



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE JULY 6, 2017

Date: June 29, 2017
Case No.: **2014-0449DRP**
Project Address: **1924 MISSION STREET**
Permit Application: 2016.05.23.8112 & 2016.05.23.8117
Zoning: NCT (Mission Street Neighborhood Commercial Transit)
80-B Height and Bulk District
Block/Lot: 3554/003A
Project Sponsor: Gerry Ramsey
1924 Mission Street
San Francisco, CA 94103
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@sfgov.org
Recommendation: **Take DR and Approve with Modifications.**

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 proposal is to demolish an existing two-story building and to construct a new 7-story mixed-use building. The proposed Project will contain 11 dwelling units, 455 square feet of Trade Shop use, and 781 square feet of Business Service Use. Thirteen Class 1 and two Class 2 bicycle parking spaces will be provided, with no automobile parking. Usable open space for the residents will be provided in the form of a common roof deck with terraced seating and a common second floor deck.

SITE DESCRIPTION AND PRESENT USE

The site (Project Site), Lot 003A in the Assessor's Block 3554, is a rectangular-shaped lot located on the west side of Mission Street, between 15th and 16th Streets in the NCT Zoning District. The subject property is 2,652 square feet and developed with a two-story, 24-foot tall, 1,568 square foot, Automotive Repair Shop. The Project Site has approximately 24 feet, 10 inches of frontage along Mission Street and gently slopes down toward the street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is adjacent to a four-story, 6-unit residential building with ground floor commercial to the north; a four-story, 15-unit residential building with ground floor commercial to the south; a three-story, 16-unit residential building to the west; and a four-story, 14-unit residential building with ground floor commercial across Mission Street to the east. Other existing development in the area consists primarily of residential and commercial mixed-use buildings, a Navigation Center and a Social Service Facility (soup kitchen). Zoning Districts surrounding the Project Site are NCT to the north, south and west and RTO-M (Residential Transit Oriented-Mission) to the west.

ISSUES AND CONSIDERATIONS

- Mission Interim Controls: Pursuant to Planning Commission Resolution No. 19548, the Project is not subject to the Mission Interim Controls because the type (residential) and size of the Project (less than 25 residential units) does not trigger the Controls.
- Prop X/PDR Replacement: The Project includes the removal of approximately 1,180 square feet of Production, Distribution & Repair (PDR) use. Under Planning Code Section 202.8 (also known as Proposition X), the Project is not subject to the requirement for the replacement of PDR use because Planning Code Section 202.8 does not apply to the Mission Street NCT Zoning District.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	March 20, 2017 – April 19, 2017	April 19, 2017	July 6, 2017	85 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 26, 2017	June 26, 2017	10 days
Mailed Notice	10 days	June 26, 2017	June 26, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

The Project has completed the Section 312 notification. During the Section 312 notification period, a Discretionary Review was filed on April 19, 2017. A Discretionary Hearing date was scheduled for July 6, 2017.

DR REQUESTOR

The DR Requestor is Carlos Bocanegra, 474 Valencia Street, Suite 295, on behalf of “Our Mission No Eviction.” (1333 Florida Street).

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor states that the Project is in direct conflict with the General Plan Priority Policy 2, which states that *existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods*. The DR Requestor states that this Project comprised of high-end housing that would be occupied by wealthy residents that will negatively impact the character of this working-class neighborhood and directly and indirectly contribute to displacement impacts that threaten the community's cultural and economic diversity. The Project would create economic pressures on surrounding commercial and residential tenants leading to evictions and pricing out of nearby community-serving businesses.

Issue #2: The DR Requestor states that the design of the Project, specifically the amount of glazing on the front elevation, is out of character with the existing neighborhood and will *indirectly contribute to the gentrification and displacement impacts on the block and threaten the cultural and economic diversity of this community*. The cumulative impact of the project and similar projects in the neighborhood will be harmful to the working-class families that line the corridor and that the Planning Commission should demand that the Project design be redesigned in a manner that better helps preserve the cultural and economic diversity of the corridor and the Mission District.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Issue#1: No response provided.

Issue #2: To address concerns from the DR Requestor, the Project Sponsor has revised the design of the Project as follows:

- Reduction in the amount of glazing on the front and rear façades;
- Setback of the roof deck back 10 feet from the east (front) building wall to reduce visible height from the street;
- Introduction of an additional material on the east and west facades to break up the building massing; and,
- Lowered the height of the building entry to be consistent with the block face and reduced the height of the bay window projections.

Please refer to the *Response to Discretionary Review* for additional information (See Attached).

PROJECT ANALYSIS

Department staff reviewed the DR Requestor's concerns with the Project and presents the following comments:

Issue #1 – The Department supports the project as proposed in that the Project Sponsor will pay the applicable Affordable Housing Fee, which will provide off-site housing and funding in accordance with Planning Code Section 415. The project site does not possess any existing housing. The Project would provide 11 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would include PDR use, which will help replace some of the former PDR use on the project site and preserve the neighborhood character and the cultural and economic diversity of the neighborhood. The Project currently offers a treatment that is contemporary, yet contextual and, with further modification, it will have a more traditional architectural design that will relate well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

Issue #2 – The Department finds that the project modifications, which reduce the amount of glazing on the front façade, appropriately address the concerns expressed by the DR Requestor. However, in accordance with UDAT’s comments, additional design revisions are needed to reflect a more traditional architecture, in keeping with the character of the Mission Street Neighborhood (See Below).

