analysis includes elements from the study and relies on its conclusions.

On March 3, 2016, in anticipation of the future certification of revised CEQA Guidelines pursuant to Senate Bill 743, the San Francisco Planning Commission adopted State Office of Planning and Research's recommendation in the *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*² to use the Vehicle Miles Traveled (VMT) metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric does not apply to the analysis of impacts on non-automobile modes of travel such as riding transit, walking, and bicycling.) Accordingly, this categorical exemption does not contain a separate discussion of automobile delay (i.e., traffic) impacts. Instead, a VMT analysis is provided within.

VMT

Consistent with CEQA Section 21099 and the thresholds of significance for other land uses recommended in the Revised Proposal, a threshold of 15 percent below existing development is applied to determine if a project would have significant VMT impacts. For residential projects, a project would generate substantial additional VMT if it exceeds the regional household VMT per capita minus 15 percent. This metric is consistent with OPR's proposed transportation impact guidelines, which state that a project would cause substantial additional VMT if it were to exceed both existing city household VMT per capita minus 15 percent and existing regional household VMT per capita minus 15 percent. For active/retail projects, the Planning Department uses a VMT efficiency approach (i.e., a project would generate substantial additional VMT if it exceeds the regional VMT per retail employee minus 15 percent).

According to the Department's Transportation Information Map, the existing average daily VMT per capita for residential uses is 7.1 for the transportation analysis zone the project site is located in, 687. This is 59 percent below the existing regional average daily VMT per resident of 17.2. The existing average daily VMT per retail employee is 8.2 for the transportation analysis zone the project site is located in, 687. This is 45 percent below the existing regional average daily VMT per retail employee

¹ TJKM, Transportation Impact Study 2670 Geary Blvd, June 29, 2017.

² This document is available online at: https://www.opr.ca.gov/s_sb743.php.

of 14.9. Future 2040 average daily VMT per resident is 6.4 for transportation analysis zone 687, which is 60 percent below the future 2040 regional average daily VMT per resident of 16.1. Future 2040 average daily VMT per retail employee is 7.7 for the transportation analysis zone 687. This is 47 percent below the future 2040 regional average daily work-related VMT per retail employee of 14.6. Given the project site is located in an area where existing and future VMT is more than 15 percent below the existing regional average, the proposed project would not result in substantial additional VMT.

Trip Generation

The proposed project would generate about 1,334 person trips (inbound and outbound) on a weekday daily basis, of which 503 would be vehicle trips. After accounting for the person trips generated by the existing restaurant, which would be demolished, the proposed new building would generate a net increase of 558 daily person trips, 189 of which would be during the PM peak hour. Of those 189 net new PM peak hour trips, 91 would be vehicle trips, 55 would be transit trips, 20 would be walk trips and 23 would be trips by other modes (which includes bicycles).

Noise.

Construction Noise

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the San Francisco Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by San Francisco Public Works.

Construction of the proposed project would temporarily increase noise levels in the project vicinity. Construction phases would consist of approximately three months for excavation and shoring, one month for foundation installation, nine months for the superstructure, and eight months for interior and exterior finishes (some of these phases would be overlapping). Daily construction would occur during the working hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday. The main sources of construction noise on this project would be engines from construction equipment, typically diesel engines. The initial construction phases of excavation and shoring and foundation installation, approximately three months in duration, would tend to be the noisiest with noise generated by bulldozers, loaders, graders and trucks. The large equipment movements would vary day to day until the foundation system is completed. The construction of the main building structure would include a tower crane and man hoist which would be more stationary and around the site perimeter. The daily variations in noise beyond the site would diminish as the building envelope is completed and construction would consist of interior and exterior finishes. Delivery trucks would be the main source of noise over the remaining phases of construction. Although some increase in noise levels would be associated with project construction, construction noise would be intermittent and limited

to the duration of construction, which is estimated to last about 18 months. Compliance with the Noise Ordinance would minimize noise from construction activities. For these reasons, construction of the proposed project would not result in a significant impact with respect to construction noise.

Operational Noise

Residential uses are considered sensitive receptors for the purpose of noise impact analysis. There are no residential uses on adjacent properties. The proposed project would include mechanical equipment, such as heating and ventilation systems, that could produce operational noise and potentially disturb nearby sensitive receptors. Also, project-related traffic would contribute to vehicular noise in the vicinity.

The San Francisco Noise Ordinance prohibits unwanted, excessive, and avoidable noise in order to protect public health from elevated community noise. Section 2909 of the Noise Ordinance establishes a noise limit from mechanical sources, such as the proposed project's building equipment, specified as a certain noise level in excess of the ambient noise level at the property line. For noise generated by residential uses, the source must not cause a noise level more than 5 dBA in excess of ambient noise levels; for noise generated by commercial and industrial uses, the limit is 8 dBA in excess of ambient noise levels; for noise on public property, including streets, the limit is 10 dBA in excess of ambient noise levels. In addition, the Noise Ordinance provides for a separate fixed-source noise limit at residential interiors of 45 dBA at night (from 10:00 p.m. until 7:00 a.m.) and 55 dBA during the day and evening hours (from 7:00 a.m. until 10:00 p.m.).

Noise from the rooftop HVAC equipment would be unlikely to be noticeable to sensitive receptors given the background noise levels in the vicinity. Further, noise levels would attenuate between the rooftop HVAC equipment and nearby residences, and would be reduced by at least 25 dBA (with windows closed) due to standard building construction materials which provide noise insulation. Accordingly, project-related noise is not likely to exceed the 45 dBA nighttime limit for interior noise at nearby residences and, regardless, the proposed project would be required to meet the Section 2909 criteria.

In the project vicinity, vehicular traffic on Geary Boulevard and Masonic Avenue are the primary sources of noise. With respect to project-generated traffic noise, the traffic volume at a given location would need to double in order to produce a 3-dB increase in ambient noise levels, which would be barely perceptible to most people.³ The proposed project would generate a net increase of approximately 558 daily vehicle trips to the local street network. At most of the study intersections, the increase in traffic volumes would represent less than a one percent increase over existing conditions. Therefore, vehicle trips attributable to the proposed project would not result in a perceptible increase in ambient noise levels near the project site.

For these reasons, operation of the proposed project would not result in a significant impact with respect to noise.

³ United States Department of Transportation, Federal Highway Administration, *Highway Traffic Noise: Analysis and Abatement Guidance*, December 2011, p. 9. Available online at: http://www.fhwa.dot.gov/environment/noise/regulations_and_guidance/analysis_and_abatement_guidance/revguidance.pdf.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project, which includes 95 dwelling units and approximately 2,750 cubic yards of excavation, would not exceed criteria air pollutant screening levels for operations or construction (which are 494 dwelling units and 240 dwelling units, respectively; and/or 10,000 cubic yards of excavation).

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. In response to growing concerns of TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would not result in a significant effect with respect to siting new sensitive receptors in areas with substantial levels of air pollution.

The proposed project would require construction activities for the approximate 18-month construction phase. However, construction emissions would be temporary and variable in nature and, as discussed above, would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,⁴ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

⁴ California Code of Regulations, Title 13, Division 3, § 2485 (on-road) and § 2449(d)(2) (off-road).

For the above reasons, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project would not generate substantial wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow into the City's combined sewer system and would be subject to the standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plan prior to discharge.

The proposed project has been required to prepare a Stormwater Control Plan, pursuant to San Francisco's Stormwater Management Ordinance and the San Francisco Public Utility Commission's Stormwater Design Guidelines. The approved Stormwater Control Plan aims to reduce the total volume and peak flow rate of stormwater at the project site, and requires a signed maintenance agreement to ensure proper care of any stormwater controls.

Therefore, the proposed project would not result in significant impacts related to water quality.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where public services and facilities are available; no expansion of public services or utilities is anticipated. Therefore, the proposed project would not result in adverse impacts related to utilities and public services.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. As discussed below, none of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (b) provides that a categorical exemption shall not be used where the cumulative impact of successive projects of the same type in the same place over time is significant. There is no evidence of such cumulative impacts with respect to the project.

Guidelines Section 15300.2, subdivision (c) provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant effect on traffic, noise, air quality and water quality. In addition, the proposed project would not have a significant effect on the environment due to unusual circumstances for other environmental topics, including those discussed below.

Guidelines Section 15300.2, subdivision (d) provides that a categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. There is no evidence that the project might cause damage to such scenic resources.

Guidelines Section 15300.2, subdivision (e) provides that a categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the California Government Code. The project is not located on such a site.

Guidelines Section 15300.2, subdivision (f) provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. There is no evidence that the project might cause such a change in the significance of a historical resource.

Transportation (Transit). The project is expected to generate a new increase of 339 daily transit person-trips, 55 of which would occur in the p.m. peak hour. The project site is well served by Muni. The 38-Geary, 38L-Geary and 38-Geary Express lines run along Geary Boulevard in front of the project, and the 43-Masonic runs along Masonic Avenue adjacent to the project. The site is within two blocks of the 2-Clement and within four blocks of both the 1-California and 31-Balboa lines. The project site is also served Golden Gate Transit's 92 line. The proposed driveway entrance to the project on Geary Boulevard is not anticipated to result in delays to transit vehicles, as that section of Geary Boulevard includes a single 20-foot travel lane and an 8-foot curb-side zone, adjacent to the proposed garage entrance. This configuration would allow garage egress and ingress, and curb-side pick-up/drop-offs, to occur outside of the path of travel of buses. Thus, the project would not substantially affect the neighborhood's existing conditions for transit.

Hazardous Materials. As the proposed project includes the excavation of more than 50 cubic yards, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the SFDPH. The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to evaluate the potential presence of petroleum hydrocarbons and hazardous materials in soil and/or groundwater at the site. Accordingly in November, 2014, a Phase I Environmental Site Assessment (ESA) Report was completed for the project site.⁵ The ESA determined there was no evidence of recognized environmental conditions in connection with the project site, although the age of the existing building indicates the potential for asbestos-containing materials that could be disturbed by the proposed demolition.

In accordance with Maher Program, the project sponsor may also be required to submit a Site Mitigation Plan to SFDPH for review and approval prior to project construction.⁶ The Site Mitigation Plan must include soil and groundwater handling procedures, designs for mitigating measures that control human exposure to remaining hazardous substances, an environmental contingency plan, health and safety plan and other information. With compliance with Article 22A of the Health Code, as described, the proposed project would not pose a significant impact to the environment related to hazardous materials.

Aesthetics. In accordance with CEQA Section 21099 – Modernization of Transportation Analysis for Transit Oriented Projects – aesthetics shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

⁵ Partner Engineering and Science Inc, Phase I Environmental Site Assessment Report for Commercial Property at 2670 Geary Street, November 6, 2014.

⁶ San Francisco Department of Public Health, *Letter to SoMa Residential Development*, November 8, 2016.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics in determining the significance of project impacts under CEQA.⁷

Wind. Given the proposed height of the new building, 80-foot-tall (95-foot-tall with rooftop structures), a wind consultant prepared a screening-level wind analysis.⁸ The analysis noted that the neighboring seven-story Public Storage building at 2696 Geary Boulevard would shelter the new building from the prevailing westerly winds. The north portion of the new building would be exposed to northwesterly winds, resulting in wind accelerations at the northeast corner of the new building along Masonic Ave. Sidewalks along Masonic that are now exposed to prevailing winds would be sheltered due to the new building. While the analysis recommended consideration of wind control measures along the northeastern corner of the new building and near or within the open spaces within the new building, the analysis concluded that the wind hazard criterion used for the purposes of CEQA would not be exceeded. A wind tunnel study was not recommended. Therefore, the project would not result in significant wind impacts.

Serpentine Soils/Naturally Occurring Asbestos. Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.⁹ The proposed project would involve construction throughout the project site, potentially releasing serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.¹⁰ To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,¹¹ and are enforced by the Bay Area Air Quality Management District (BAAQMD).

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are

⁷ San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 2670 Geary Boulevard, April 20, 2016.

⁸ RWDI, *Screening-Level Wind Analysis, 2670 Geary Boulevard*, November 7, 2016.

⁹ Planning Department, GIS Layer, “Areas Affected by Serpentine Rocks.” Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

¹⁰ California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at:

<http://www.arb.ca.gov/toxics/Asbestos/1health.pdf>. Accessed April 15, 2013.

¹¹ California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

Public Notice and Comment. On August 5, 2015, the Planning Department mailed a "Notification of Project Receiving Environmental Review" to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. No comments were received. The Planning Department received environmental comments subsequent to the above notification regarding the size of the proposed project and its compatibility with the surrounding neighborhood, and potential wind impacts. These comments were addressed under the Aesthetics and Wind headings, above.

Conclusion. The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

1 [Planning Code, Zoning Map - Establishment of Geary-Masonic SUD]

2

3 **Ordinance amending the Planning Code to establish the Geary-Masonic Special Use**
 4 **District in the area generally bounded by Geary Boulevard to the south, Masonic**
 5 **Avenue to the east, and Assessor's Block 1071 Lots 001 and 004 to the north and west,**
 6 **respectively, and amending Sheet SU03 of the Zoning Map of the City and County of**
 7 **San Francisco; and affirming the Planning Department's determination under the**
 8 **California Environmental Quality Act; making findings of consistency with the General**
 9 **Plan and the eight priority policies of Planning Code, Section 101.1; and adopting**
 10 **findings of public convenience, necessity, and welfare under Planning Code, Section**
 11 **302.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 15 **Board amendment additions** are in double-underlined Arial font.
 16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 17 **Asterisks (* * * *)** indicate the omission of unchanged Code
 18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20

21 Section 1. Findings.

22 (a) The Planning Department has determined that the actions contemplated in this
 23 ordinance comply with the California Environmental Quality Act (California Public Resources
 24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 25 Supervisors in File No. _____ and is incorporated herein by reference. The Board
 affirms this determination.

1 (b) On _____, the Planning Commission, in Resolution No. _____, adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
5 Board of Supervisors in File No. _____, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will
7 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
8 Commission Resolution No. _____ and the Board incorporates such reasons herein
9 by reference. A copy of Planning Commission Resolution No. _____ is on file with the
10 Clerk of the Board of Supervisors in File No. _____.

11
12 Section 2. The Planning Code is hereby amended by adding Section 249.20, to read
13 as follows:

14 **SEC. 249.20. GEARY-MASONIC SPECIAL USE DISTRICT.**

15 *(a) General. A Special Use District entitled the Geary-Masonic Special Use District*
16 *("District"), the boundaries of which are shown on Sectional Map SU03 of the Zoning Maps of the City*
17 *and County of San Francisco, is hereby established for the purpose set out below.*

18 *(b) Purpose. In order to provide for a mixed use development project with ground floor retail,*
19 *and a combination of low income, moderate income, and market rate residential units, at densities*
20 *higher than what otherwise would be permitted in the NC-3 zoning district and 80 foot height district,*
21 *in an area well-served by transit, there shall be a Geary-Masonic Special Use District consisting of*
22 *Assessor's Block 1071, Lot 003 as designated on Sectional Map SU03 of the Zoning Maps of the City*
23 *and County of San Francisco.*

24 *(c) Development Controls. Applicable provisions of the Planning Code for NCT-3 Districts as*
25 *set forth in Section 752 shall apply within this Special Use District, except for the following:*

1 (1) Use Size. Non-residential uses 3000 square feet and above shall require a
2 conditional use under Section 121.2. Uses more than 6000 square feet in size are not permitted.

3 (2) Accessory Vehicle Parking. No parking shall be permitted above .5 cars for
4 each Dwelling Unit.

5 (3) Parking and Loading Access. Parking and Loading access from Masonic
6 Avenue is not permitted.

7 (d) Inclusionary Housing. In order to allow for the increased residential densities provided
8 by this Special Use District, on-site inclusionary units pursuant to Planning Code Section 415.6 shall
9 be required in the amounts, and at the income levels, set forth in Section 415.6(a). The grandfathering
10 provisions in Section 415.3(b) shall not apply. Except as expressly provided in this subsection, all
11 other provisions of Section 415 shall apply.

12
13 Section 3. The Planning Code is hereby amended by revising Sheet SU03 of the
14 Zoning Map as follows:

Description of Property	Use District to be Superseded	Use District Hereby Approved
Assessor's Block 1071, Lot 3	NC-3	Geary-Masonic SUD

15
16
17
18
19
20 Section 4. Effective Date. This ordinance shall become effective 30 days after
21 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
22 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
23 of Supervisors overrides the Mayor's veto of the ordinance.

24 //

25 //

1 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
5 additions, and Board amendment deletions in accordance with the "Note" that appears under
6 the official title of the ordinance.

7
8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By: _____
11 AUDREY W. PEARSON
12 Deputy City Attorney

13 n:\legana\as2016\1600753\01230561.docx
14
15
16
17
18
19
20
21
22
23
24
25

1 [Planning Code, Zoning Map - Establishment of Geary-Masonic SUD]

2

3 **Ordinance amending the Planning Code to establish the Geary-Masonic Special Use**
 4 **District in the area generally bounded by Geary Boulevard to the south, Masonic**
 5 **Avenue to the east, and Assessor’s Block 1071 Lots 001 and 004 to the north and west,**
 6 **respectively, and amending Sheet SU03 of the Zoning Map of the City and County of**
 7 **San Francisco; and affirming the Planning Department’s determination under the**
 8 **California Environmental Quality Act; making findings of consistency with the General**
 9 **Plan and the eight priority policies of Planning Code, Section 101.1; and adopting**
 10 **findings of public convenience, necessity, and welfare under Planning Code, Section**
 11 **302.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 15 **Board amendment additions** are in double-underlined Arial font.
 16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 17 **Asterisks (* * * *)** indicate the omission of unchanged Code
 18 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18

19 Section 1. Findings.

20 (a) The Planning Department has determined that the actions contemplated in this
 21 ordinance comply with the California Environmental Quality Act (California Public Resources
 22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 23 Supervisors in File No. _____ and is incorporated herein by reference. The Board
 24 affirms this determination.

25 ///

1 (b) On _____, the Planning Commission, in Resolution No. _____, adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
5 Board of Supervisors in File No. _____, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will
7 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
8 Commission Resolution No. _____ and the Board incorporates such reasons herein
9 by reference. A copy of Planning Commission Resolution No. _____ is on file with the
10 Clerk of the Board of Supervisors in File No. _____.

11
12 Section 2. The Planning Code is hereby amended by adding Section 249.20, to read
13 as follows:

14 **SEC. 249.20. GEARY-MASONIC SPECIAL USE DISTRICT.**

15 *(a) General. A Special Use District entitled the Geary-Masonic Special Use District*
16 *("District"), the boundaries of which are shown on Sectional Map SU03 of the Zoning Maps of the City*
17 *and County of San Francisco, is hereby established for the purpose set out below.*

18 *(b) Purpose. In order to provide for a mixed use development project with ground floor retail,*
19 *and a combination of low income, moderate income, and market rate residential units, at densities*
20 *higher than what otherwise would be permitted in the NC-3 zoning district and 80 foot height district,*
21 *in an area well-served by transit, there shall be a Geary-Masonic Special Use District consisting of*
22 *Assessor's Block 1071, Lot 003 as designated on Sectional Map SU03 of the Zoning Maps of the City*
23 *and County of San Francisco.*

24 *(c) Development Controls. Applicable provisions of the Planning Code for NCT-3 Districts as*
25 *set forth in Section 752 shall apply within this Special Use District, except for the following:*

1 (1) Use Size. Non-residential uses 3000 square feet and above shall require a
2 conditional use under Section 121.2. Uses more than 6000 square feet in size are not permitted.

3 (2) Accessory Vehicle Parking. No parking shall be permitted above .5 cars for
4 each Dwelling Unit.

5 (3) Parking and Loading Access. Parking and Loading access from Masonic
6 Avenue is not permitted

7 (4) Dwelling Unit Mix. The project shall provide a minimum dwelling unit mix of
8 (A) at least 40% two and three bedroom units, including at least 10% three bedroom units; or (B) any
9 unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the
10 project are provided in units with more than one bedroom.

11 (5) Inclusionary Housing. The grandfathering provisions in Section 415.3(b) shall
12 not apply. In order to allow for the increased residential densities provided by this Special Use
13 District, on-site inclusionary units pursuant to Planning Code Section 415.6 shall be required in the
14 amounts of 23% for rental projects and 26% for ownership projects, and at the income levels set forth
15 in Section 415.6(a). Except as expressly provided in this subsection, all other provisions of Section 415
16 shall apply.

17
18 Section 3. The Planning Code is hereby amended by revising Sheet SU03 of the
19 Zoning Map as follows:

Description of Property	Use District to be Superseded	Use District Hereby Approved
Assessor's Block 1071, Lot 3	NC-3	Geary-Masonic SUD

1 Section 4. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

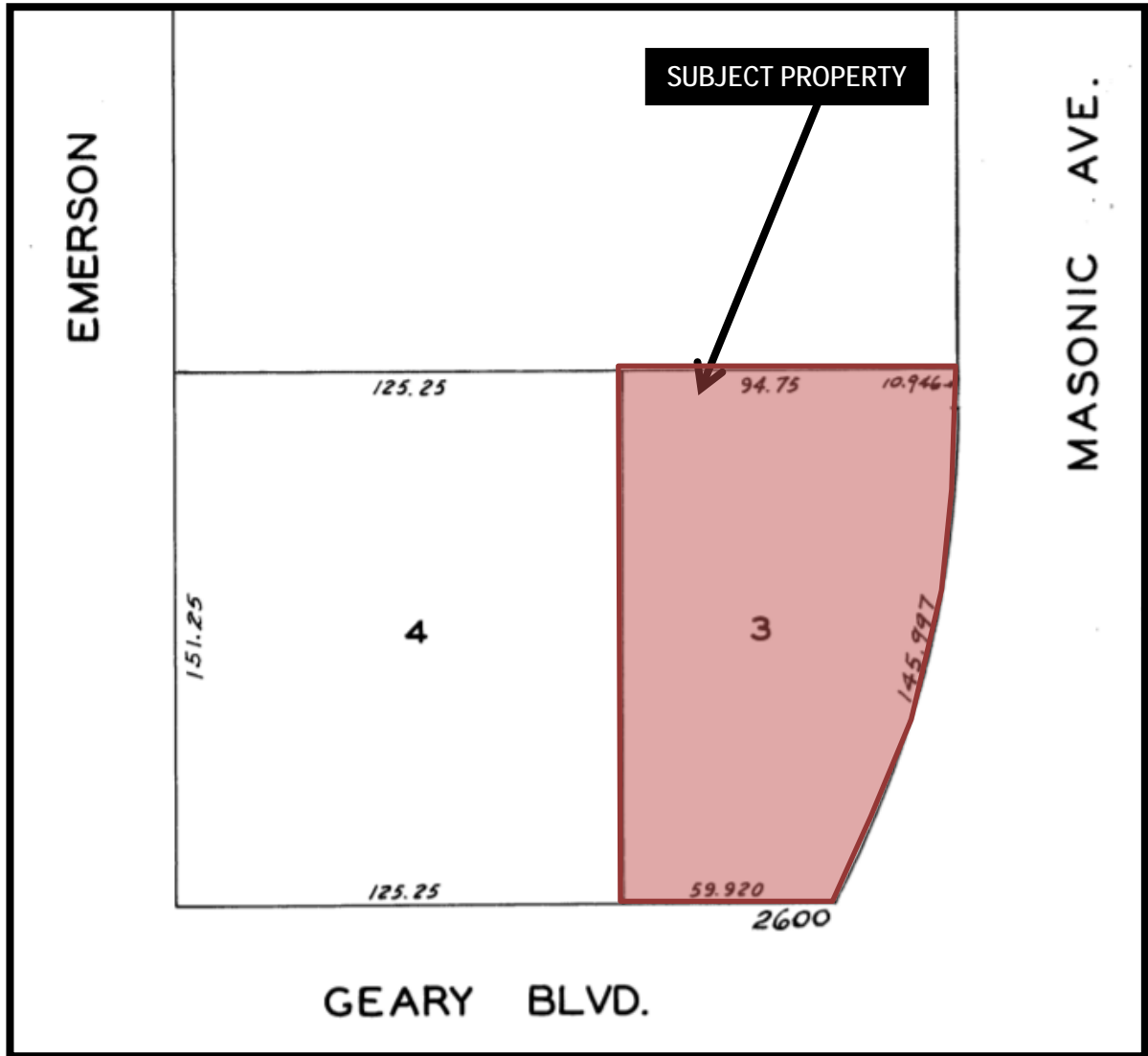
5
6 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
7 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
8 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
9 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
10 additions, and Board amendment deletions in accordance with the "Note" that appears under
11 the official title of the ordinance.