ENVIRONMENTAL REVIEW

On April 2, 2015, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) per Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3 as described in the Certificate of Determination contained in the Planning Department files for this Project (Case No. 2014.0449E).

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

The proposed project is not located within a residential zoning district, and is not subject to the Residential Design Guidelines. Therefore, the proposed project was not reviewed by the Residential Design Advisory Team.

URBAN DESIGN ADVISORY TEAM

On June 27, 2017, the Planning Department’s Urban Design Advisory Team (UDAT) reviewed the response to the Request for Discretionary Review. UDAT provides design review for projects not subject to the Residential Design Guidelines and determined the Project’s intended uses and overall massing and scale to be compatible with the neighborhood and consistent with the General Plan. However, UDAT did not support the proposed design due to its inconsistency with the existing block face on Mission Street, which is predominantly traditional in character with rectilinear bay windows, defined ground floor storefront, double-hung windows (historically proportioned) and defined rooflines. Due to the unique character of the Mission neighborhood, UDAT recommends that the facade design facing Mission Street be revised to reflect more traditional design elements (i.e. roof, cornice, bay windows, base, etc.), in keeping with the neighborhood.

Under the Commission’s pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction.

BASIS FOR RECOMMENDATION

- Overall, the Project, on balance, complies with the Planning Code and advances the policies of the General Plan and Mission Area Plan.
- The Project is in an appropriate in-fill development that will add 11 new dwelling units to the City's housing stock, 455 square feet of Trade Shop space, and 781 square feet of Business Service space in an area that encourages maximum development in keeping with neighborhood character. The new Trade Shop use assists in replacing some of the former PDR use on the project site.
- The Project is supportive of the City's transit first policies by providing no off-street parking spaces and the appropriate number of bicycle parking spaces.
- The Project will comply with the Inclusionary Affordable Housing Program and will pay the applicable Affordable Housing Fee prior to the first building permit issuance.
- The Project will fully utilize the Eastern Neighborhoods Area Plan controls and will pay the appropriate development impact fees.
- Given the strong character of the surrounding neighborhood, the Department recommends taking Discretionary Review to address the surrounding context and modifying the exterior façade.
- UDAT will continue to work with the Project Sponsor on the façade design to reflect a more traditional design, as is consistent with the character of the Mission Street Neighborhood.

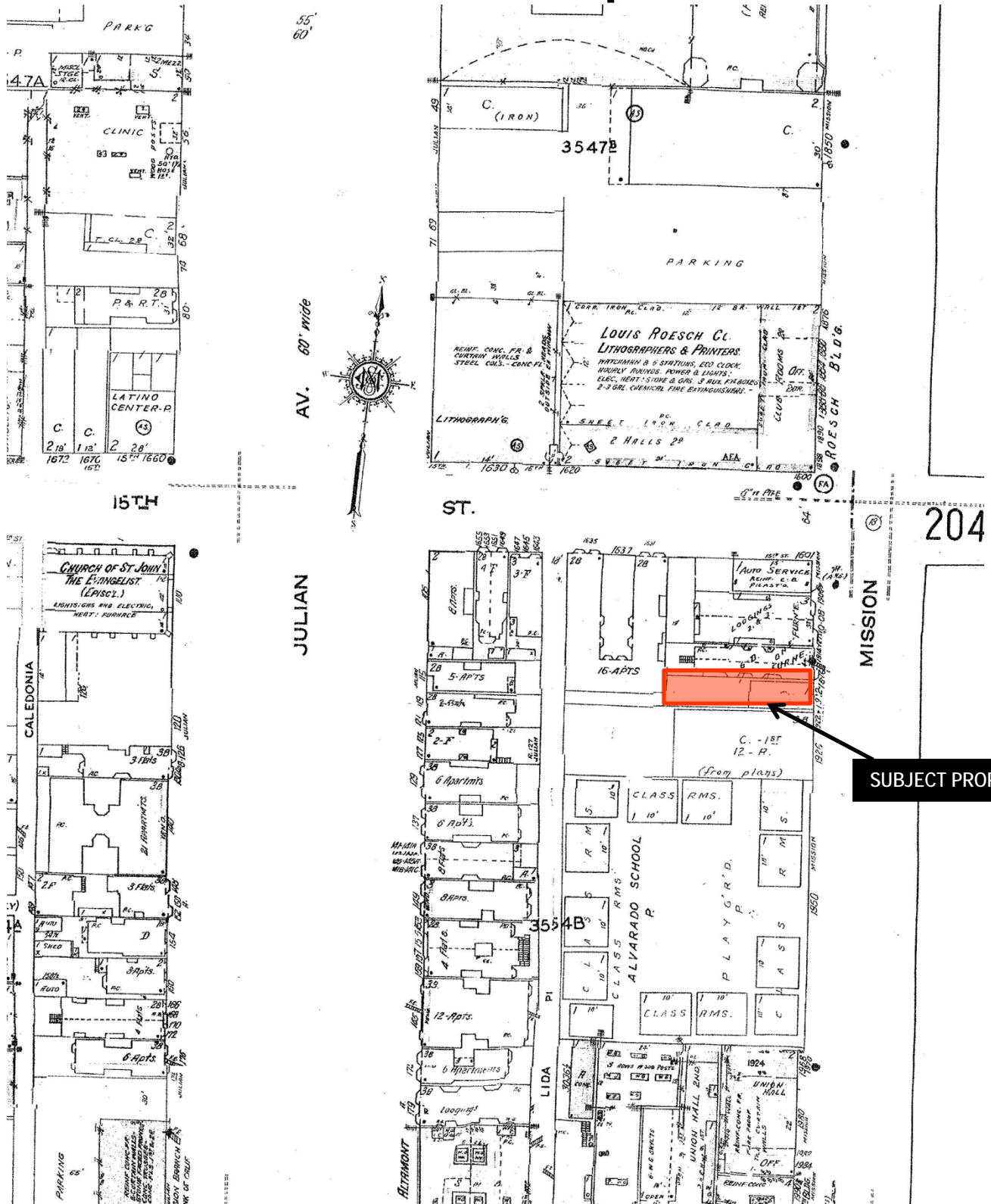
RECOMMENDATION:	Take DR and Approve with Modifications.
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial Photographs
Context Photos
Revised Plans & Renderings
Section 312 Notice
312 Plans
DR Application
Response to DR Application
CEQA – Community Plan Exemption

**SAN FRANCISCO
PLANNING DEPARTMENT**

Sanborn Map*

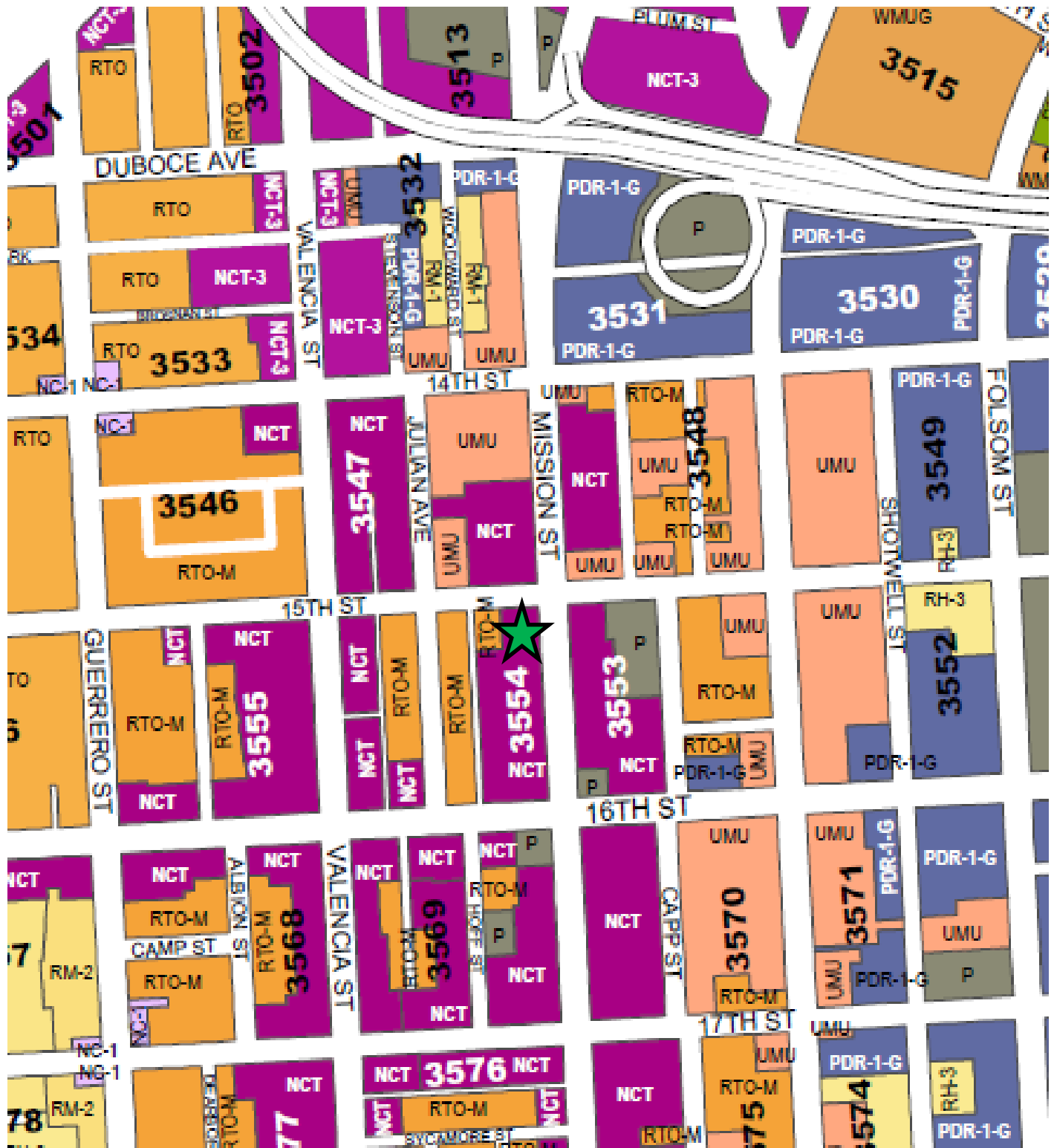


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Discretionary Review
Case Number 2014-0449DRP
1924 Mission Street