12
13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

15 By: _____
16 AUDREY W. PEARSON
17 Deputy City Attorney

18 n:\legana\as2016\1600753\01233821.docx
19
20
21
22
23
24
25

Block Book Map



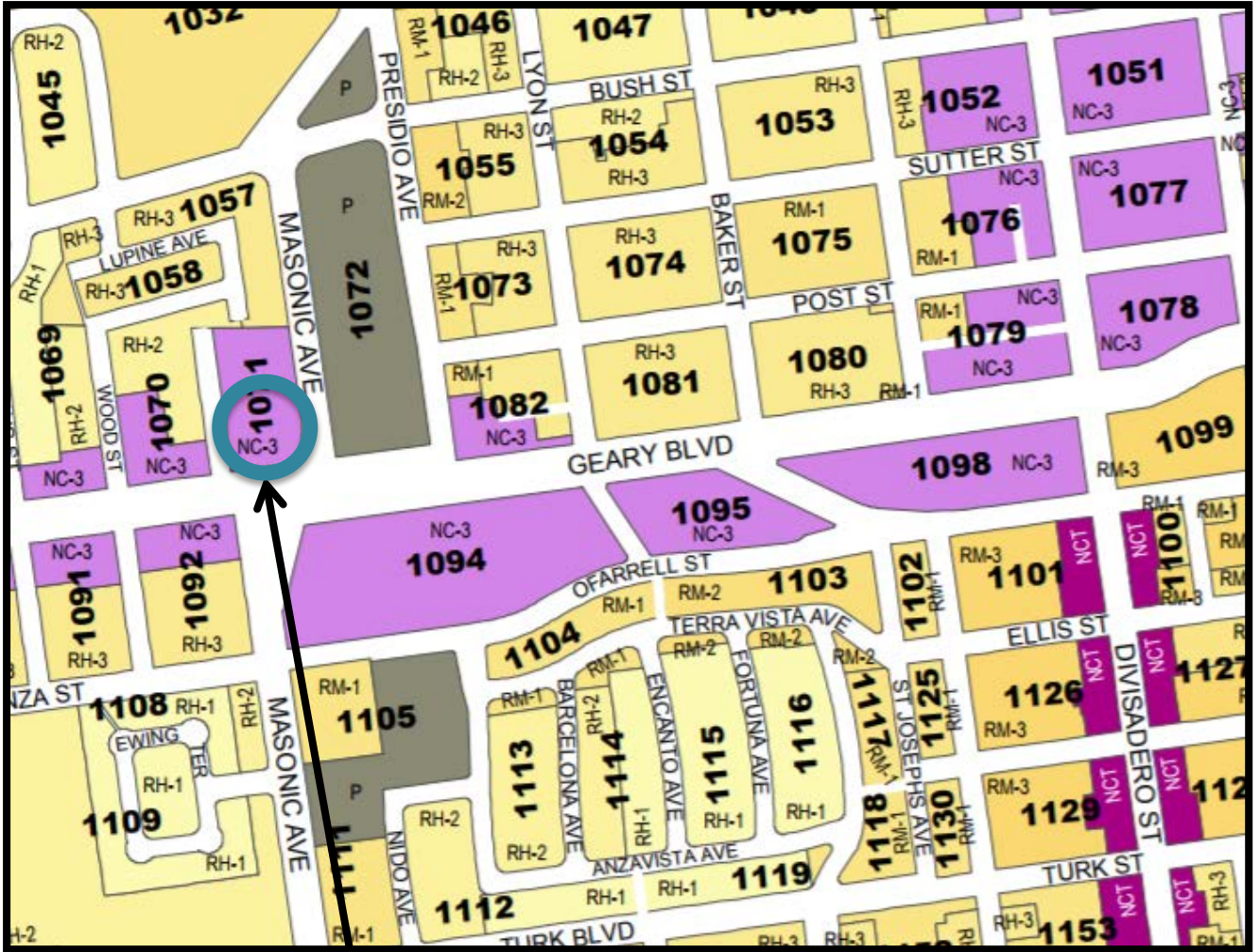
Sanborn Map*



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



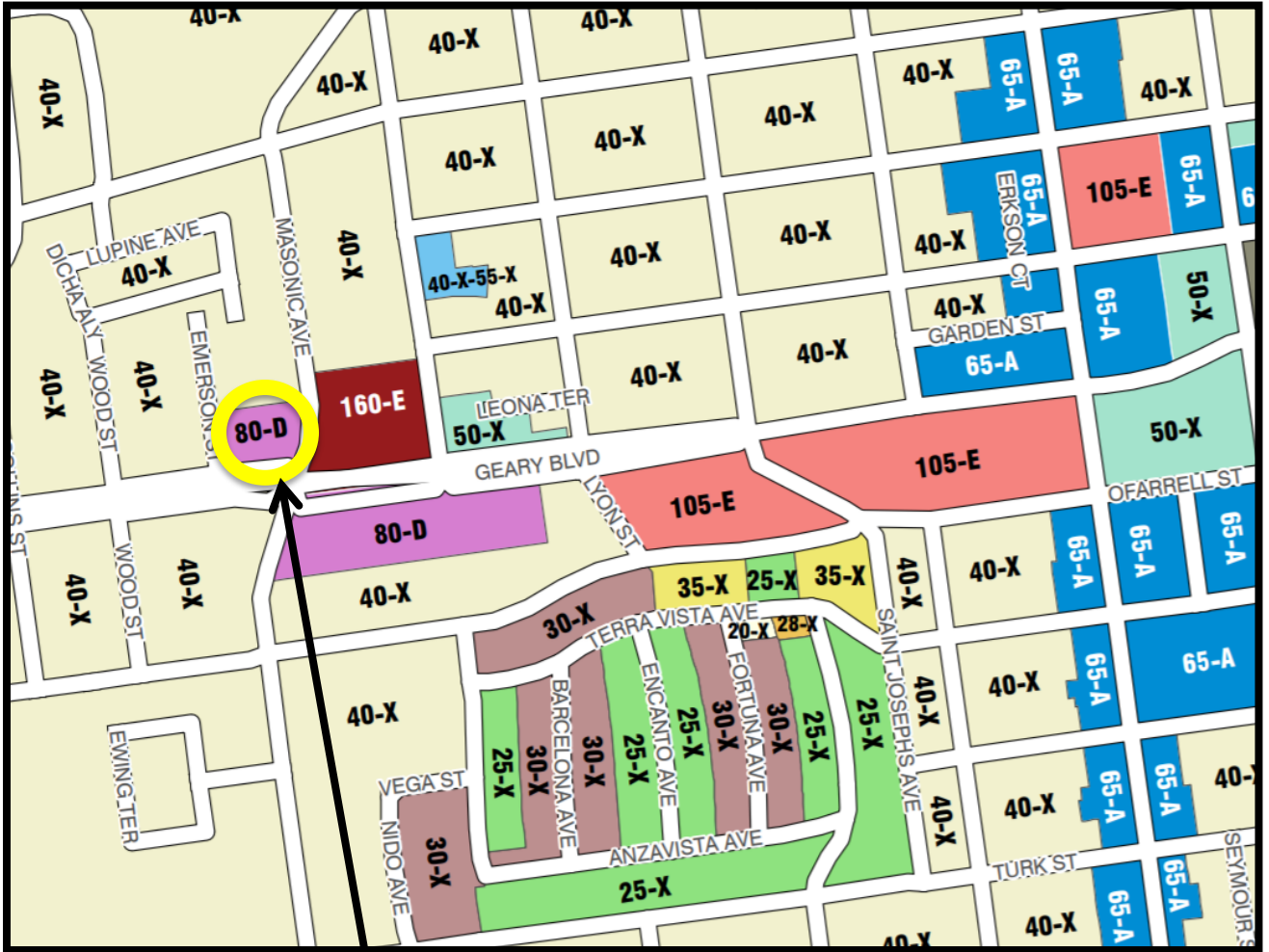
Zoning Map



SUBJECT PROPERTY



Height & Bulk Map



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT

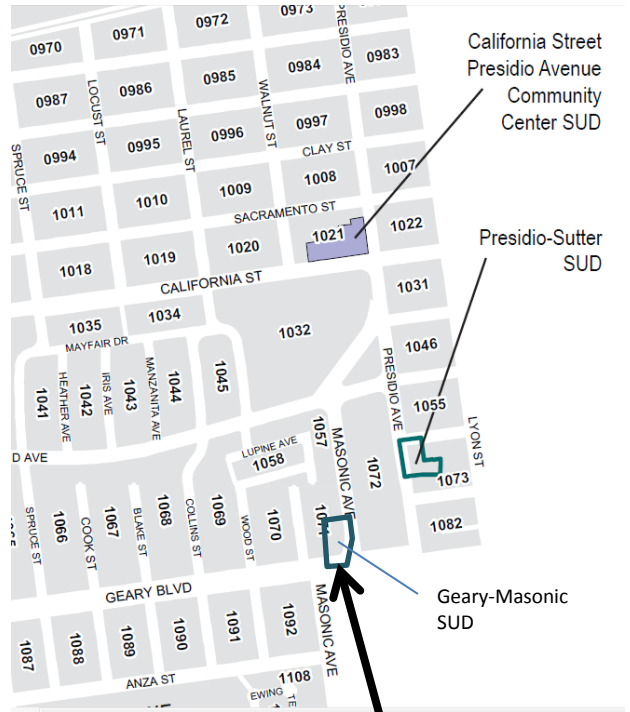


Planning Code Amendment, Zoning Map
Amendment and Conditional Use Hearing
Case Number 2014-002181PCAMAPCUA
2670 Geary Blvd
Block 1071 Lot 003

Special Use District Map



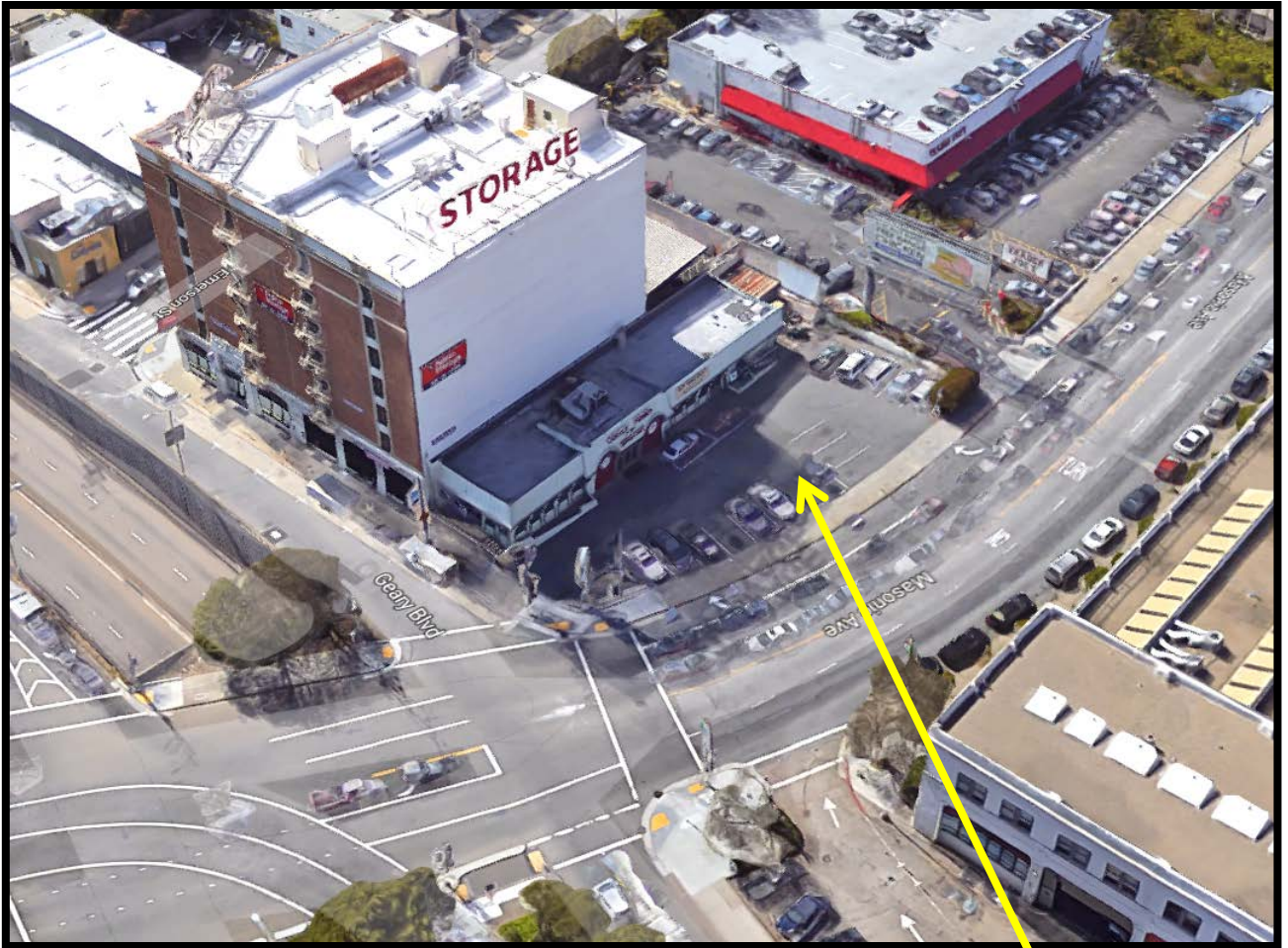
SUBJECT PROPERTY



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY

**SAN FRANCISCO
PLANNING DEPARTMENT**



Planning Code Amendment, Zoning Map
Amendment and Conditional Use Hearing
Case Number 2014-002181PCAMAPCUA
2670 Geary Blvd
Block 1071 Lot 003

Site Photo



Masonic Avenue frontage

SAN FRANCISCO
PLANNING DEPARTMENT



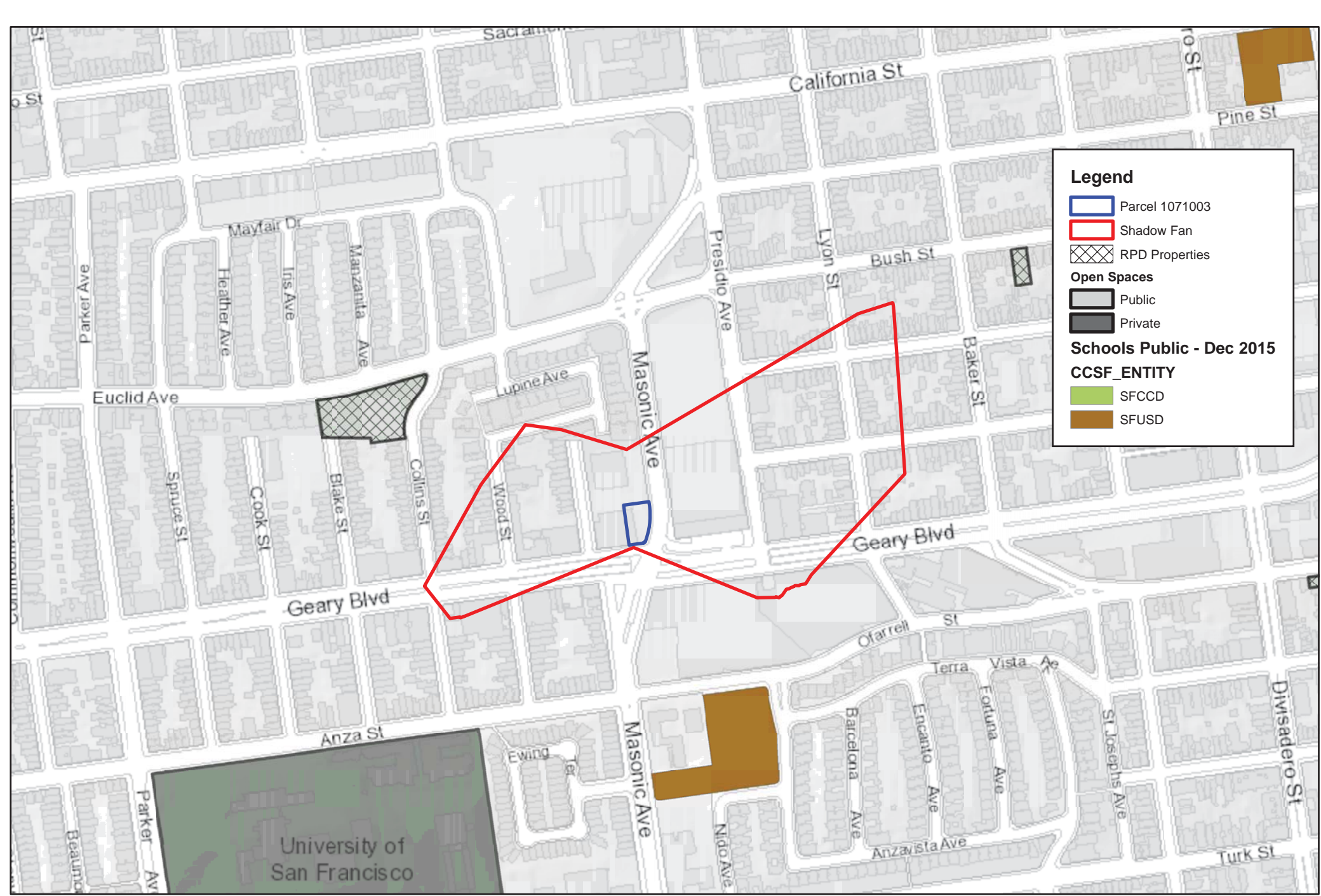
Planning Code Amendment, Zoning Map
Amendment and Conditional Use Hearing
Case Number 2014-002181PCAMAPCUA
2670 Geary Blvd
Block 1071 Lot 003

Site Photo



Geary Boulevard frontage





Title: 2670 Geary Boulevard - Shadow Fan
 Comments: Modeled on 105-foot tall building
 Printed: 31 July, 2017



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN APPLICATION

Property Owner's Information

Name: Yin Family (Helen Yin, Dominic Yin, Kimberly Yin)

Address: 2670 Geary Blvd.
San Francisco, CA94118

Email Address:

Telephone: (415) 509-7517

Applicant Information (if applicable)

Name: SoMa Development Partners, LLC; Cyrus Sanandaji

Same as above

Company/Organization:

Address: 1160 Battery Street, Suite 250
San Francisco, CA 94111

Email Address: cyrus@presidiobay.com

Telephone: (760) 214-8753

Please Select Billing Contact:

Owner Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project/TDM Contact:

Owner Applicant Billing Other (see below for details)

Name: _____ Email: _____ Phone: _____

Property Information

Project Address: 2670 Geary Blvd.

Block/Lot(s): 1071/003

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. See Attachment

The Project Sponsor proposes to demolish an existing 1-story former restaurant and associated surface parking lot and construct an 8-story mixed-use building with 95 dwelling units above 1,790 square feet of commercial space at the basement and ground floor levels (the "Project"). The Project would include 16 parking spaces in a below-grade garage and 5,377 square feet of open space.

LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Floor Area and Occupied Floor Area are defined in Planning Code Section 102.

Land Use Category A (Retail)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

Land Use Category B (Office)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

Land Use Category C (Residential)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

Land Use Category D (Other)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

TDM PLAN WORKSHEET

Category	Measure	Points	Land Use Category			
			A Retail	B Office	C Residential	D Other
ACTIVE-1	Improve Walking Conditions: Option A ; or	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
	Improve Walking Conditions: Option B	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
ACTIVE-2	Bicycle Parking: Option A ; or	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bicycle Parking: Option B ; or	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bicycle Parking: Option C ; or	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bicycle Parking: Option D	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
ACTIVE-3	Showers and Lockers	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACTIVE-4	Bike Share Membership: Location A ; or	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
	Bike Share Membership: Location B	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
ACTIVE-5A	Bicycle Repair Station	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
ACTIVE-5B	Bicycle Maintenance Services	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
ACTIVE-6	Fleet of Bicycles	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
ACTIVE-7	Bicycle Valet Parking	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
CSHARE-1	Car-share Parking and Membership: Option A ; or	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car-share Parking and Membership: Option B ; or	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car-share Parking and Membership: Option C ; or	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car-share Parking and Membership: Option D ; or	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
	Car-share Parking and Membership: Option E	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
DELIVERY-1	Delivery Supportive Amenities	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
DELIVERY-2	Provide Delivery Services	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
FAMILY-1	Family TDM Amenities: Option A ; and/or	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Family TDM Amenities: Option B	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FAMILY-2	On-site Childcare	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FAMILY-3	Family TDM Package	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOV-1	Contributions or Incentives for Sustainable Transportation: Option A ; or	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
	Contributions or Incentives for Sustainable Transportation: Option B ; or	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
	Contributions or Incentives for Sustainable Transportation: Option C ; or	6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
	Contributions or Incentives for Sustainable Transportation: Option D	8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
HOV-2	Shuttle Bus Service: Option A ; or	7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
	Shuttle Bus Service: Option B	14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>

- = applicable to land use category.
- = applicable to land use category, see fact sheets for further details regarding project size and/or location.
- = applicable to land use category only if project includes some parking.
- = not applicable to land use category.
- = project sponsor can select these measures for land use category D, but will not receive points.

NOTE: Please tally the points on the next page.

NOTE: A project sponsor can only receive up to 14 points between HOV-2 and HOV-3.

Category	Measure	Points	Land Use Category			
			A Retail	B Office	C Residential	D Other
HOV-3	Vanpool Program: Option A; or	1	☑	☑	☒	○
	Vanpool Program: Option B; or	2	☑	☑	☒	○
	Vanpool Program: Option C; or	3	☑	☑	☒	○
	Vanpool Program: Option D; or	4	☑	☑	☒	○
	Vanpool Program: Option E; or	5	☑	☑	☒	○
	Vanpool Program: Option F; or	6	☑	☑	☒	○
	Vanpool Program: Option G	7	☑	☑	☒	○
INFO-1	Multimodal Wayfinding Signage	1	☑	☑	☑	☑
INFO-2	Real Time Transportation Information Displays	1	☑	☑	☑	☑
INFO-3	Tailored Transportation Marketing Services: Option A; or	1	☑	☑	☑	○
	Tailored Transportation Marketing Services: Option B; or	2	☑	☑	☑	○
	Tailored Transportation Marketing Services: Option C; or	3	☑	☑	☑	○
	Tailored Transportation Marketing Services: Option D	4	☑	☑	☑	○
LU-1	Healthy Food Retail in Underserved Area	2	☑	☒	☒	☒
LU-2	On-site Affordable Housing: Option A; or	1	☒	☒	☑	☒
	On-site Affordable Housing: Option B; or	2	☒	☒	☑	☒
	On-site Affordable Housing: Option C; or	3	☒	☒	☑	☒
	On-site Affordable Housing: Option D	4	☒	☒	☑	☒
PKG-1	Unbundle Parking: Location A; or	1	☑☐	☑☐	☑☐	○
	Unbundle Parking: Location B; or	2	☑☐	☑☐	☑☐	○
	Unbundle Parking: Location C; or	3	☑☐	☑☐	☑☐	○
	Unbundle Parking: Location D; or	4	☑☐	☑☐	☑☐	○
	Unbundle Parking: Location E	5	☑☐	☑☐	☑☐	○
PKG-2	Parking Pricing	2	☐	☐	☒	○
PKG-3	Parking Cash Out: Non-residential Tenants	2	☐	☐	☒	○
PKG-4	Parking Supply: Option A; or	1	☐	☐	☐	☐
	Parking Supply: Option B; or	2	☐	☐	☐	☐
	Parking Supply: Option C; or	3	☐	☐	☐	☐
	Parking Supply: Option D; or	4	☐	☐	☐	○
	Parking Supply: Option E; or	5	☐	☐	☐	○
	Parking Supply: Option F; or	6	☐	☐	☐	○
	Parking Supply: Option G; or	7	☐	☐	☐	○
	Parking Supply: Option H; or	8	☐	☐	☐	○
	Parking Supply: Option I; or	9	☐	☐	☐	○
	Parking Supply: Option J; or	10	☐	☐	☐	○
	Parking Supply: Option K	11	☑	☑	☑	○

- ☑ = applicable to land use category.
- ☑☐ = applicable to land use category, see fact sheets for further details regarding project size and/or location.
- ☐ = applicable to land use category only if project includes some parking.
- ☒ = not applicable to land use category.
- = project sponsor can select these measures for land use category D, but will not receive points.

Land Use Category Totals

A Retail B Office C Residential D Other

Point Subtotal from Page 1: _____

Point Subtotal from Page 2: _____

Totals: _____

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) The TDM Program Standards included multiple options to meet the target, and of those options, the owner has selected the TDM measures included in the TDM Plan application.
- d) Other information or applications may be required.



Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



11/09/17

Date

I, Riyad Ghannam,

do hereby declare as follows:

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

2670 Geary Boulevard

Address

1071/003

Block / Lot

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

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

2014-002181

Planning Case Number

n/a

Building Permit Number

This project requires the following approval:

Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)

Zoning Administrator approval (e.g. Variance)

This project is principally permitted.

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

Chris May

Planner Name

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

This project is 100% affordable.

This project is 100% student housing.

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

Yes No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes No

Is this project a State Density Bonus Project?

Yes No

(If yes, please indicate whether the project is an Analyzed or Individually Requested State Density Bonus Project)

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

Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)

On-site Affordable Housing Alternative (Planning Code Sections 415.6)

Off-site Affordable Housing Alternative (Planning Code Sections 415.7)

Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)

Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)

Land Dedication (Planning Code Section 419)

D If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative.

- Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- Rental.** Exemption from Costa Hawkins Rental Housing Act.¹ The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
 - Direct financial contribution from a public entity.
 - Development or density bonus, or other public form of assistance.
 - Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

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

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

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

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

H For projects with EEA's accepted before January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor proceeds with pursuing a permit.

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

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

K I am a duly authorized agent or owner of the subject property.

¹ California Civil Code Section 1954.50 and following.

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

Executed on this day in:

San Francisco

Location

11/10/17

Date

Sign Here



Signature

Riyad Ghannan

Name (Print), Title

415-649-6202

Contact Phone Number

cc: Mayor's Office of Housing and
Community Development
Planning Department Case Docket

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
95	0	64	0	29	2

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.3. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

On-site Affordable Housing Alternative (Planning Code Section 415.6): 23 % of the unit total. Per BOS File No. 16-1109

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
22	0	15	0	7	0

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	10	10	55
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	4	4	80
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	4	4	110
	4	5	120

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

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

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

UNIT MIX TABLES: CONTINUED

Combination of payment of a **fee, on-site affordable units, or off-site affordable units** with the following distribution:
Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site % of affordable housing requirement.

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

Income Levels for On-Site or Off-Site Units in Combination Projects:			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No

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

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

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

rg-architecture

Company Name

Riyad Ghannam

Name (Print) of Contact Person

428 South Van Ness Avenue

Address

415-649-6202

Phone / Fax

San Francisco, CA 94103

City, State, Zip

riyad@rg-architecture.com

Email

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

Sign Here

Signature:

Name (Print), Title:

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:



Name (Print), Title:

Riyad Ghannam, Architect

2670 Geary Blvd, San Francisco
95 New Residential Units

PROJECT INFORMATION

- UNITS
RESIDENTIAL 95 UNITS: 2 3-BEDROOMS, 29 2-BEDROOMS, 64 STUDIOS
COMMERCIAL 1 RETAIL/COMMERCIAL: 1,756 SF
- LOT AREA 12,700 SF
- HEIGHT 8 STORIES, 80' TALL (80' HEIGHT LIMIT)
- PARKING
AUTOMOBILE 16 SPACES (1 ADA VAN + 1 CAR SHARE + 14 RESIDENTIAL FLEX SPACES)
BICYCLE 120 SPACES (112 CLASS 1, 8 CLASS 2)
- REAR YARD REAR YARD MODIFICATION PER SECTION 134.F
- OPEN SPACE 5,576 SF PROVIDED
- ACCESSIBILITY FULLY ADAPTABLE
- AFFORDABILITY 23% ∴ 22 UNITS ON-SITE
- CONSTRUCTION TYPE TYPE 1B

	CODE REFERENCE	PERMITTED / NOTES	PROPOSED
ASSESSORS BLOCK/LOT	Map	1071/ 003	-
LOT AREA	Map	12,730 sf	-
ZONING DISTRICT	731	NC-3, Moderate-Scale Neighborhood	Pending Geary-Masonic SUD BOF File No. 16-1109
HEIGHT DISTRICT	Map	80-D	
HEIGHT MEASUREMENT	Map	80 feet	80 ft
BULK LIMIT-MEASUREMENT	270 271	Height above which maximum dimensions apply: 40 ft Maximum plan dimensions: 110 ft length, 140 ft diagonal dimension	Diagonal Dimension: 176' - 2 1/4" 36' - 2 1/4" exceedance CONDITIONAL USE AUTHORIZATION REQUIRED
LOT SIZE	121.1 712.11	Permitted: up to 9,999 sf Conditional Use: 10,000 sf & above	12,700 sf CONDITIONAL USE AUTHORIZATION REQUIRED
GROUND FLOOR ACTIVE USE		New project must contain ground floor active uses at the same square footage as any neighborhood commercial use demolished or reviewed	Existing Retail Use: 3,827 sf Proposed Retail Use: 1,756 sf
REAR YARD	134(e)(2)	134(e)(2): Corner properties' rear yard can be may be substituted with an open area equal to 25 percent of the lot area which is located at the same levels as the required rear yard in #1) an interior corner of the lot, #2) an open area between two or more buildings on the lot, or #3) an inner court. Must be minimum of 15 feet in each horizontal dimension. 25% of 12,730 = 3,182 sf	Total Rear Yard sf: 2,728 21% of 12,730 VARIANCE REQUIRED
EXTENSIONS OVER STREET	136	Projections over streets must meet a permitted exception under 136(c)(1) - (31)	Balconies (Max. 3'-0") & Architectural Features project (Max. 1'-4") into street frontage on Geary & Masonic VARIANCE REQUIRED
DWELLING UNIT EXPOSURE	140(a)(2)	140(a)(2): Each dwelling unit must face an open area that is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.	77 units comply 18 units require exposure variance VARIANCE REQUIRED
USABLE OPEN SPACE - PER DU	135	Private: 80 sf/ dwelling unit Common: 100 sf/ dwelling unit 135(d)(2): SRO Units shall provide one-third of the amount required	SRO Units: 63 63 units x 100 sf = 6,300 common open space required. 1/3 of 6,300 sf = 2,100 sf 32 units x 100 sf = 3,200 sf common open space required Total Open Space Required = 5,300 sf Provided Open Space = 5,576 sf

CONTINUED	CODE REFERENCE	PERMITTED / NOTES	PROPOSED
DWELLING UNIT DENSITY	712	No residential density limit by lot area per NCT-3 zoning, applicable zoning per SUD.	95 dwelling units proposed
ON-SITE INCLUSIONARY HOUSING	415.6	23% total for rental dwelling units - 5% of which being allocated to those earning 120% of the AMI. 18% of the total inclusionary dwelling units will mirror the 10-4-4 AMI levels prescribed by S.415	23% total for rental dwelling units - 5% of which being allocated to those earning 120% of the AMI. 18% of the total inclusionary dwelling units will mirror the 10-4-4 AMI levels prescribed by S.415 - See inclusionary housing diagrams
DWELLING UNIT MIX	TCAC	Per SUD, Project shall provide a minimum dwelling unit mix of any unit mix that includes some three bedroom or larger units such that 50% of all bedrooms within the project are provided in units with more than one bedroom. Minimum Unit Sizes, Required All BMR units will meet the minimum sizes prescribed by TCAC: Studio Units = 200sf minimum 2 Bedroom Units = 700SF minimum 3 Bedroom Units = 900SF minimum	(29) 2BD = 58 beds 45% (2) 3BD = 6 beds 5% 45% + 5% = 50% beds are in units with more than one bedroom 64 Studios = 50% - See inclusionary housing diagrams
FLOOR AREA RATIO - COMMERCIAL	124 (a) (b)	3.6	1,756 sf /12,730 f = .14
USE SIZE - NON RESIDENTIAL	790.13 121.2	Permitted: up to 5,999 sf Conditional Use: 6,000 sf & above	Retail = 1,756 sf
GROUND FLOOR CEILING HEIGHT	145.1	145(c)(4)(C) Ground Floor Ceiling Height: minimum 14ft	Complies
OFF-STREET PARKING, COMMERCIAL (see 731.94 Off-Street Parking, Residential)	151.1	Other retail space: 1 per 500 sf occupied floor area, when > 5,000 sf	Retail space: 1,756 sf = no parking required
OFF-STREET PARKING, RESIDENTIAL (see 731.94 Off-Street Parking, Commercial)	151.1	None required. Permitted: up to 0.5 per dwelling unit Conditional Use: up to 0.75 per dwelling unit	16 off-street parking spaces, including 1 car share parking space
OFF-STREET FREIGHT LOADING	152 162 (b)	None required if gross floor area < 10,000 sf	Retail space: 1,756 sf = no loading required
CAR-SHARE PARKING	166	50-200 Dwelling Units: 1 car-share parking space	1 car share parking provided
BIKE PARKING	155.2	Residential, Class 1: 1 per DU Retail Sales, Class 1: 1 per 7,500 sf occupied floor area Residential, Class 2: 1 per 20 DU Retail Sales, Class 2: min. 2 spaces; 1 per 2,500 sf occupied floor area	Class 1: 112 spaces provided Class 2: 8 spaces provided Total: 120 spaces
STREETSCAPE & PEDESTRIAN IMPROVEMENTS	138.1	1 street tree per 20 ft of street frontage Geary Blvd: 60 ft frontage / 20' = 3 trees required Masonic Ave: 156 ft frontage / 20' = 7.8 = 8 trees required	5 new trees on Masonic 3 trees: In lieu fee per DPW Code

ZONING INFORMATION

Listed below are Setback, Height, and Floor Space Area Restrictions as disclosed by applicable Zoning or Building Codes unless "None" is stated below. The source of this information is CITY OF SAN FRANCISCO, CA 415-558-6377.

Zoning Designation: NC-3 (NEIGHBORHOOD COMMERCIAL)
 Building Height: 80'
 Minimum Lot Area: 2,500 SQ. FT.
 Building Setbacks: FRONT: NONE, SIDE: NONE, REAR: 15'
 Parking Requirements: 1 SPACE PER EACH 2,000 SQ. FT.

FLOOD ZONE

A field survey was not conducted to determine the flood zone areas. Any flood zone lines distinguishing between flood areas are graphically plotted from FEMA Flood Insurance Rate Maps (FIRM). A flood elevation certificate may be needed to determine or verify the location of the flood areas. The subject property's community does participate in the program. It is determined that the subject property resides in an area for which FEMA has not completed a study to determine flood hazard. The Flood Insurance Rate Program was contacted on 11/3/14 by telephone or email (www.fema.gov)

UTILITY NOTE

{11a} The aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.

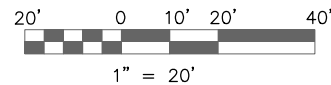
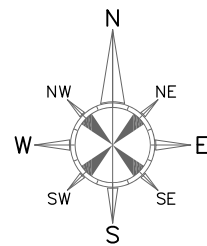
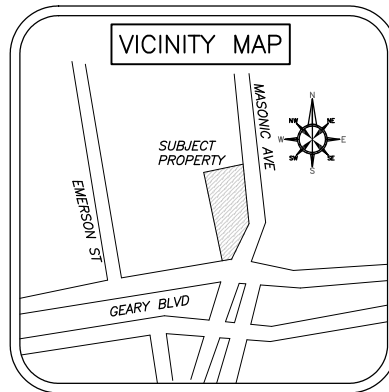
MISCELLANEOUS NOTES

- (N1) Property has direct access to MASONIC AVENUE & GEARY BLVD which is are public right-of-ways.
- (N2) The address of 2696 was observed by the surveyor posted on property as of date of survey.
- (N3) The basis of bearings of this survey is BASED ON NORTH PER MONUMENT MAP FROM C & C OF SAN FRANCISCO DEP PW BUREAU of ENG DIV SURVEYING & MAP.
- (N4) The table below describes the type and number of parking stalls entirely within the property boundary. Stalls that are partially within the boundary are listed under the heading "partial". Partial stalls are not counted in the total.

PARKING				
REGULAR	HANDICAPPED	TRAILER	PARTIAL	TOTAL
18	2	0	0	20

- (N5) There was no observable evidence of earth moving work, building construction or building additions within recent months.
- (N6) There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.
- (N7) There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
- (N8) The subject property is located at the intersection of MASONIC AVENUE AND GEARY BLVD.
- (N9) No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.
- (N10) This survey map correctly represents the facts at the time of the survey.
- (N11) There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.
- (N12) The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, right-of-ways and easements, public or private, as described in their most recent respective legal descriptions of record.
- (N13) The subject property (APN# 1071-003; Owner: YIN HELEN/ YIN DOMINIC D) Contains: 12,742 sq. ft. or 0.2925 acres, more or less.

VICINITY MAP



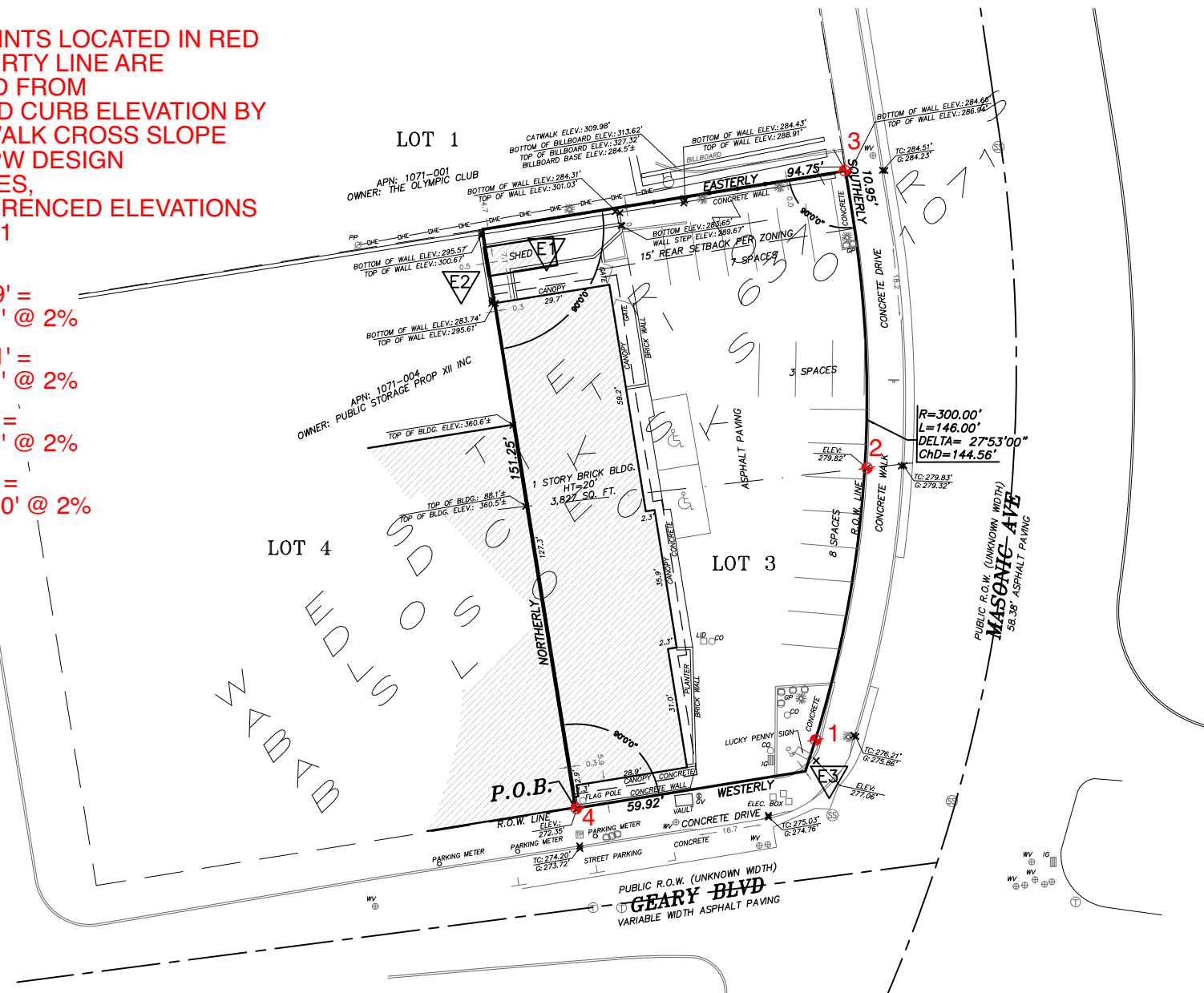
Survey Prepared By:
 Red Plains Surveying Company
 1917 S. Harvard Avenue
 Oklahoma City, OK 73128
 Phone: 405-603-7842 / Fax:
 405-603-7852
 Email: Comments@rpsurveying.com

STATEMENT OF ENCROACHMENTS

- E1 SHED LIES WHOLLY WITHIN BUILDING SETBACK AREA AS SHOWN HEREON.
- E2 SHED EXTENDS A MAXIMUM DISTANCE OF 0.5' OVER WEST PROPERTY LINE AS SHOWN HEREON.
- E3 ROAD EXTENDS OVER SE CORNER OF PROPERTY BOUNDARY A MAXIMUM DISTANCE OF 0.8 FEET AS SHOWN HEREON.