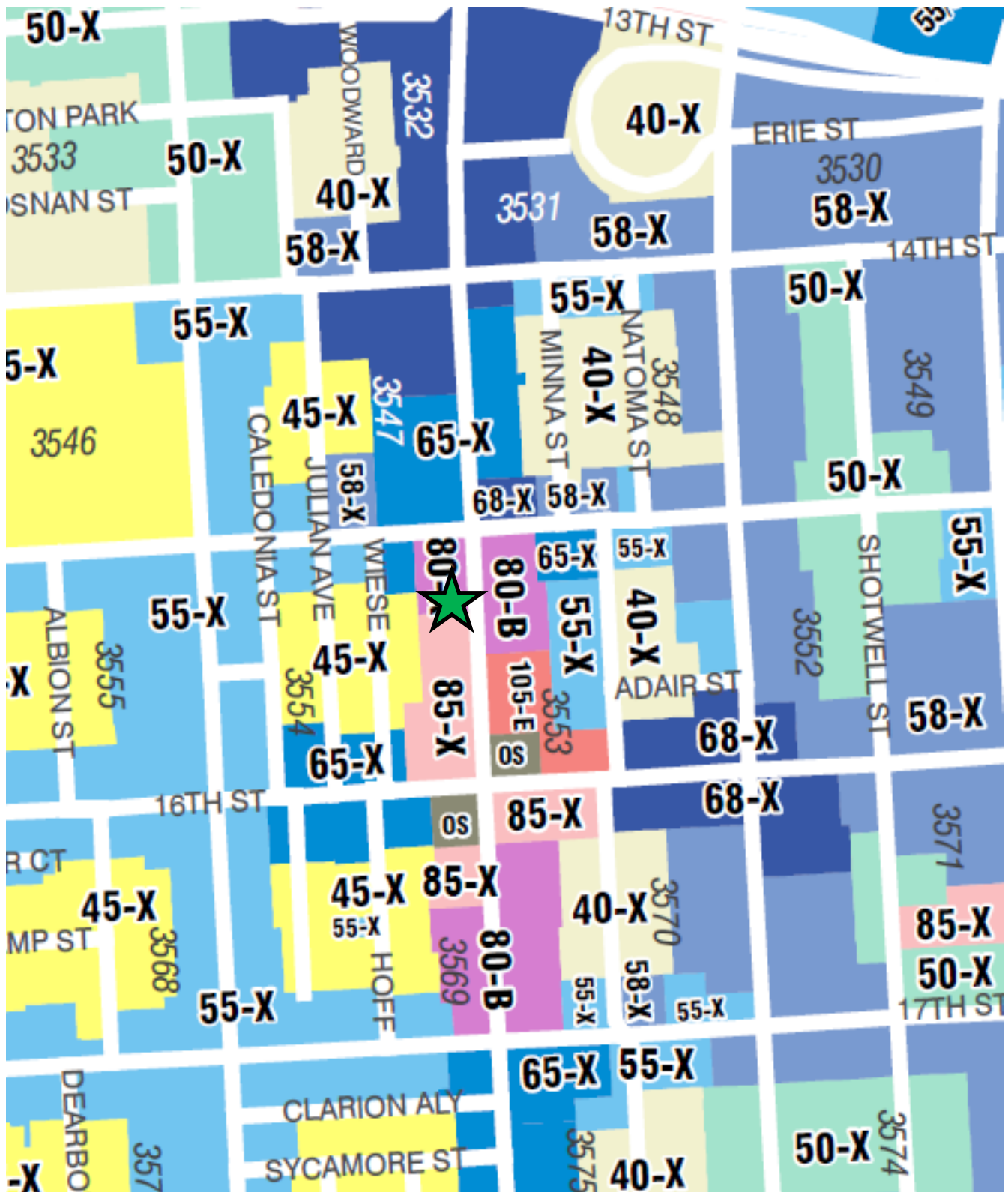
Zoning Map



Discretionary Review
Case Number 2014-0449DRP
1924 Mission Street

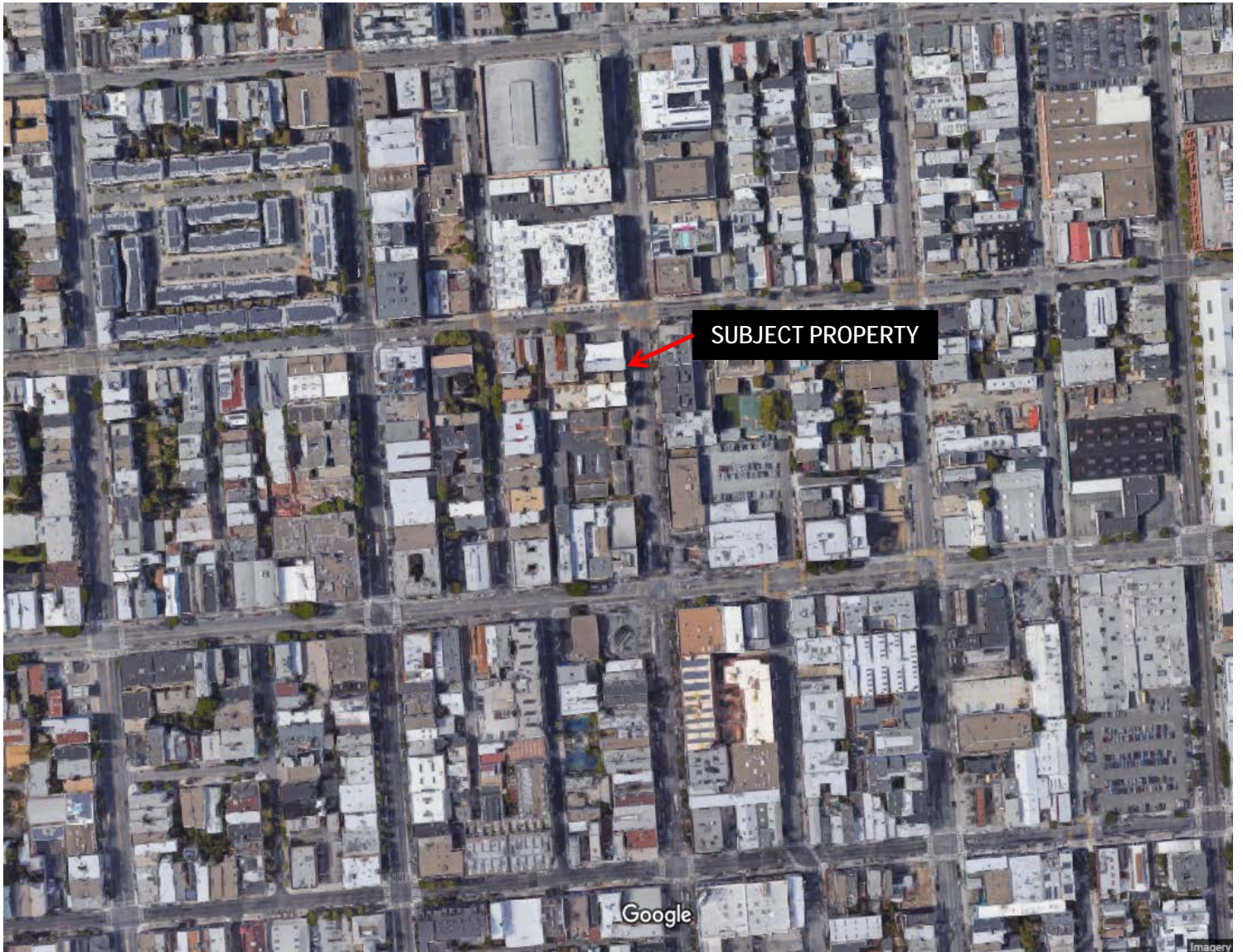


Height and Bulk Map

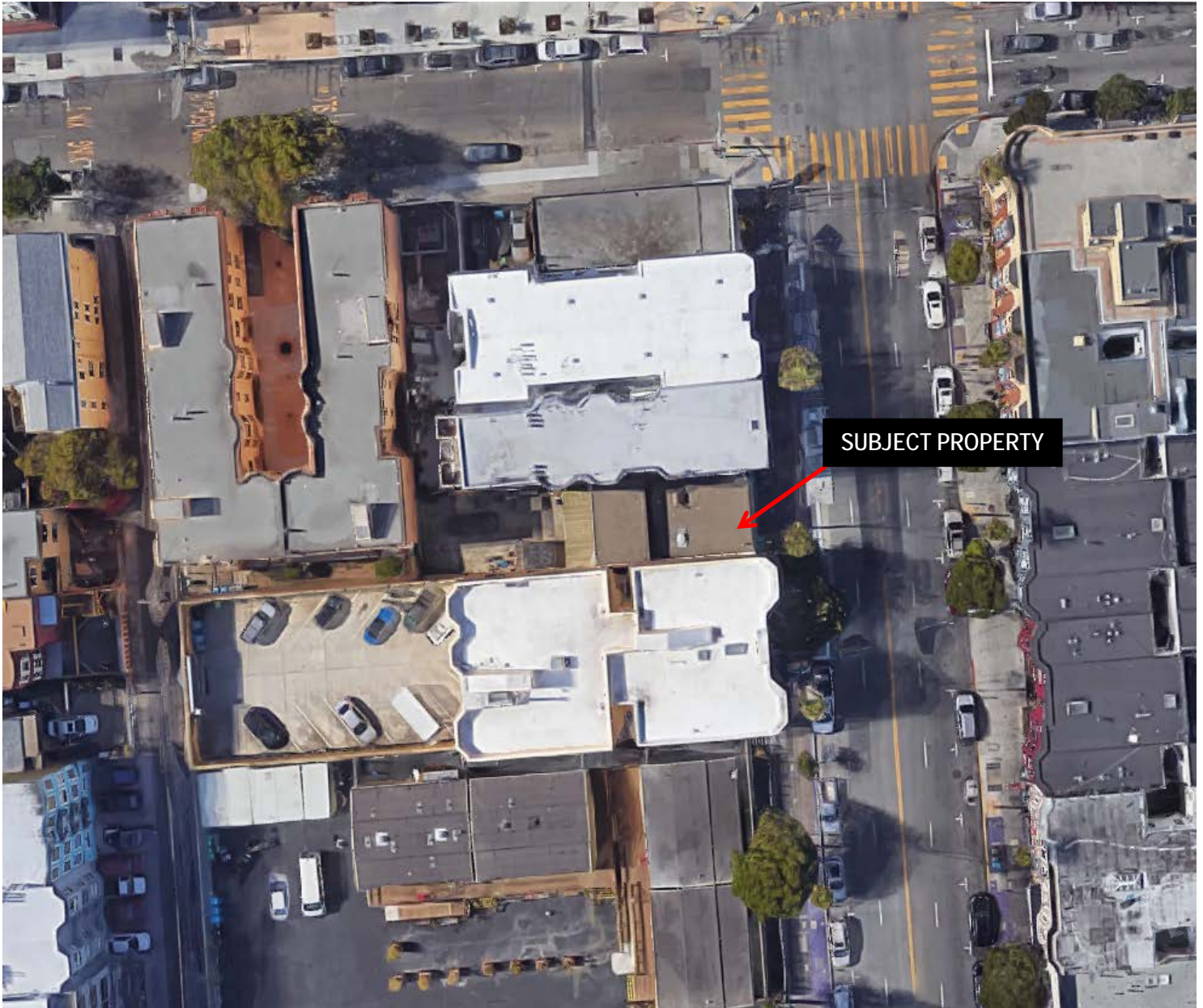


Discretionary Review
Case Number 2014-0449DRP
1924 Mission Street

Aerial Photo



Aerial Photo

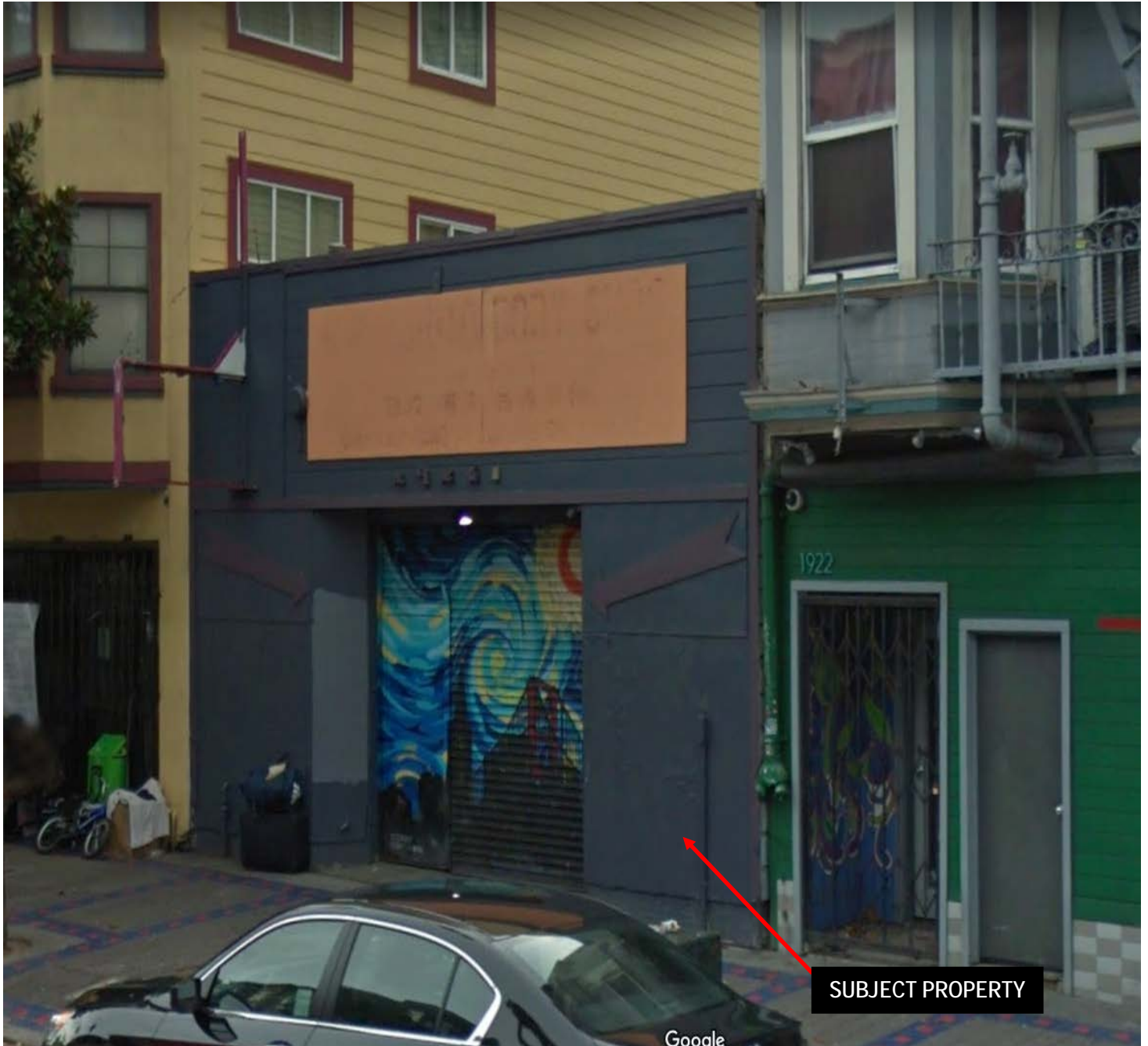


SUBJECT PROPERTY



Context Photos

SUBJECT PROPERTY ON MISSION STREET



Discretionary Review
Case Number 2014-0449DRP
1924 Mission Street

Site Photo

PORTION OF SUBJECT BLOCK ON MISSION STREET



Discretionary Review
Case Number 2014-0449DRP
1924 Mission Street

Site Photo

PORTION OF OPPOSITE BLOCK ON MISSION STREET



Discretionary Review
Case Number 2014-0449DRP
1924 Mission Street

May 13, 2016

Site Permit Review
Department of Building Inspection
City of San Francisco
1660 Mission Street, 1st Floor
San Francisco, CA 94108

Re: **Site Permit Request**, Planning Case No. 2014-04490, Block 3554/003A 1924 Mission Street

To Whom It May Concern:

Attached are two full-size e-

check for \$7,367.75. The fee check is based on our estimated construction of \$7 million dollars 25% of the total permit fee of \$29,471.00.