NOTE: POINTS LOCATED IN RED AT PROPERTY LINE ARE ADJUSTED FROM SURVEYED CURB ELEVATION BY 2% SIDEWALK CROSS SLOPE PER SFDPW DESIGN GUIDELINES, SEE REFERENCED ELEVATIONS ON 028-031

- (1) +276.39' = 276.21' + 9' @ 2%
- (2) +280.01' = 279.83' + 9' @ 2%
- (3) 284.69' = 284.51' + 9' @ 2%
- (4) +274.4' = 274.20' + 10' @ 2%



SYMBOL LEGEND

MONUMENT SET (AS DESCRIBED)	MONUMENT FOUND (AS DESCRIBED)	LIST OF ABBREVIATIONS
○ - BUSH	● - TREE	U/G - UNDERGROUND
○ - GAS METER	□ - ELEC. PEDESTAL	HC - HANDICAPPED CONC.
○ - SIGNAL LIGHT	○ - FIRE HYDRANT	CONC. - CONCRETE
○ - PIPELINE MARKER	○ - POWER POLE	RET. - RETAINING APPROX.
○ - MAIL BOX	○ - PIPELINE VENT	APPROX. - APPROXIMATE
○ - SAN. SEW. M.H.	○ - WATER VALVE	SAN. - SANITARY
○ - GUY WIRE	○ - TELE. U.G. MARKER	ASPH. - ASPHALT
○ - CURB INLET W/ M.H. COVER	○ - GUARD POST	TYP. - TYPICAL
○ - TV PED.	○ - LIGHT POLE	BLDG. - BUILDING
○ - CLEAN OUT	○ - MONITOR WELL	PED. - PEDESTAL
○ - ELEC. TRANS.	○ - TRASH CAN	PLTR. - PLANTER
○ - STORM SEWER	○ - HANDICAP	GR. - GAS REGULATOR
○ - SANITARY SEWER	○ - GAS VALVE	TRANS. - TRANSFORMER
○ - WATER LINE	○ - FIBER OPTIC	F.F. - FINISHED FLOOR
○ - FIRE RISER	○ - OVERHEAD ELECTRIC	E - CENTER LINE
		R.O.W. - RIGHT-OF-WAY
		F.C.E. - FENCE
		DIA. - DIAMETER
		BLVD. - BOULEVARD
		B/L - BUILDING SETBACK LINE
		ESMT. - EASEMENT
		A/S - AUTO-SPRINKLER
		DIST. - DISTANCE
		BRNG. - BEARING
		W/UGS - WITH UNDERGROUND SERVICE
		STAT. - STATUTORY
		M - MEASUREMENT
		P - PLAT DIMENSION
		R - RECORD DIMENSION
		TR - TOP OF RM
		PL - FLOW LINE
		RD - ROOF DRAIN
		POM - POINT OF MEASUREMENT

TITLE LEGAL DESCRIPTION

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:
 Beginning at a point on the Northerly line of Geary Boulevard, distant thereon 125.25 feet Easterly from the Easterly line of Emerson Street; running thence at a right angle Northerly, 151.25 feet; thence at a right angle Easterly 94.75 feet to the Westerly line of Masonic Avenue; thence at a right angle Southerly along said line of Masonic Avenue, 10.946 feet; thence Southwesterly on an arc of a curve to the right; tangent to the preceding course, with a radius of 300 feet, a central angle of 27° 53' 00", a distance of 145.997 feet to the Northerly line of Geary Boulevard; thence Westerly along said Northerly line of Geary Boulevard, 59.920 feet to the point of beginning.
 Being portion of Western Addition Block No. 637. Assessor's LOT 003; BLOCK 1071
 The above described parcel is the same land described in Old Republic Title Company Preliminary Report no. 0224034186-CB, bearing an effective date of 10-10-14.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 6. A Notice as follows: Entitled : Notice of Special Restrictions Under the City Planning Code, By : Helen Yin, Dated : January 15, 2005, Recorded : January 31, 2005 in Reel 1816 of Official Records, Image 0098 under, Recorder's Serial Number 2005-H896433-00. **PROPERT IS SUBJECT TO TERMS CONTAINED THEREIN.**

ALTA/ACSM LAND TITLE SURVEY
 FOR
 2670 GEARY
 PARTNER PROJECT NUMBER 14-127450.1
 PROPERTY ADDRESS: 2696 Geary Blvd., San Francisco, CA 94118
 ALTA SURVEY BASED AND RELIED ON Old Republic Title Company Preliminary Report no. 0224034186-CB, bearing an effective date of 10-10-14.

CERTIFICATION

To: PARTNER ENGINEERING & SCIENCE, INC, Old Republic Title Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 19, and 22 of Table A thereof. The field work was completed on 10/30/14.
 Date of Plat or Map: _____
 KEVIN B. BRONSON, PLS
 PLS NUMBER: 8523
 STATE OF REGISTRATION: CALIFORNIA
 FIELD DATE OF SURVEY: 10/30/2014

PARTNER Engineering and Science, Inc.
 30505 BAINBRIDGE ROAD
 SUITE 190
 SOLON, OHIO 44139
 T 440-987-1001
 jdavenport@partneresi.com
 http://www.partneresi.com
 PAGE 1 OF 1

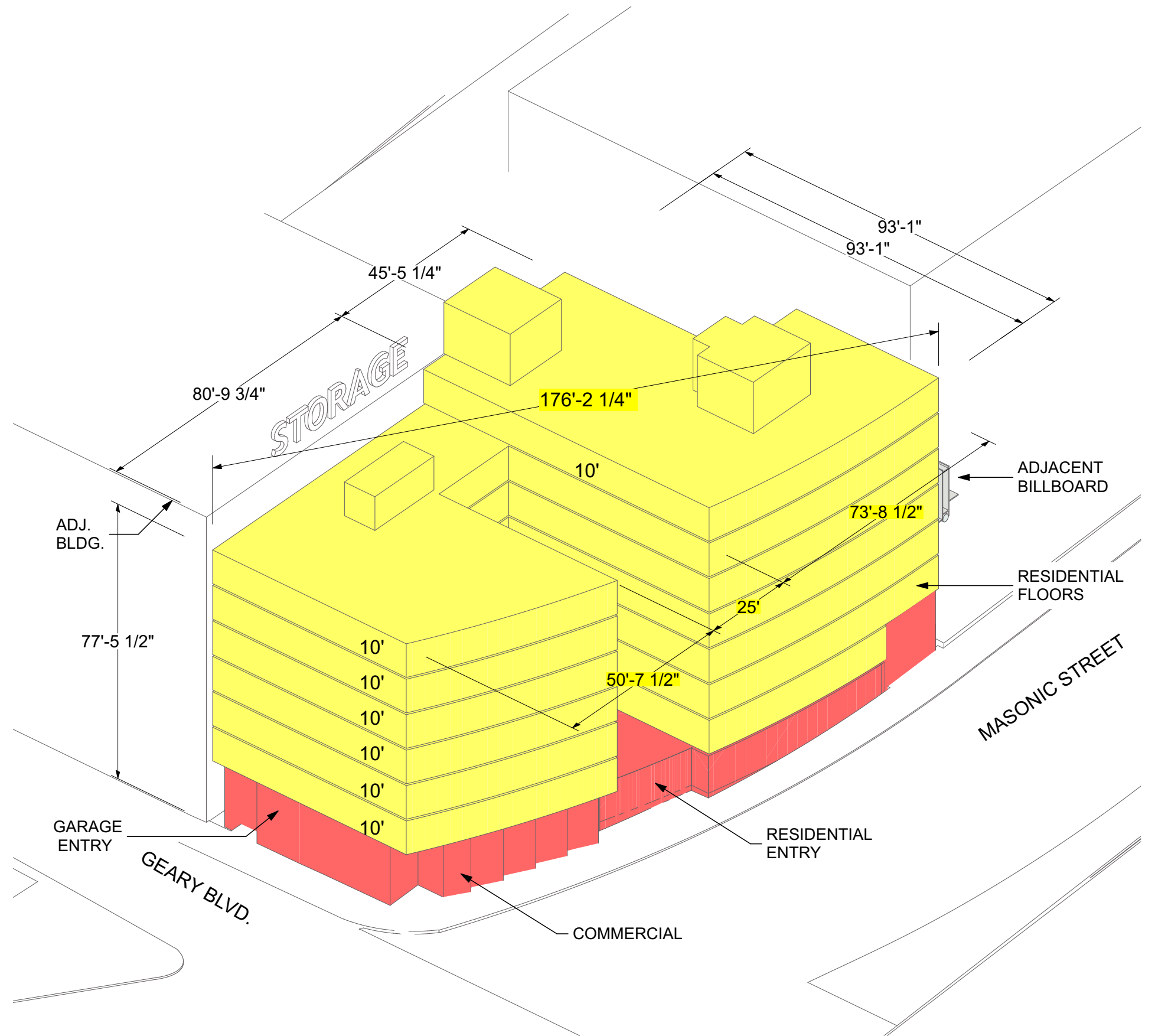
FAMILY ORIENTED DESIGN & AMENITIES

- W/D IN EACH UNIT
- TRASH CHUTES
- RESIDENT LOUNGE SPACE
- FITNESS ROOM
- DOORMAN
- COLD STORAGE (FOR APP BASED FOOD DELIVERY)
- PARCEL STORAGE
- STROLLER STORAGE
- ABUNDANT OUTDOOR OPEN SPACE ON MULTIPLE LEVELS
- INTERNAL RESIDENTIAL LOADING ZONE
- FAMILY CARGO BIKE PARKING WITH CHARGING STATIONS
- CAR SHARE

BULK
 BULK EXCEEDS 140' MAX. DIAGONAL
 ABOVE 40' HEIGHT THEREFORE MUST
 BE APPROVED VIA C.U. MASSING
 DESIGNED TO STRENGTHEN STREET
 WALL BUT DISTINCT TOWERS
 REDUCE VISUAL BULK

REAR YARD
 MODIFIED PER SEC. 134
 2,728 SF PROVIDED
 EQUIVALENT TO 20% OF LOT AREA

OPEN SPACE
 5,576 SF PROVIDED ON ROOF DECKS



AXON BUILDING PROGRAM
 SCALE: 1/32" = 1'-0"

1



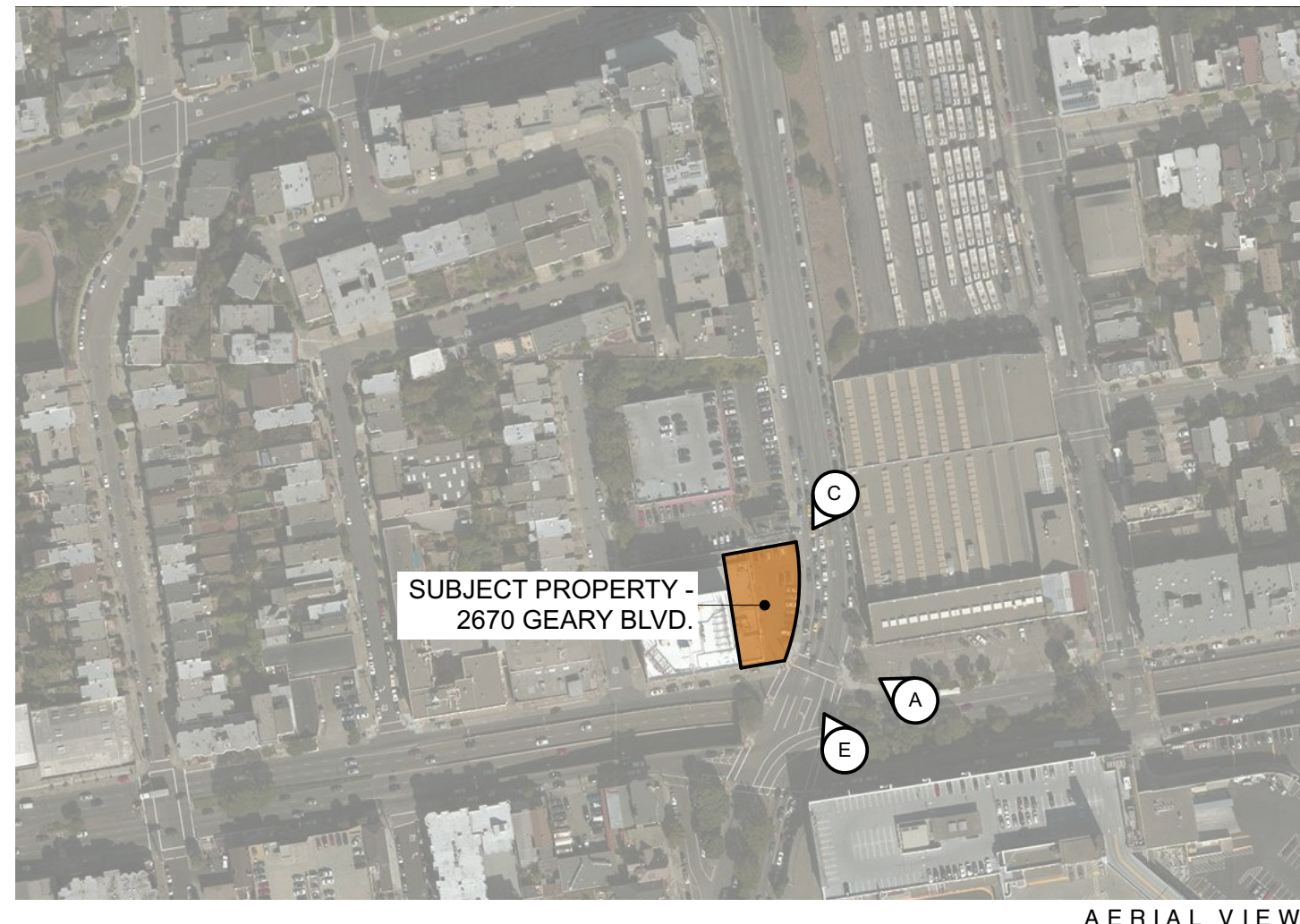
BIRD VIEW LOOKING AT SUBJECT PROPERTY @ GEARY BLVD. & MASONIC AVE. (A)



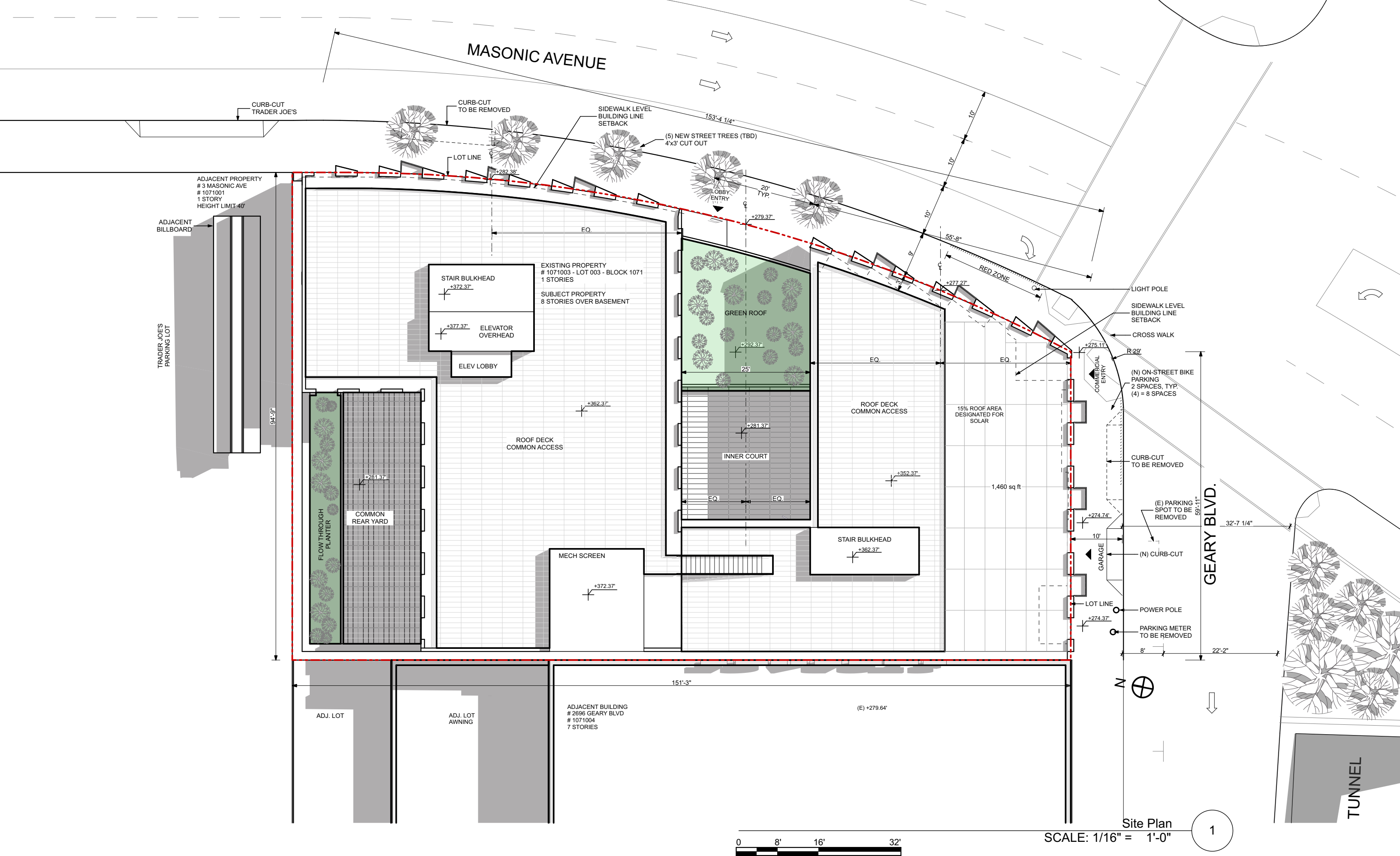
VIEW OF 2670 GEARY BLVD. - LOOKING TOWARDS GEARY BLVD. FROM MASONIC AVE. (B)



VIEW OF 2670 GEARY BLVD. - INTERSECTION @ GEARY BLVD. & MASONIC AVE. (C)



AERIAL VIEW

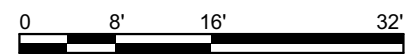


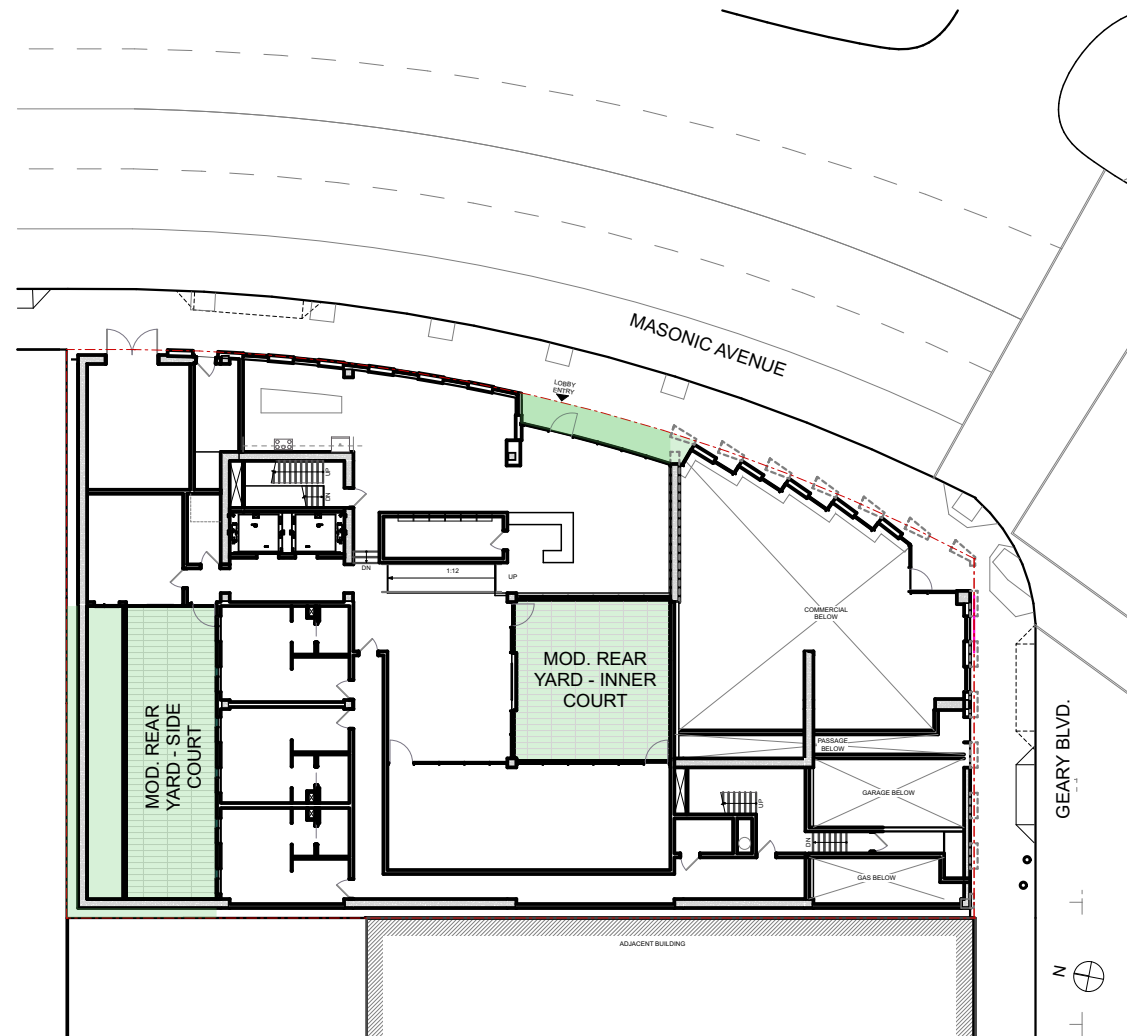
MASONIC AVENUE

GEARY BLVD.

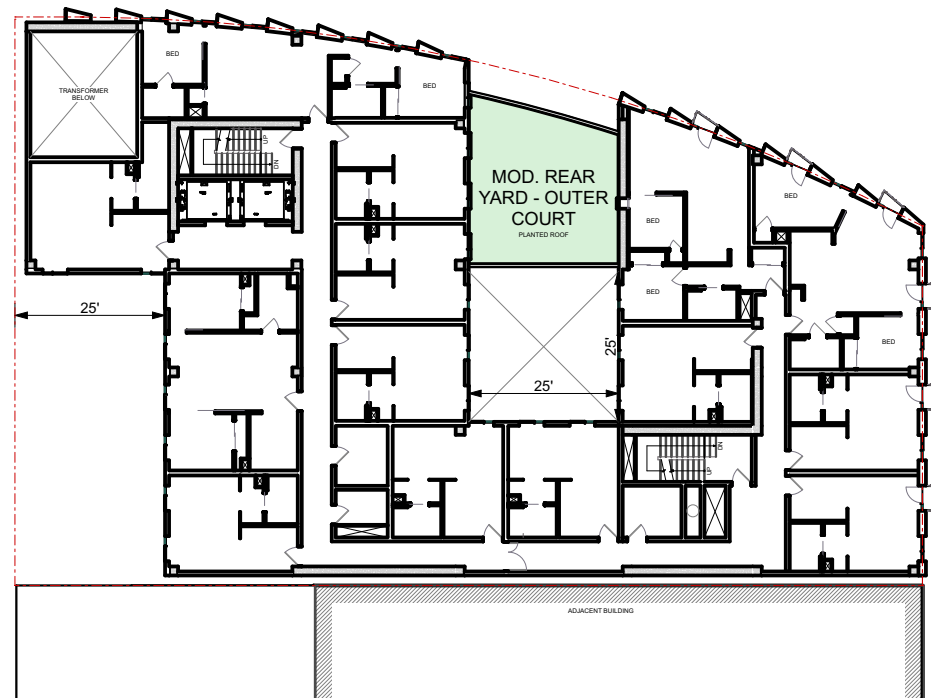
TUNNEL

Site Plan
SCALE: 1/16" = 1'-0"
1





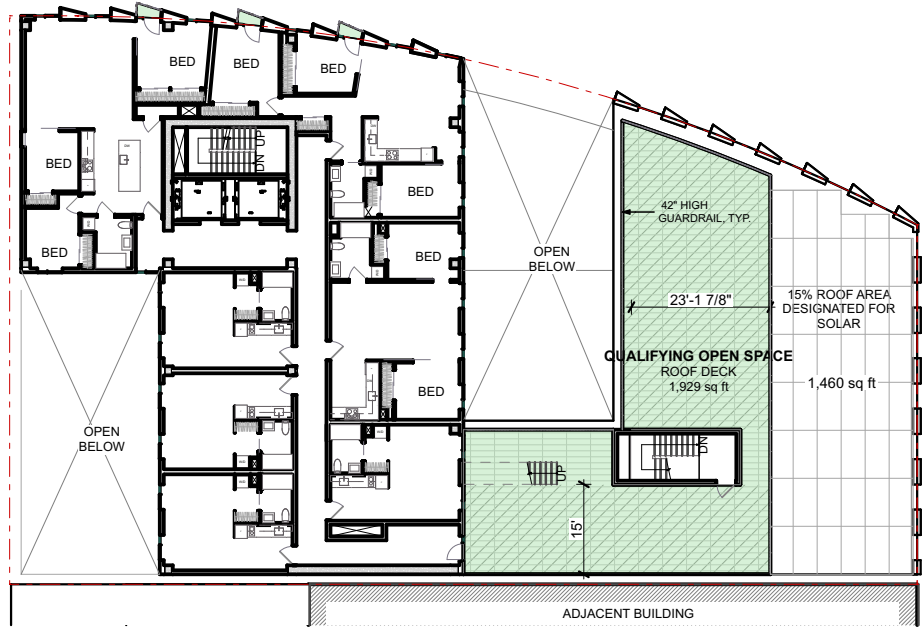
First Floor - Rear Yard 1



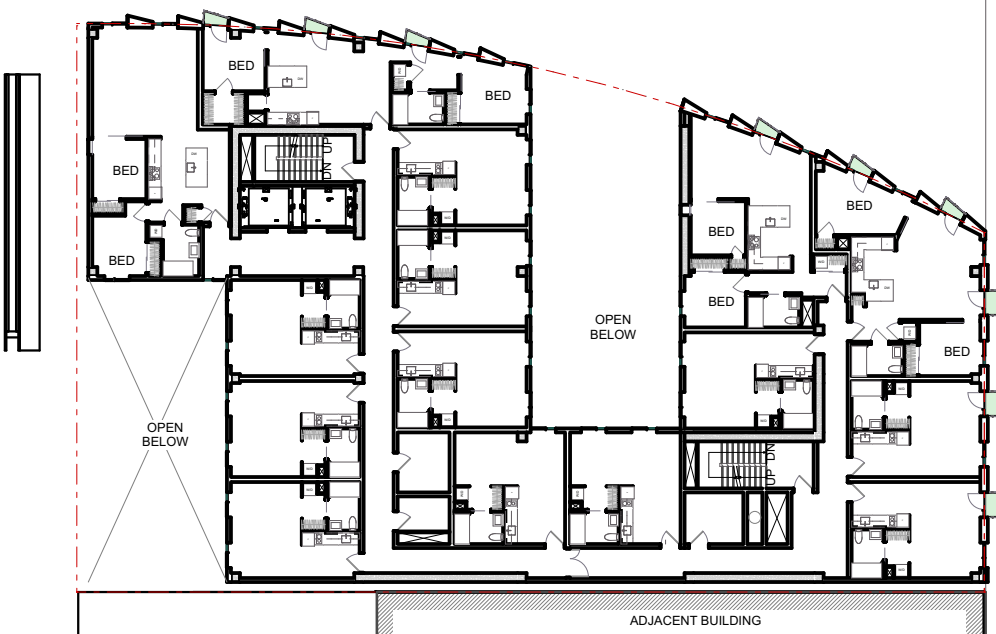
Second Floor - Rear Yard 2

AREA OF MODIFIED REAR YARD

Area Calculations: Modified Rear Yard			
Floor (Story)	Zone Name	Zone Number	Measured Area
First Floor			
	MOD. REAR YARD	INNER COURT	625
	MOD. REAR YARD	SIDE YARD	1,300
			1,925 sq ft
Second Floor			
	MOD. REAR YARD	OUTER COURT	803
			803 sq ft
			2,728 sq ft



EIGHTH FLOOR PLAN

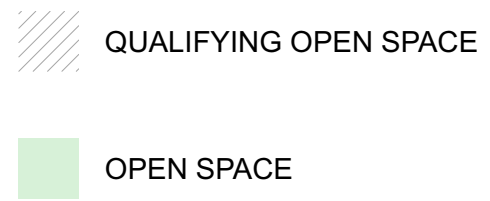


THIRD - SEVENTH FLOOR PLAN

OPEN AREA CALCULATIONS

Area Calculations: Open Space: Private (Non-qualifying open space)

Zone Number	Measured Area
BALCONY	450
	450 sq ft

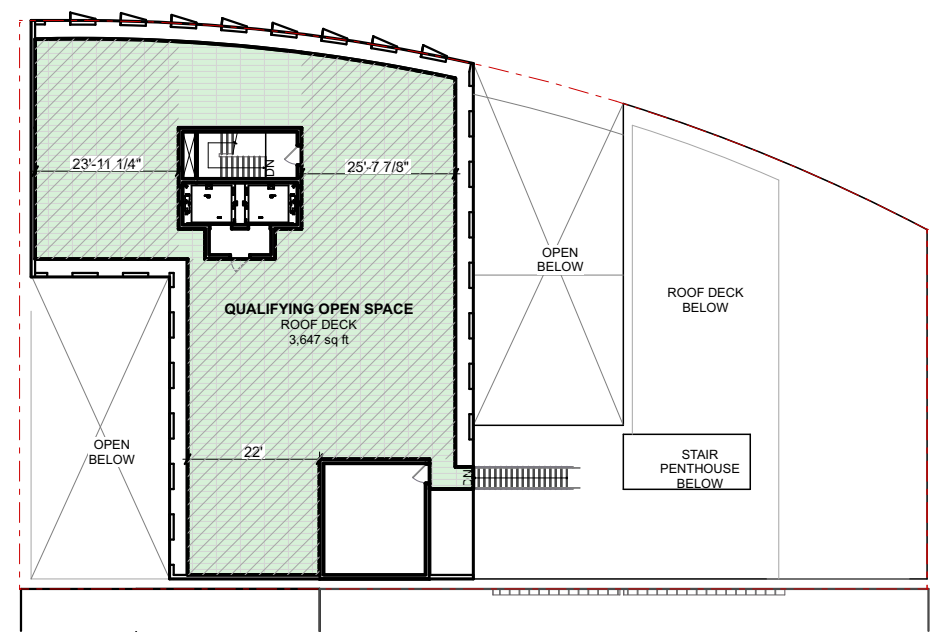


Area Calculations: Open Space: Common

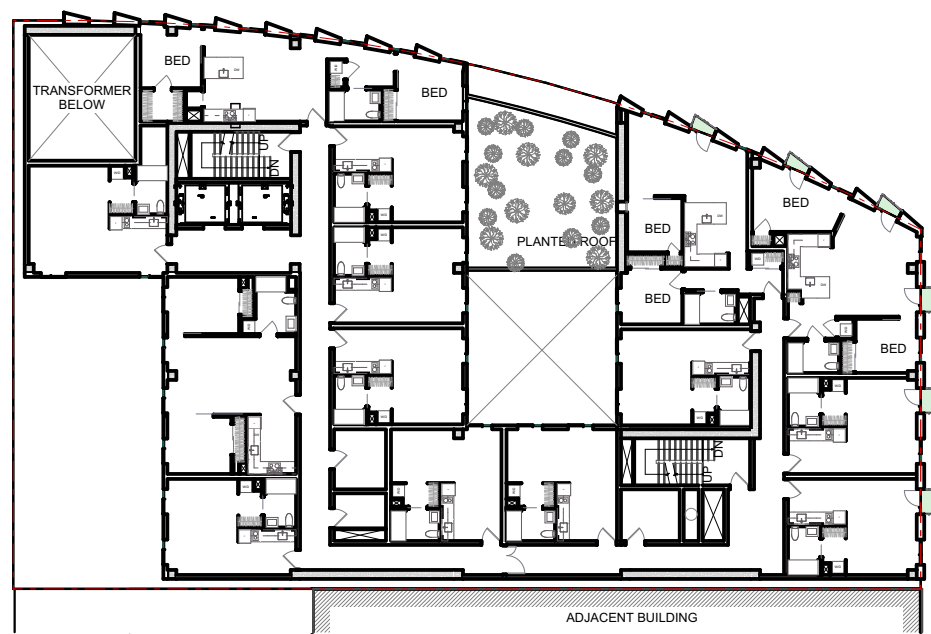
Home Story	Zone Name	Zone Number	Measured Area
Eighth Floor			
	QUALIFYING OPEN SPACE	ROOF DECK	1,929
Roof			
	QUALIFYING OPEN SPACE	ROOF DECK	3,647
			5,576 sq ft

COMMON OPEN SPACE REQUIRED
Section 135(d)(2)

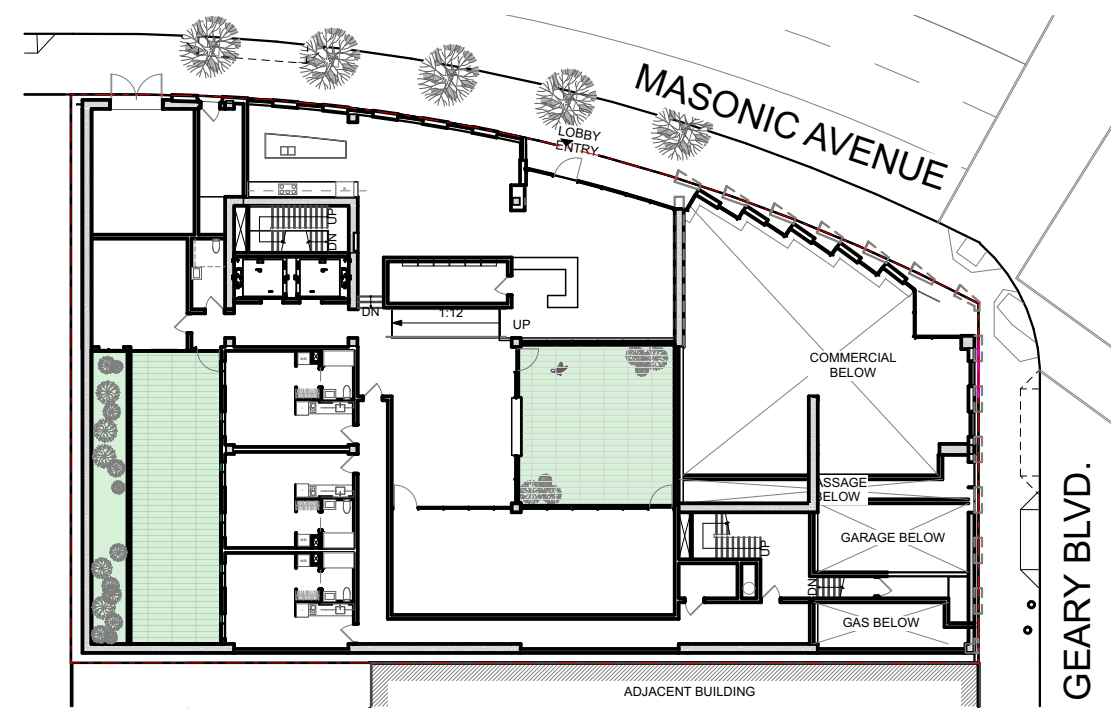
$(63 \text{ units}(\text{less than } 350 \text{ sq ft}) \times 100 \times 1/3) + (32 \text{ units} \times 100) = 5,300 \text{ sq ft}$
5,576 sq ft PROVIDED > 5,300 sq ft REQUIRED



ROOF FLOOR PLAN



SECOND FLOOR PLAN

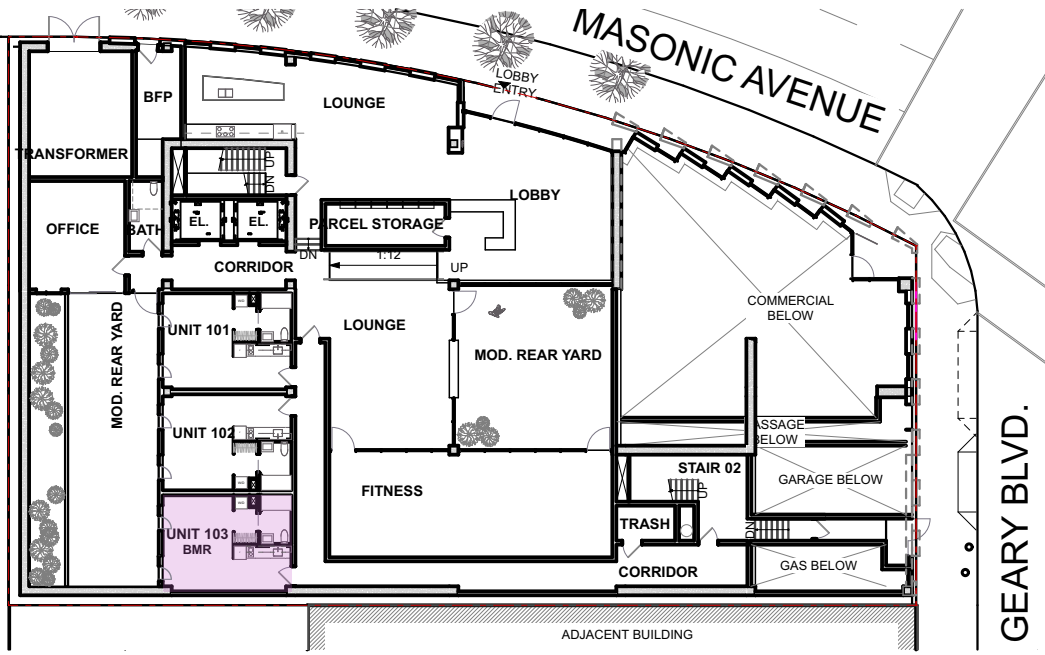


FIRST FLOOR PLAN

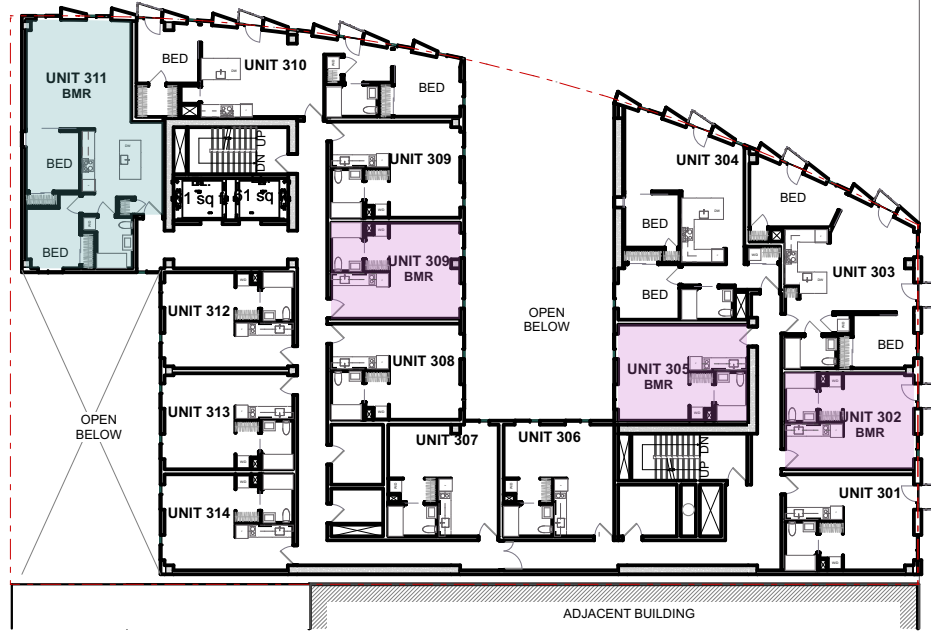
BMR UNITS

STUDIO UNITS

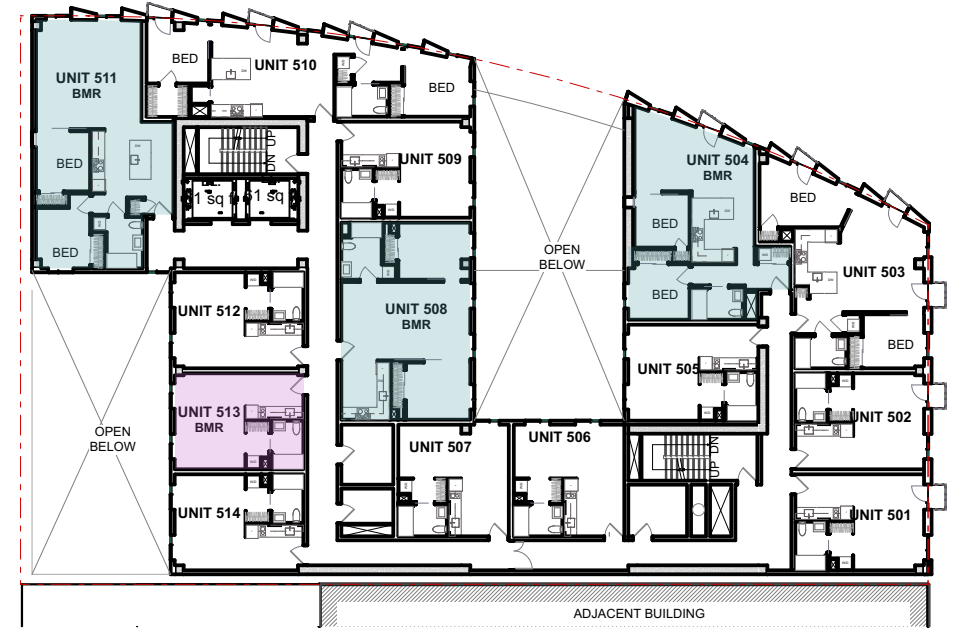
2BD UNITS



FIRST FLOOR PLAN



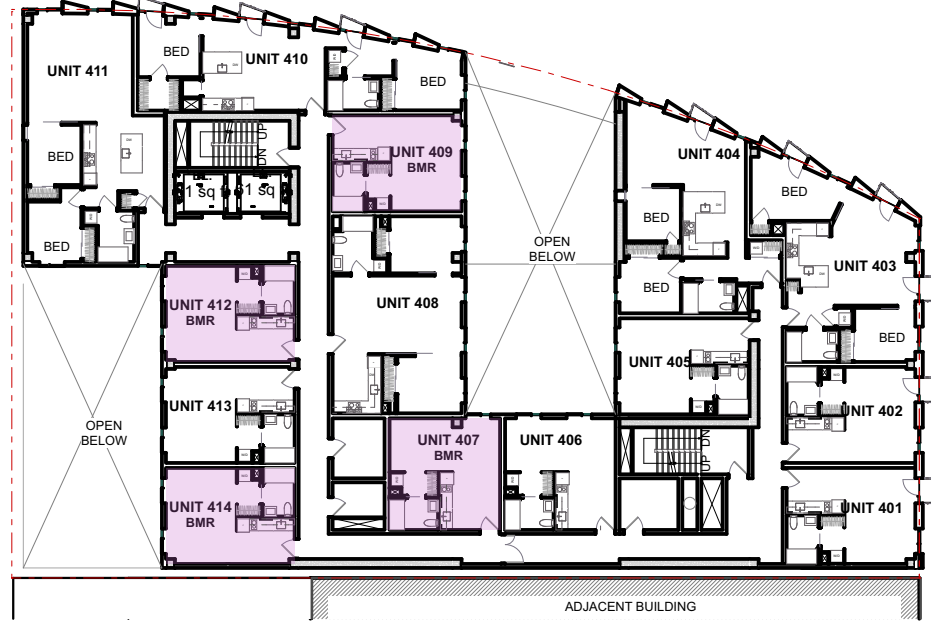
THIRD FLOOR PLAN



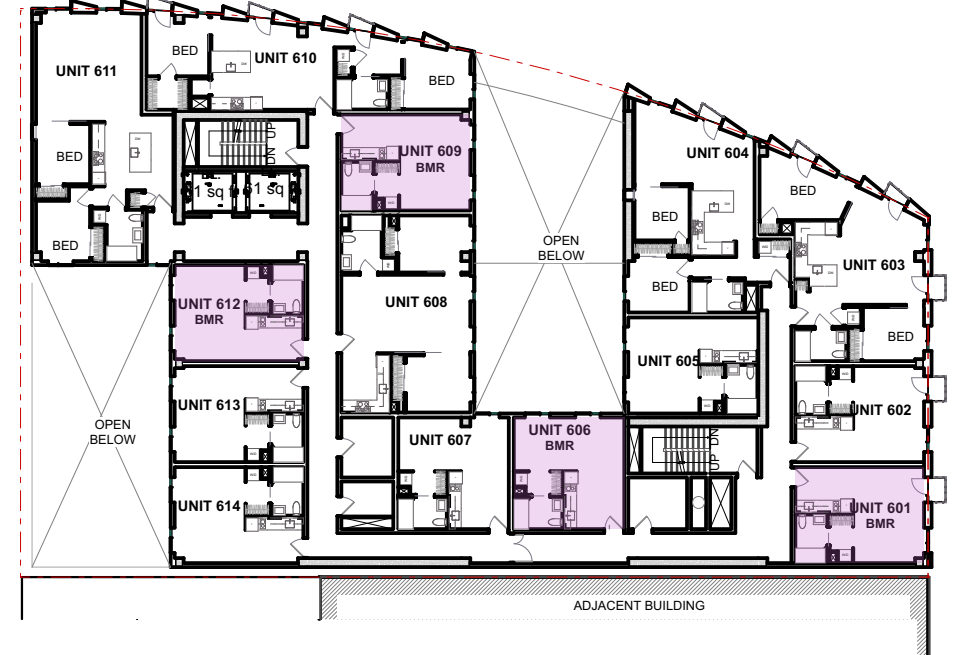
FIFTH FLOOR PLAN



SECOND FLOOR PLAN



FOURTH FLOOR PLAN

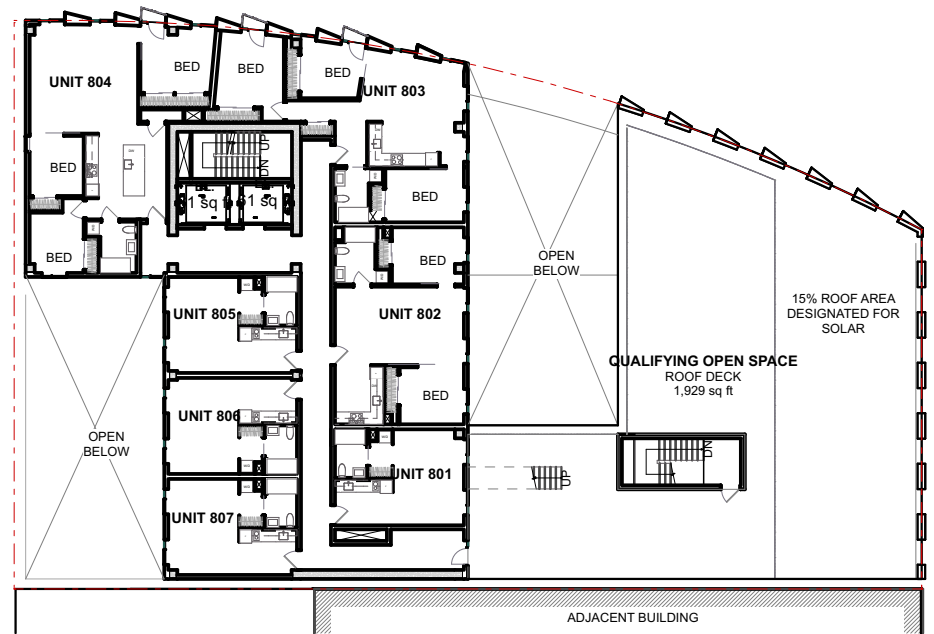


SIXTH FLOOR PLAN





SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN

BMR MIX				
% INCLUSIONARY @ 23% TOTAL (22 UNITS) (22 x % unit make-up)				
UNIT TYPE	QUANTITY	% MAKE-UP	BEDROOMS	% BEDROOMS
STUDIO	64	67%	64	50%
2 BEDROOM	29	31%	58	45%
3 BEDROOM	2	2%	6	5%
TOTAL	95	100%	128	100%