SCOPE OF WORK

The site is currently occupied by a 2-story wood-frame former auto body shop, with the building covering the front half of the property, and a concrete slab covering the remainder. Located on Mission Street, at only 24.83 feet by 107 feet in size, the site's extremely narrow dimension serves as its only frontage. Both the existing building and slab will be demolished to make way for a new eight-level apartment building.

Calculated as defined in Planning Code Section 138.1, the total square footage of the new mixed-use apartment building will be 12,032 square feet, exclusive of its required open space (See Table Sheet A001). A comprehensive list of building areas can be found in the schedules on sheet A601, and on the floor plan area calculation drawings in the A500 sheets.

At the present time, there has been no detailed structural engineering work on the project, but very little excavation is proposed on the relatively flat site. The foundation system will utilize twelve-foot-deep pilings. Because of both the height of the structure, and its location adjacent to a BART tunnel, a lighter weight Type I structure is envisioned. At this time, the project team's construction contractor's estimators have recommended steel frame construction.

Exterior building materials and finishes include smooth white machine-applied stucco, raked concrete, and white-mullioned curtain wall and windows.

Sincerely,

Key Pansy

Andrew J. Farn, CFP®
Director of Design & Creativity
Direct: 502.645.4016
andy.farn@t22.com

Page 1 of 1

SHEET LIST			
NUMBER	NAME	REVISION	REVISED DATE
A001	TITLE SHEET		
A002	ADJACENT BUILDINGS		
A003	PHOTOS		
A004	ATTACHMENT C-2 GREEN BUILDING		
A101	LEVELS 1 & 2		
A101.1	LEVEL 3 & 4		
A101.2	LEVEL 5 & 6		
A101.3	LEVEL 7 & 8		
A201	NORTH ELEVATION		
A202	SOUTH ELEVATION		
A203	EAST & WEST ELEVATIONS		
A301	SECTION 2		
A302	SECTIONS 3, 4, & 5		
A303	SECTION 6		
A304	SECTIONS 7 & 8		
A402	3D SECTION STAIRS & ELEV.		
A403	3D SECTION CORRIDOR/ENTRY		
A404	3D SECTION RETAIL, LT WELL		
A405	3D SECTIONS LEVELS 1 & 2		
A601	SCHEDULES		
A801.0	NE PERSPECTIVE		
A801.1	NW PERSPECTIVE		
A801.4	ROOF TERRACE AND OPEN SPACE		
A801.5	AXONOMETRICS EAST		
A801.6	AXONOMETRICS WEST		
A900	LEVELS 1 & 2 AREA PLANS		
A902	LEVELS 3 & 4 AREA PLANS		
A903	LEVELS 5 & 6 AREA PLANS		
A904	LEVEL 7 & ROOF OPEN SPACE		
C-01	TOPOGRAPHIC MAP		