BMR SELECTION			
Unit #	3 BD	2 BD	STUDIO
101			344
102			344
103			344 YES
201			344
202			344
203		700	YES
204		700	
205			344
206			343
207			343
208			344 YES
209			344
210			344
211		717	YES
212			413
213		706	YES
214			343
301			344
302			344 YES
303		700	
304		700	
305			344 YES
306			343
307			343
308		706	
309			344 YES
310		717	
311		811	YES
312			343
313			343
314			343
401			344
402			344
403		700	
404		700	
405			344
406			343
407			343 YES
408		706	
409			344 YES
410		717	
411		811	
412			343 YES
413			343
414			343 YES
501			344
502			344

BMR UNITS



All BMR units meet the minimum sizes prescribed by TCAC:
 Studio Units = 200sf minimum
 2 Bedroom Units = 700SF minimum
 3 Bedroom Units = 900SF minimum

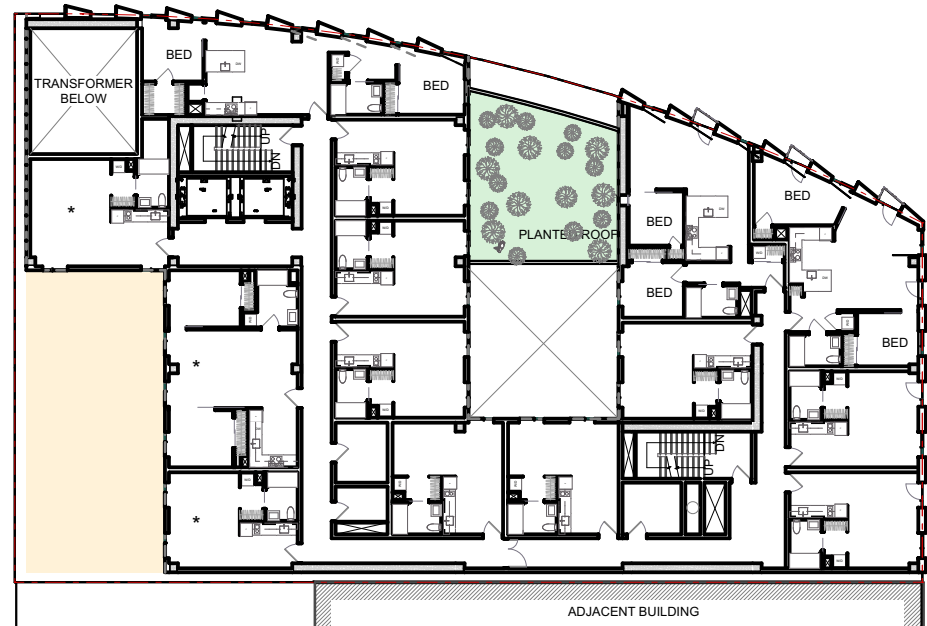
503		700	
504		700	YES
505			344
506			343
507			343
508		706	YES
509			344
510		717	
511		811	YES
512			343
513			343 YES
514			343
601			344 YES
602			344
603		700	
604		700	
605			344
606			343 YES
607			343
608		706	
609			344 YES
610		717	
611		811	
612			343 YES
613			343
614			343
701			344
702			344
703		700	
704		700	
705			344
706			343
707			343 YES
708		706	
709			344
710		717	
711		811	
712			344
713			344
714			343
801			344
802		706	
803	900		
804	1006		
805			344
806			344
807			343
AVERAGE	953	726.00	343.51
BMR min	857.7	653.40	309.16

UNIT EXPOSURE VARIANCE



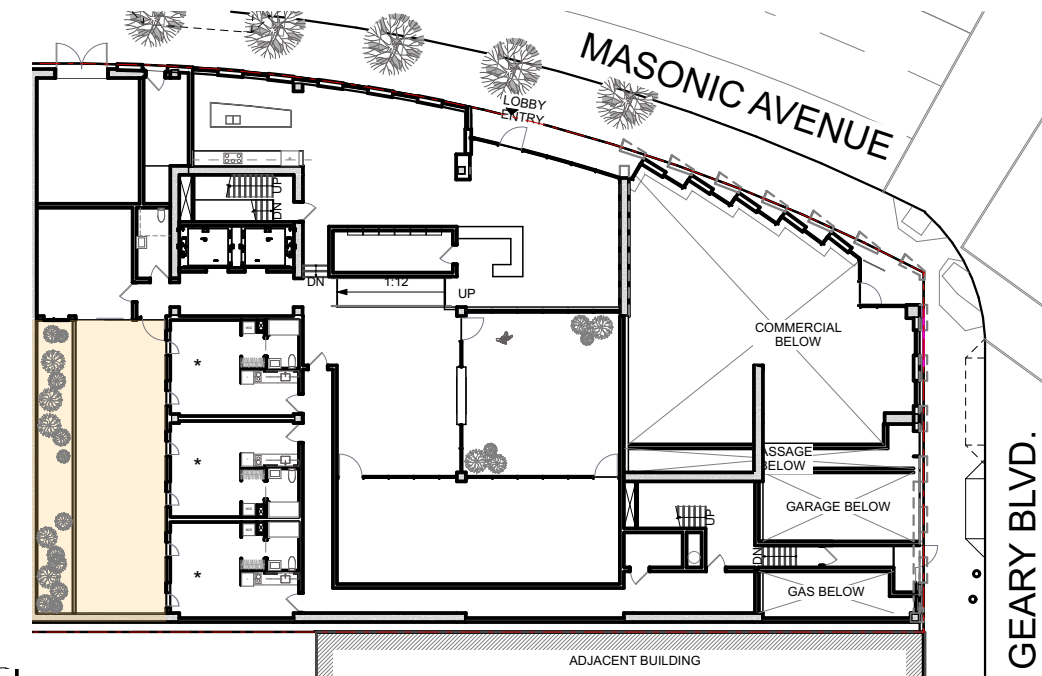
ALL UNITS MEET EXPOSURE REQUIREMENTS EXCEPT UNITS WITH *

THIRD - SIXTH FLOOR PLAN



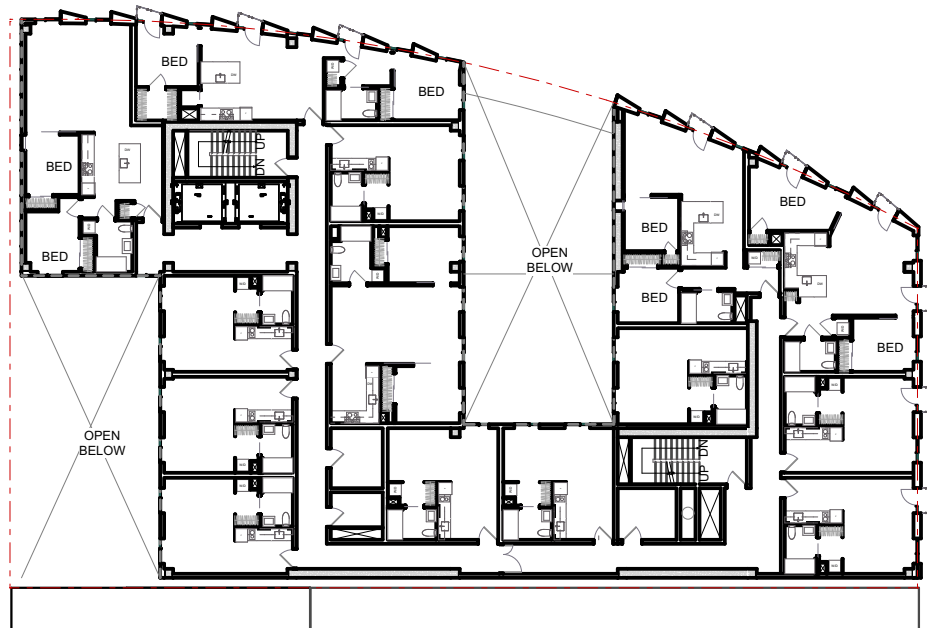
ALL UNITS MEET EXPOSURE REQUIREMENTS EXCEPT UNITS WITH *

SECOND FLOOR PLAN



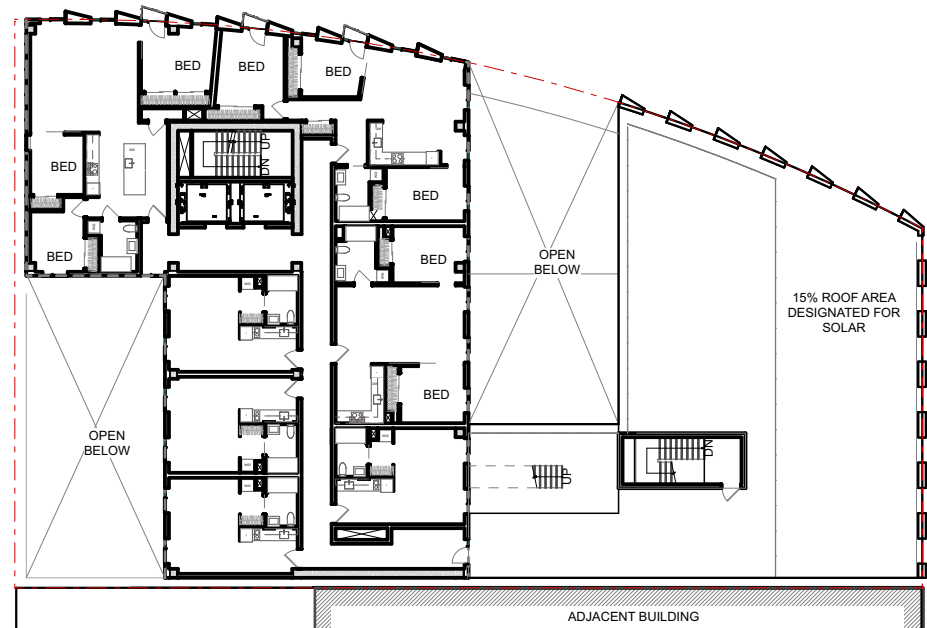
ALL UNITS MEET EXPOSURE REQUIREMENTS EXCEPT UNITS WITH *

FIRST FLOOR PLAN

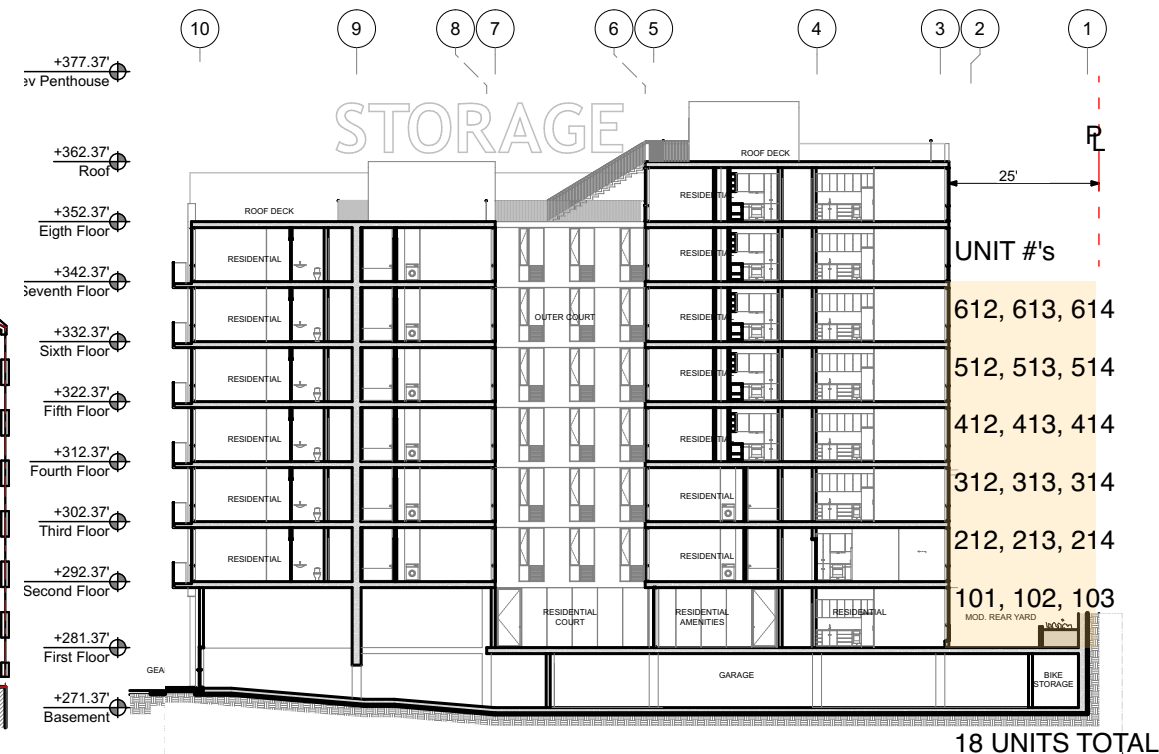


ALL UNITS MEET EXPOSURE REQUIREMENTS

SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN



18 UNITS TOTAL

BUILDING SECTION
SCALE: 1/32" = 1'-0"

1



VIEW FROM GEARY BLVD AND MASONIC AVE INTERSECTION



VIEW FROM MASONIC AVE @ LOBBY



VIEW FROM GEARY BLVD AND MASONIC AVE INTERSECTION



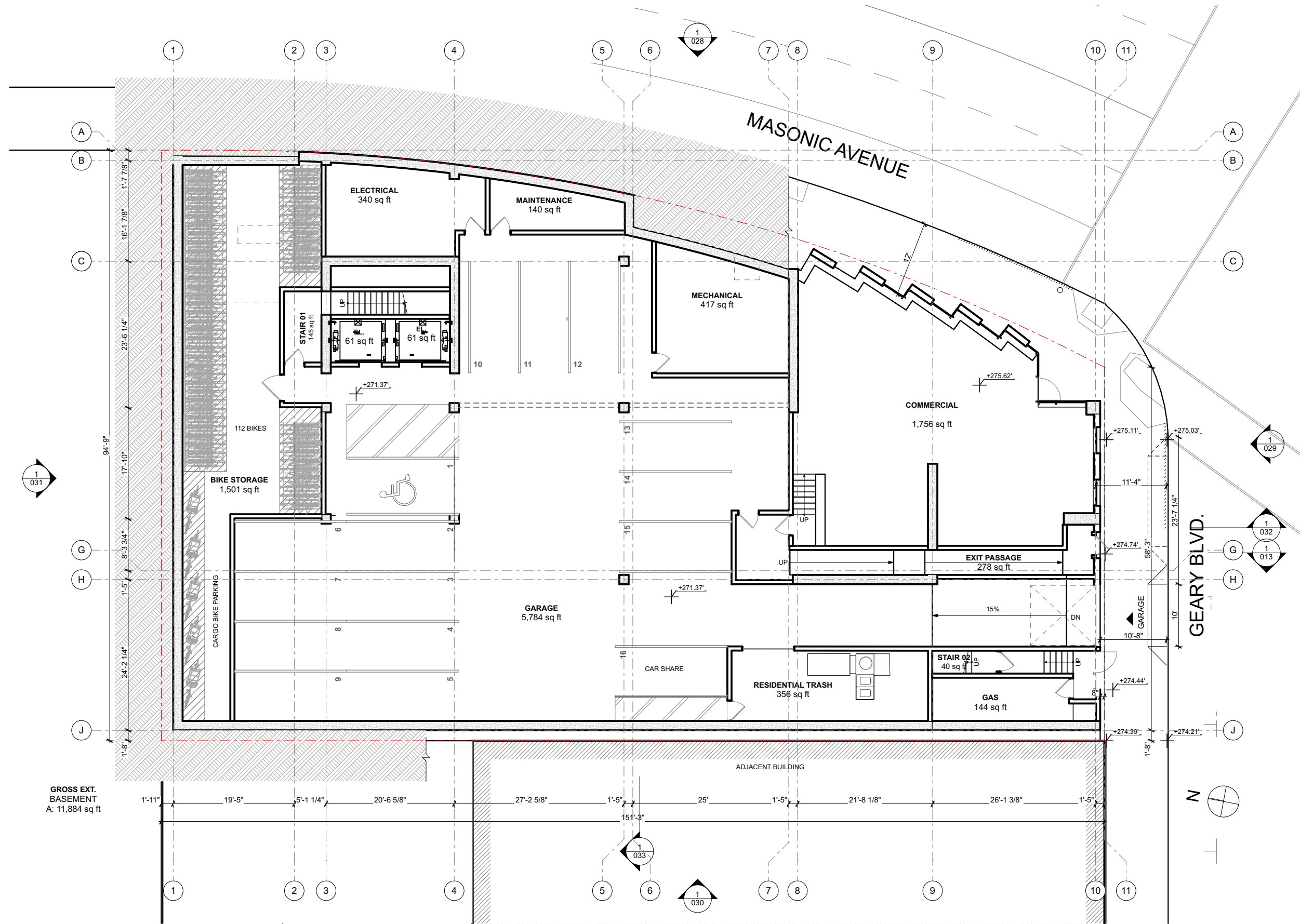
VIEW FROM GEARY BLVD AND MASONIC AVE INTERSECTION



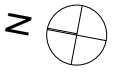
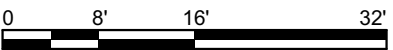
INNER COURT



SIDE YARD

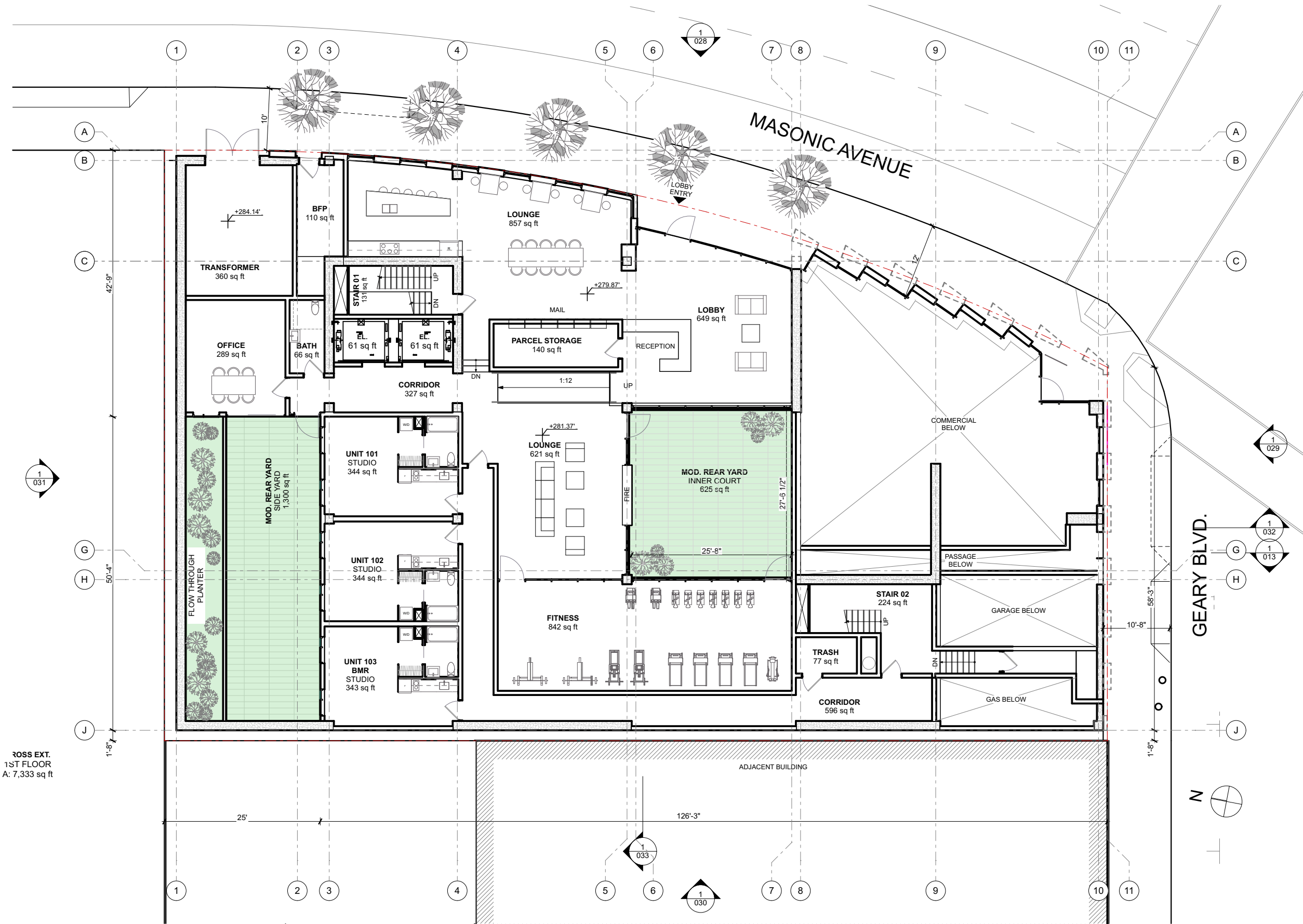


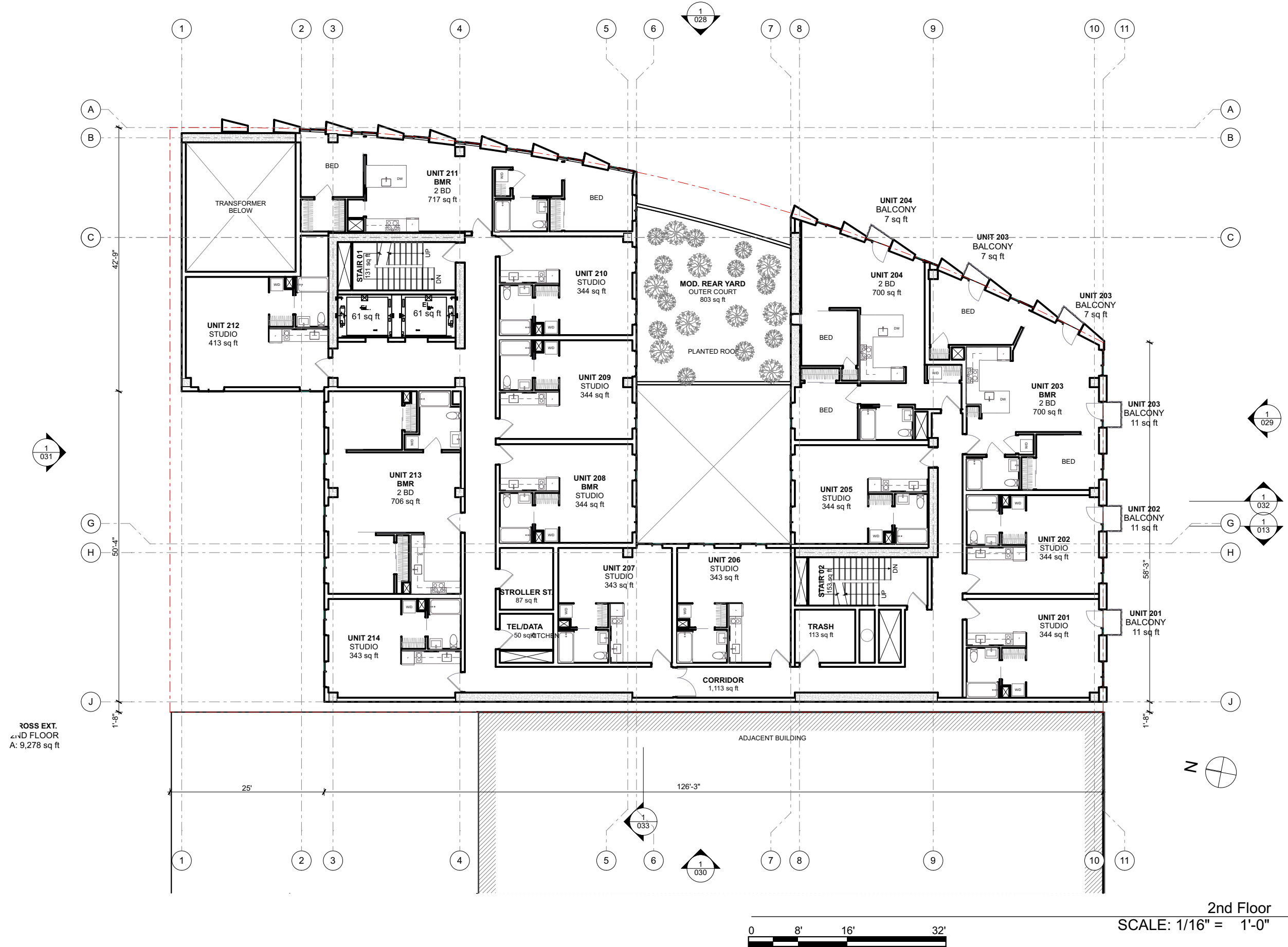
GROSS EXT.
BASEMENT
A: 11,884 sq ft



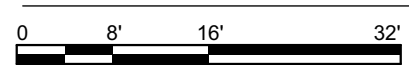
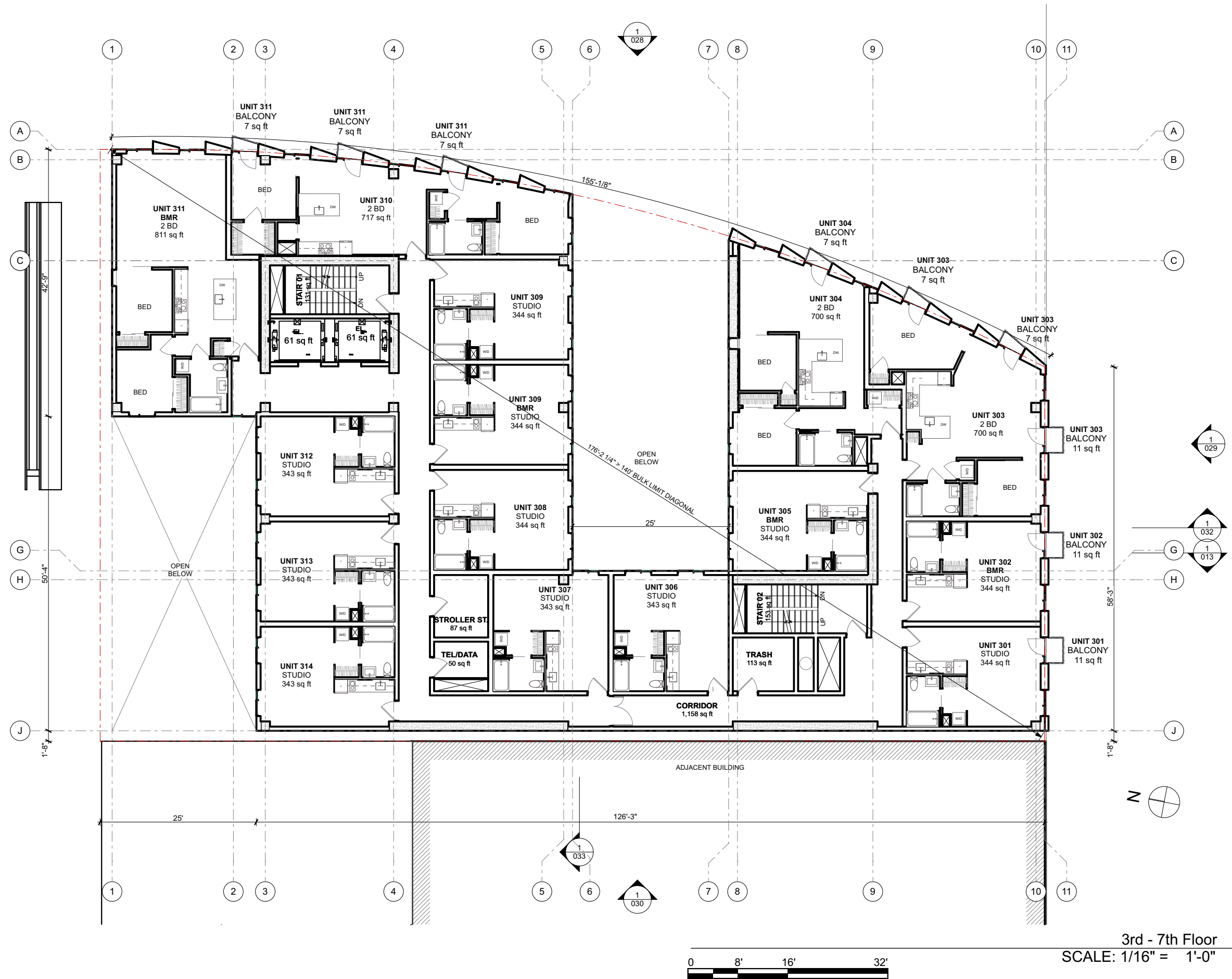
Basement

1

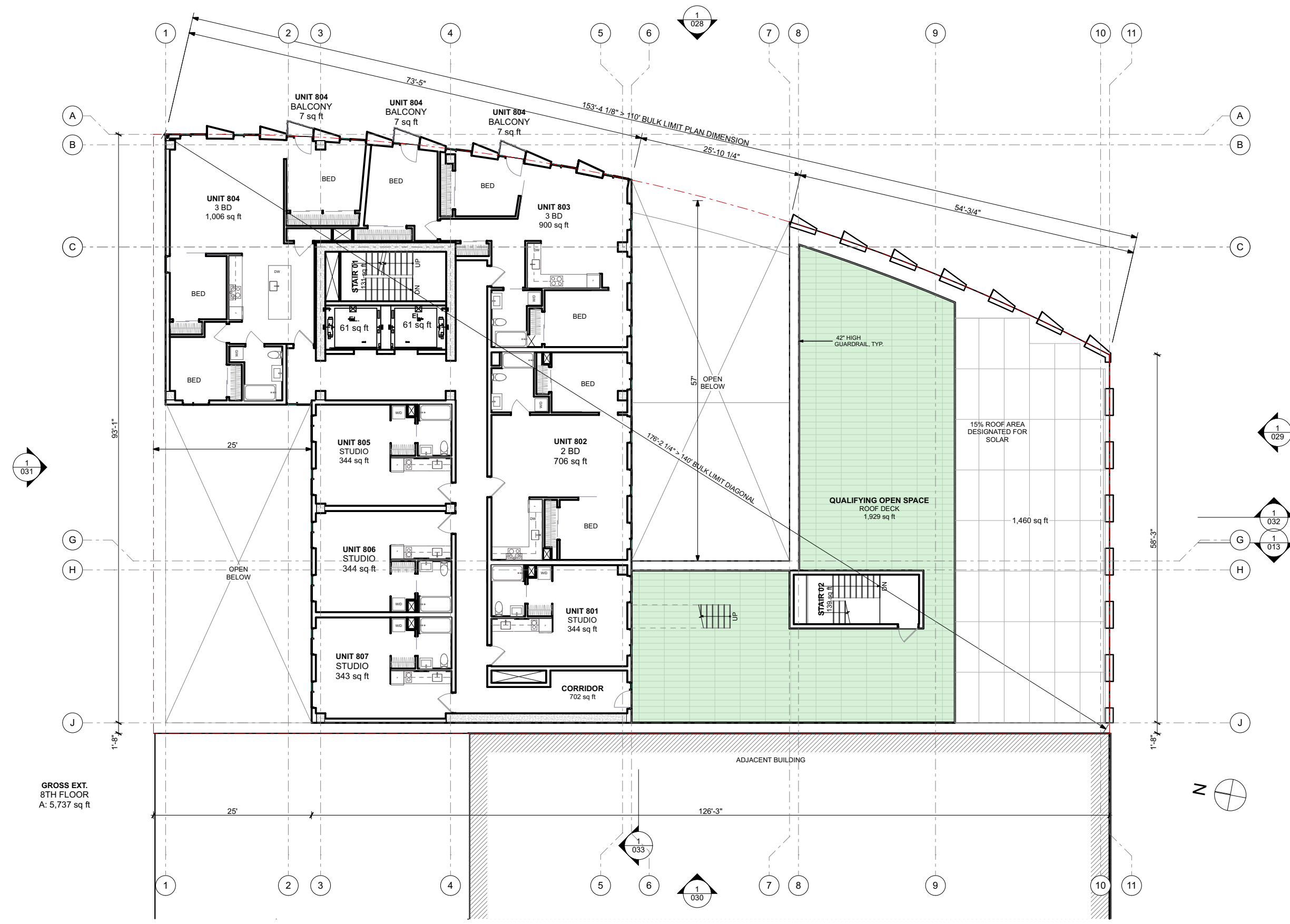




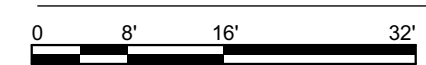
GROSS EXT.
3RD FLOOR
A: 9,709 sq ft



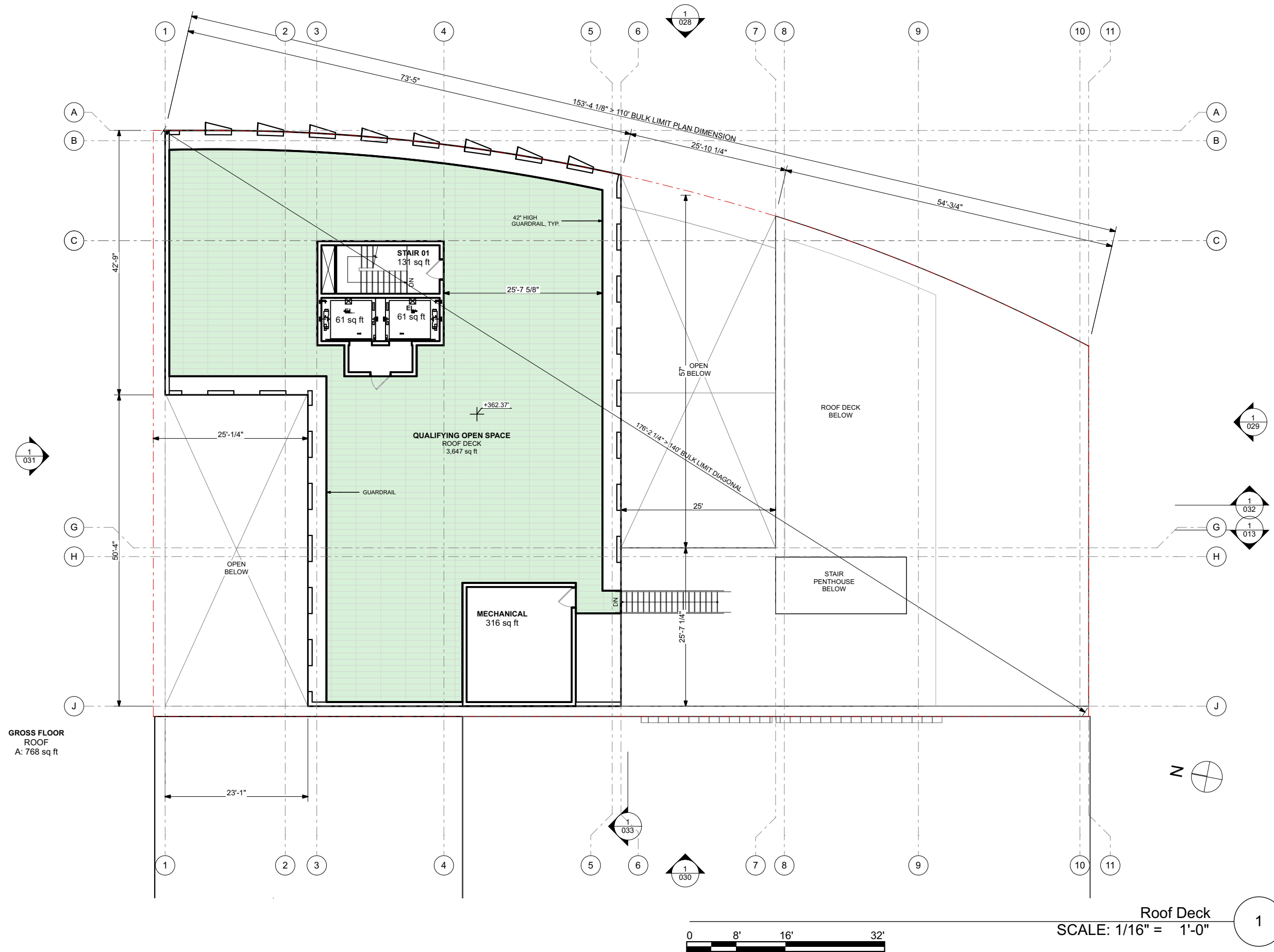
3rd - 7th Floor
SCALE: 1/16" = 1'-0" 1



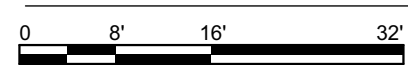
GROSS EXT.
8TH FLOOR
A: 5,737 sq ft

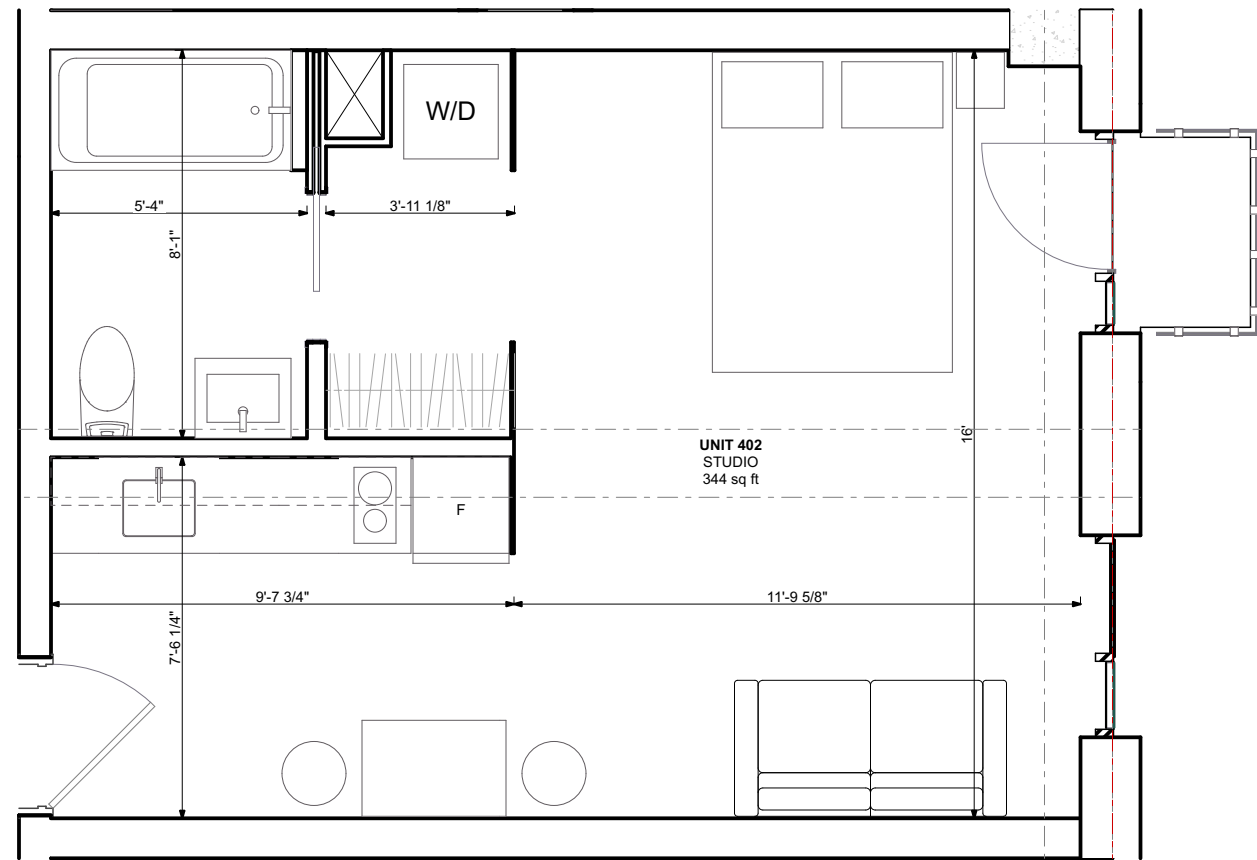


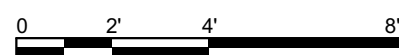
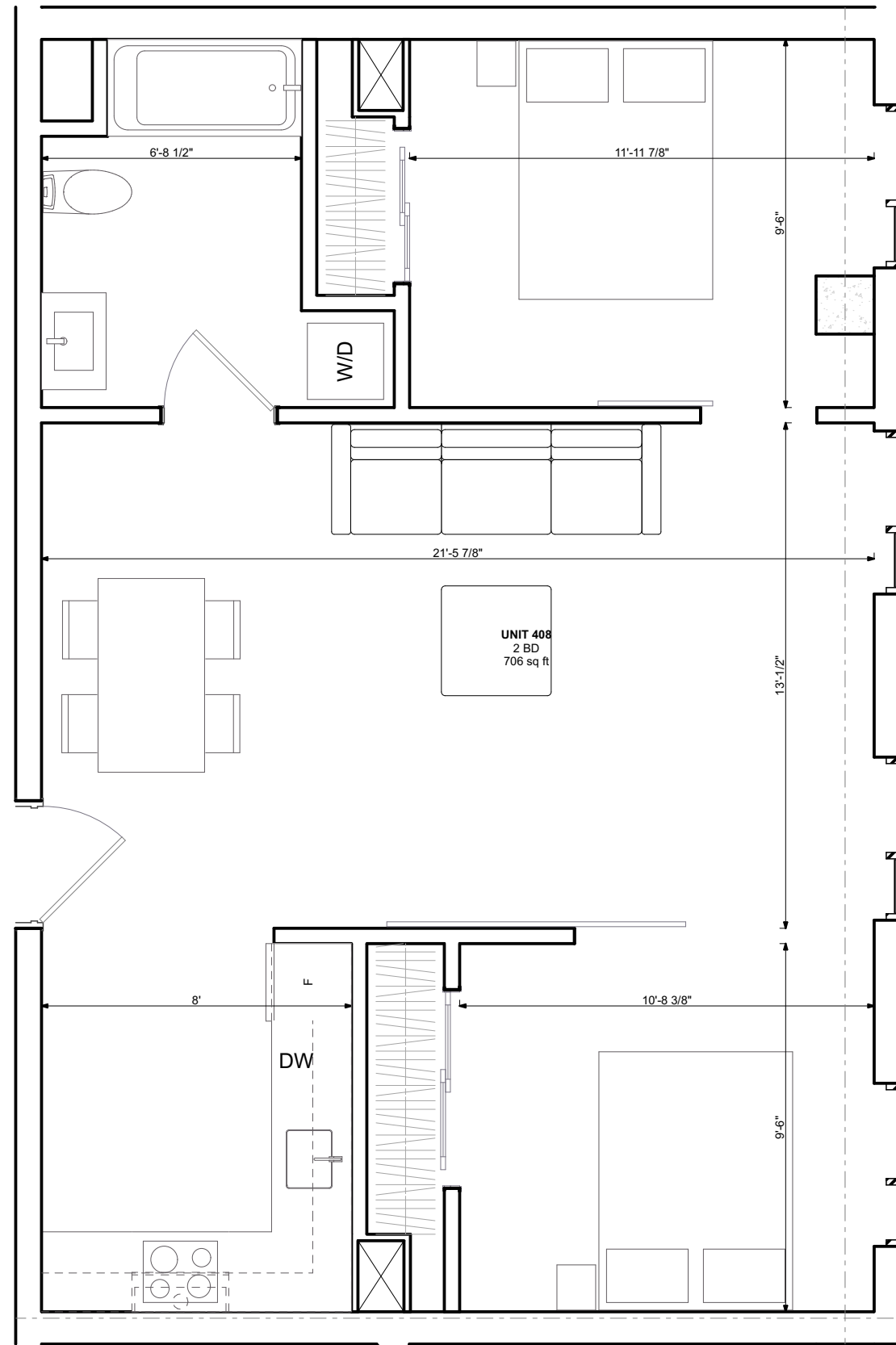
8th Floors
SCALE: 1/16" = 1'-0" 1



Roof Deck
SCALE: 1/16" = 1'-0" 1







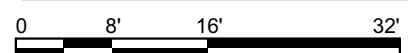
TYPICAL 2BD
SCALE: 1/4" = 1'-0"



- ID DESCRIPTION
- 01 RAIN SCREEN ARCHITECTURAL PANEL SYSTEM
- 02 HARD TROWLED CEMENT PLASTER, PAINTED
- 03 GLASS STOREFRONT
- 04 FROSTED GLASS GUARDRAIL
- 05 DARK BRONZE ANODIZED ALUM WINDOW FRAMES W/ INTEGRATED HVAC LOUVER
- 06 PLANTED ROOF
- 07 MTL GUARDRAIL, PTD.

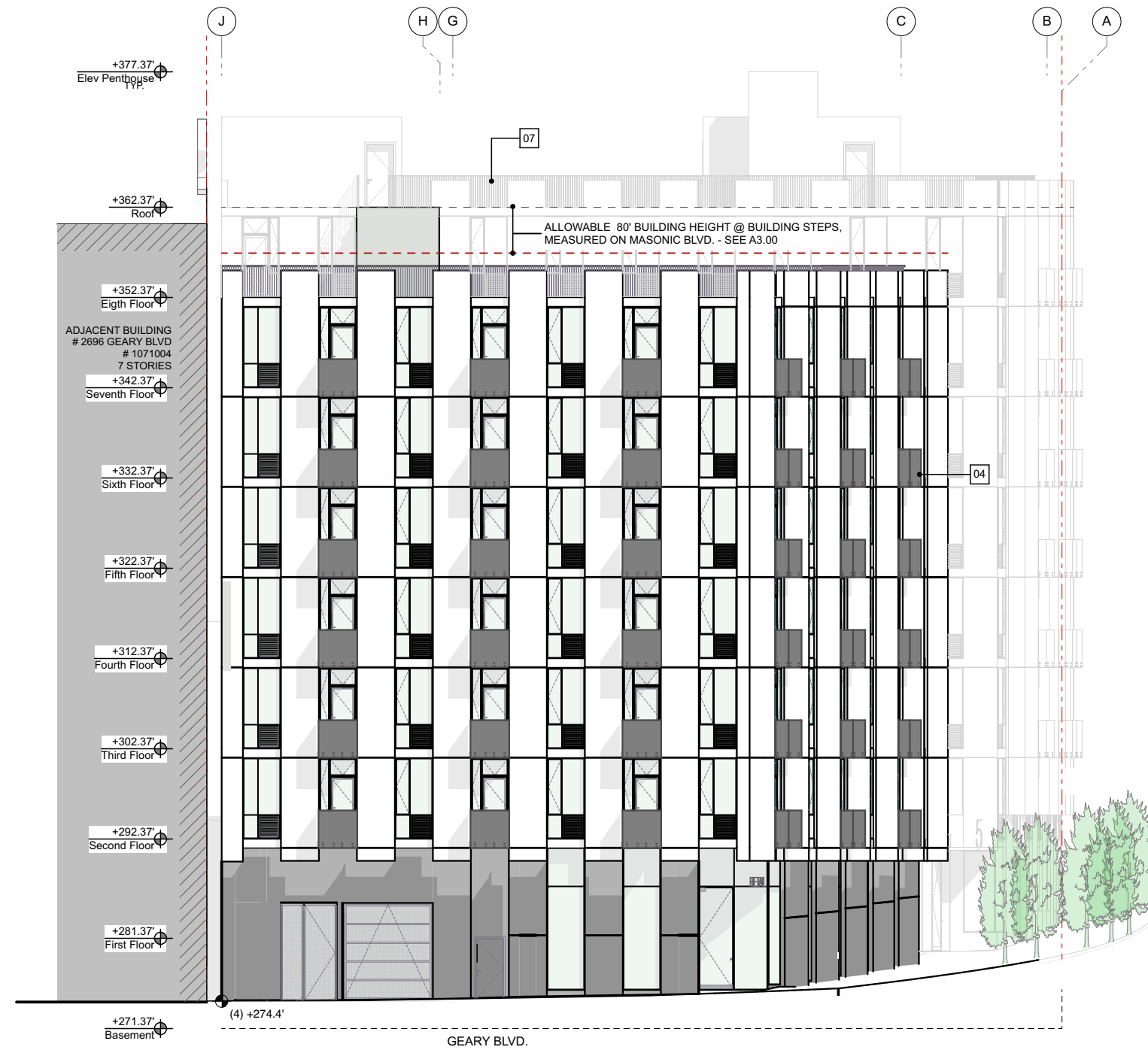


MASONIC AVE (EAST) ELEVATION
SCALE: 1/16" = 1'-0"



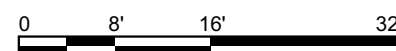
1

- ID** DESCRIPTION
- 01** RAIN SCREEN ARCHITECTURAL PANEL SYSTEM
- 02** HARD TROWLED CEMENT PLASTER, PAINTED
- 03** GLASS STOREFRONT
- 04** FROSTED GLASS GUARDRAIL
- 05** DARK BRONZE ANODIZED ALUM WINDOW FRAMES W/ INTEGRATED HVAC LOUVER
- 06** PLANTED ROOF
- 07** MTL GUARDRAIL, PTD.

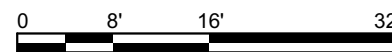
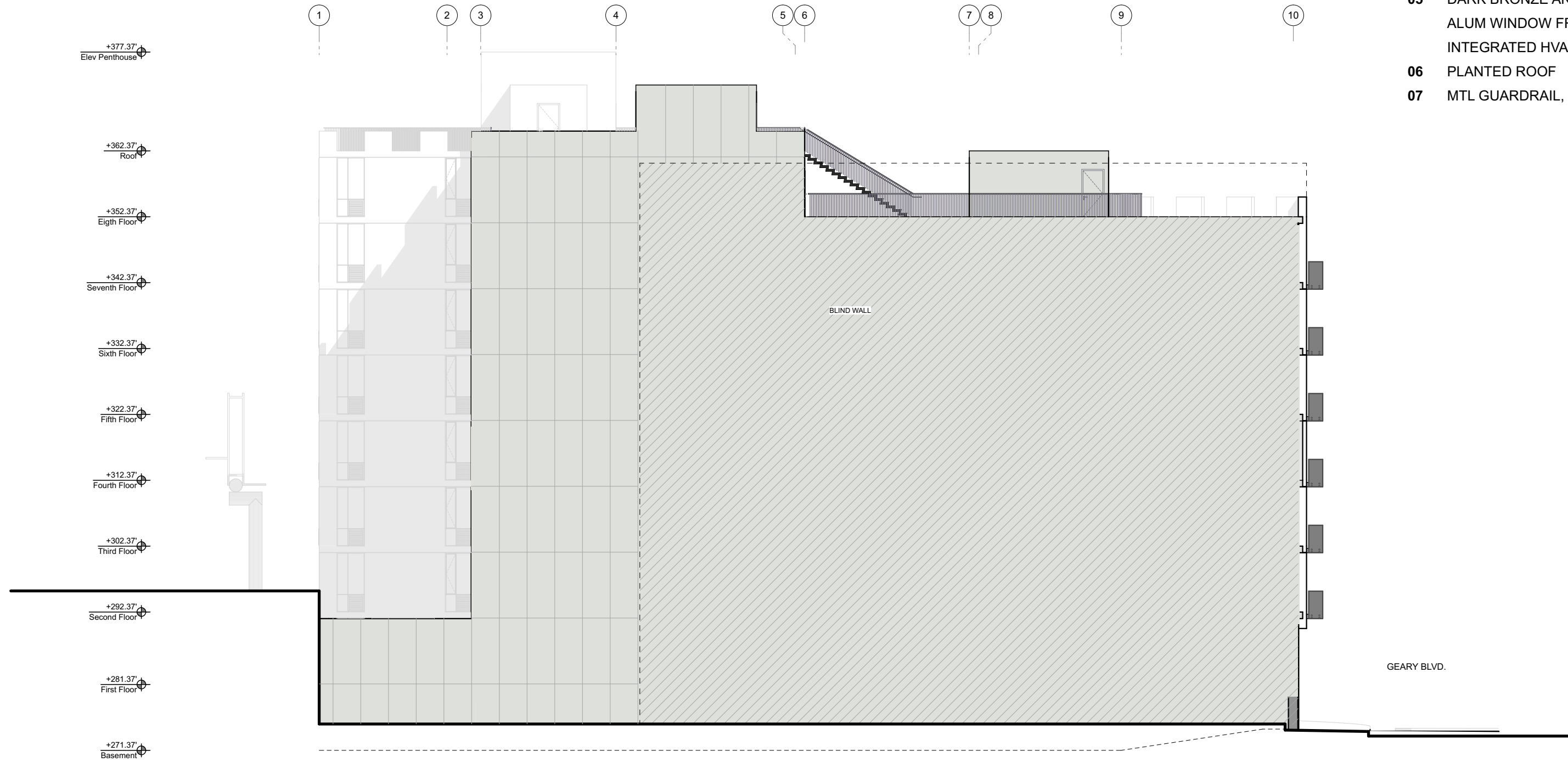


GEARY BLVD (SOUTH) ELEVATION
SCALE: 1/16" = 1'-0"

1



- ID** DESCRIPTION
- 01** RAIN SCREEN ARCHITECTURAL PANEL SYSTEM
- 02** HARD TROWLED CEMENT PLASTER, PAINTED
- 03** GLASS STOREFRONT
- 04** FROSTED GLASS GUARDRAIL
- 05** DARK BRONZE ANODIZED ALUM WINDOW FRAMES W/ INTEGRATED HVAC LOUVER
- 06** PLANTED ROOF
- 07** MTL GUARDRAIL, PTD.

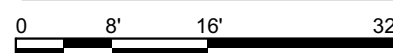


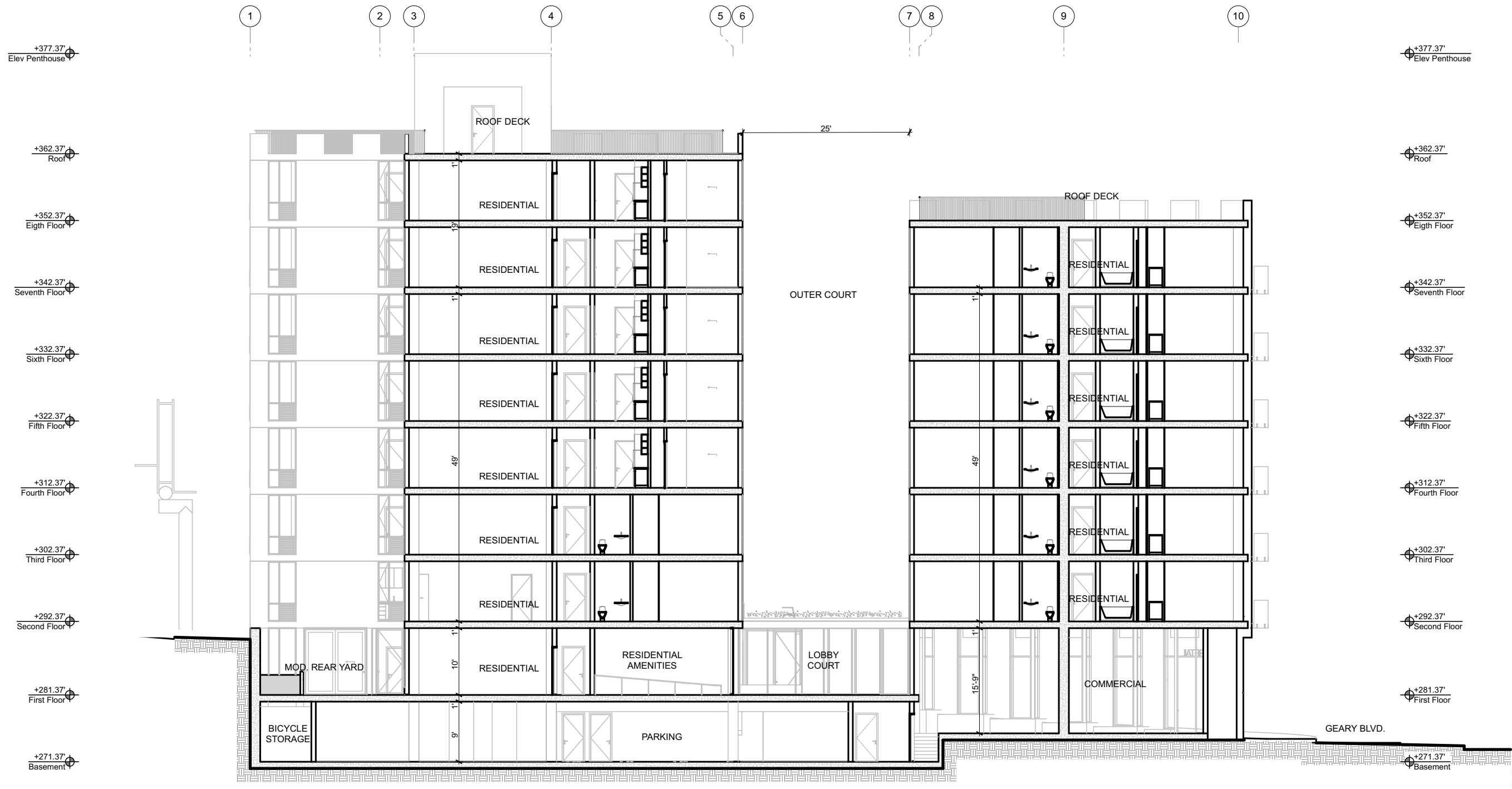
WEST ELEVATION
SCALE: 1/16" = 1'-0"

1

- ID** DESCRIPTION
- 01** RAIN SCREEN ARCHITECTURAL PANEL SYSTEM
- 02** HARD TROWLED CEMENT PLASTER, PAINTED
- 03** GLASS STOREFRONT
- 04** FROSTED GLASS GUARDRAIL
- 05** DARK BRONZE ANODIZED ALUM WINDOW FRAMES W/ INTEGRATED HVAC LOUVER
- 06** PLANTED ROOF
- 07** MTL GUARDRAIL, PTD.

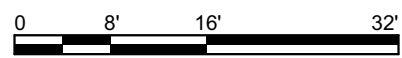
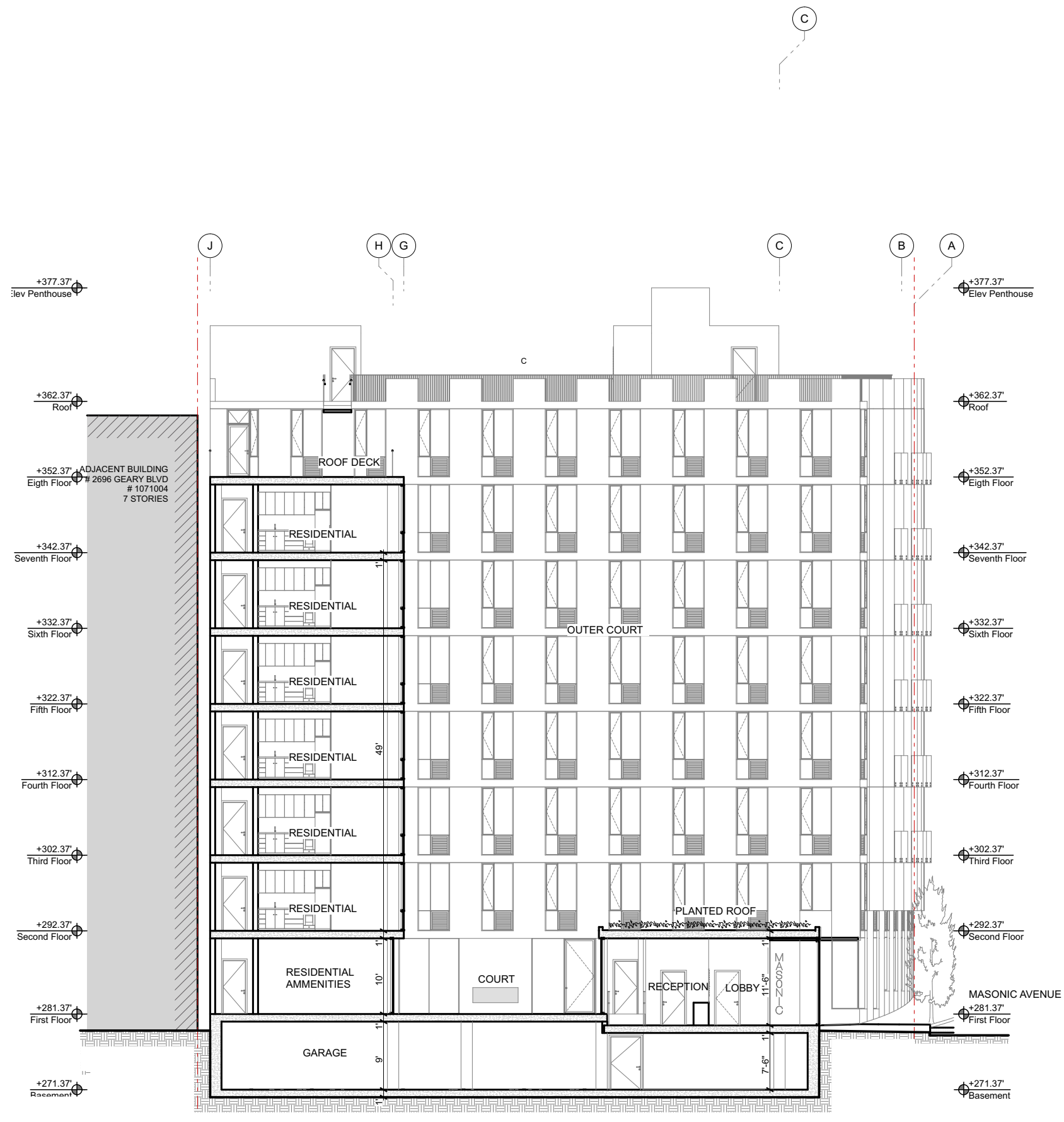



NORTH ELEVATION
SCALE: 1/16" = 1'-0"
1



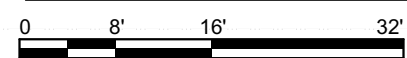
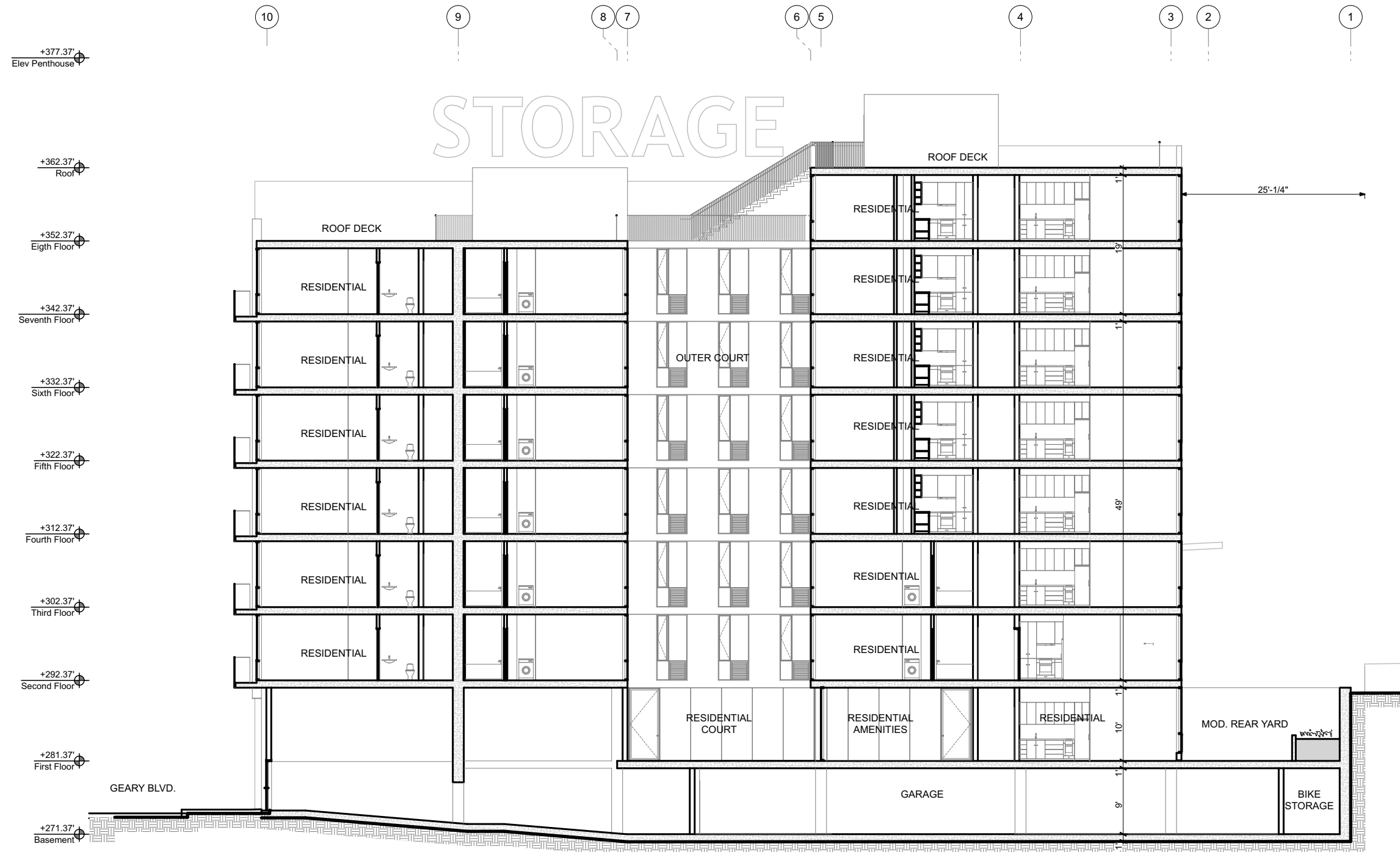
BUILDING SECTION
 SCALE: 1/16" = 1'-0" 1





BUILDING SECTION
SCALE: 1/16" = 1'-0"

1



BUILDING SECTION
SCALE: 1/16" = 1'-0"

1



VIEW FROM GEARY BLVD AND MASONIC AVE INTERSECTION