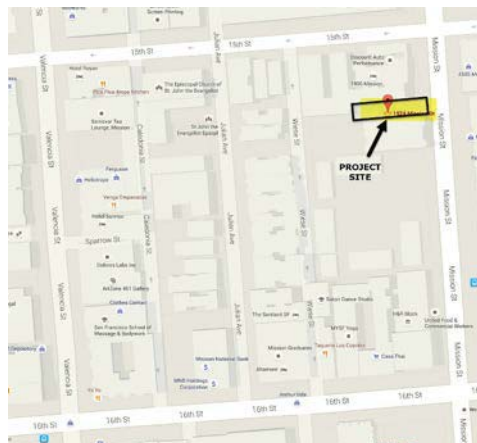


1924 MISSION STREET APARTMENTS

AREA SUMMARY			UNITS AREA SUMMARY			OPEN SPACE ANALYSIS			UNIT MIX ANALYSIS		
Area	Area Type	Use	736.93 80 SF PRIVATE 1 x30 x 106.4 SF OF COMMON PER UNIT						REQUIRED MIX: 40% 2 BR 207 6 (g)(1)		
			UNIT	UNIT TYPE	AREA	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED			
4061 SF	Building Common Area	Circulation	2-STUDIO 1.1	STUDIO	394	106.4			TYPE	QUANTITY	
462 SF	Building Common Area	Support	3-1BR	1 BR	503	106.4			STUDIO	1	
4523 SF			3-2BR	2 BR	697	106.4			1 BR	5	
1067 SF	Exterior Area	Common Open Space	4-1BR	1 BR	503	106.4			2 BR	5	
525 SF	Exterior Area	Open Terrace	4-2 BR	2 BR	697	106.4			TOTAL UNITS	11	
1592 SF			5-1BR	1 BR	503	106.4			2 BR UNITS REQUIRED: 40% OF TOTAL		
1343 SF	Floor Area	Commercial	5-2 BR	2 BR	697	106.4			11 x 40% = 4.4 UNITS		
6396 SF	Floor Area	Residential	6-1BR	1 BR	503	106.4			2 BR UNITS PROVIDED: 5		
7739 SF			6-2 BR	2 BR	697	106.4					
13853 SF			7-1 BR	1 BR	503	106.4					
			7-2 BR	2 BR	697	106.4					
					6394	1170.4	1592	1592			
BIKE PARKING ANALYSIS											
RESIDENTIAL	CLASS 1	REQUIRED: 1 SPACE PER UNIT = 1x11=	11	SPACES					ZONING ANALYSIS		
		PROVIDED:	12	SPACES					USE DISTRICT	MISSION NCT-3	
	CLASS 2	REQUIRED: 1 SPACE PER 20 UNITS = .05x16-1	1	SPACE					HEIGHT DISTRICT		80x
		PROVIDED:	0	SPACE					HEIGHT ALLOWED		80'
RETAIL	CLASS 1	REQUIRED: 1 SPACE PER 5000 SF =	1	SPACES					HEIGHT PROPOSED		80'
		PROVIDED:	0	SPACE					AREA SUMMARY		
	CLASS 2	REQUIRED: 1 SPACE PER 750 SF =	2	SPACES					USE	FLOOR	GSI
		PROVIDED:	2	SPACES					TRADE SHOP	1	503
				SPACES					BUSINESS SVC	1	54
									SUPPORT	ALL FLOORS	46
									RESIDENTIAL	2	39
										3	120
										4	120
										5	120
										6	120
										7	120
OFF STREET LOADING ANALYSIS											
COMMERCIAL	REQUIRED IF UNDER 10,000 SF		0	SPACES					COMMON OPEN SPACE		1592
	PROVIDED		0	SPACES					CIRCULATION		406
									TOTAL		1385
CAR PARKING ANALYSIS											
RESIDENTIAL	REQUIRED		0						FAR ANALYSIS		
	PROVIDED		0						LOT AREA	107,24.8 =	265
									FAR ALLOWED		NA
									FAR PROPOSED	13857	

TYPE I CONSTRUCTION
Fully Sprinklered

GOOGLE EARTH MAP

**VICINITY MAP**

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1924 MSP.COM

1924 Mission Street

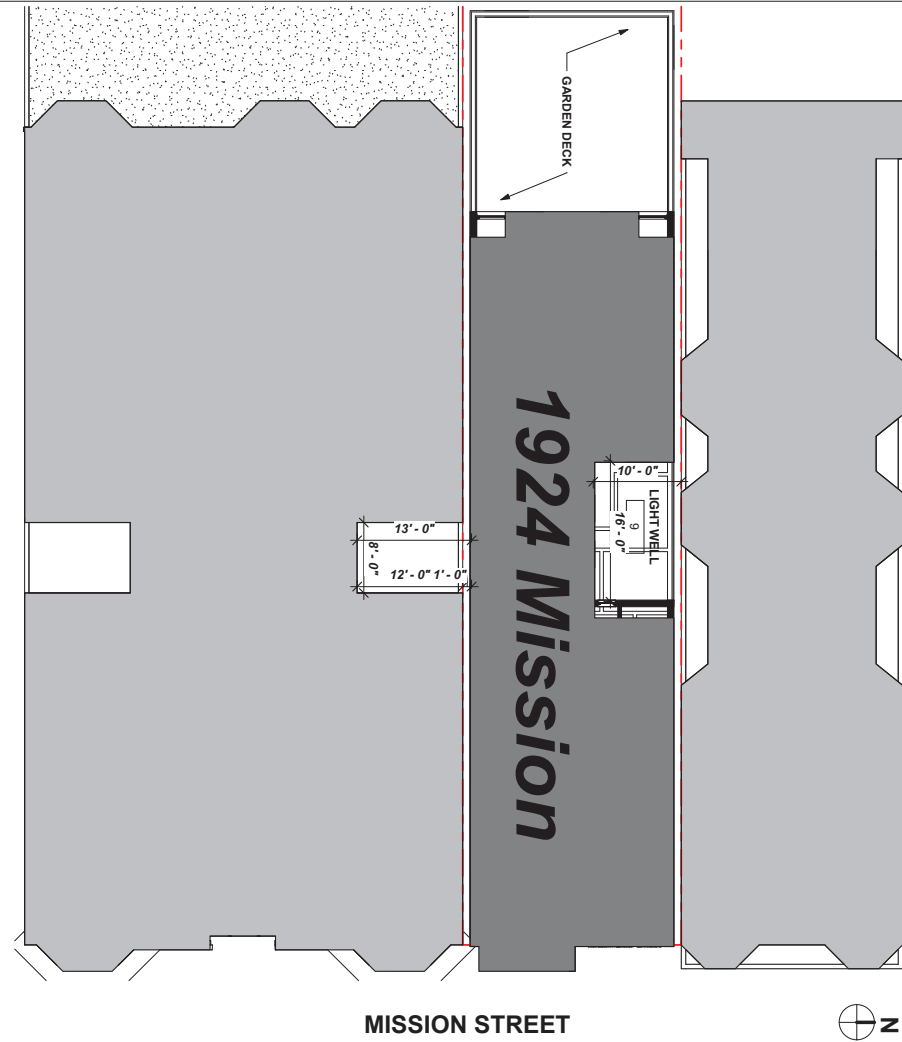
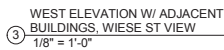
TITLE SHEET

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A001

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1924 Mission Street

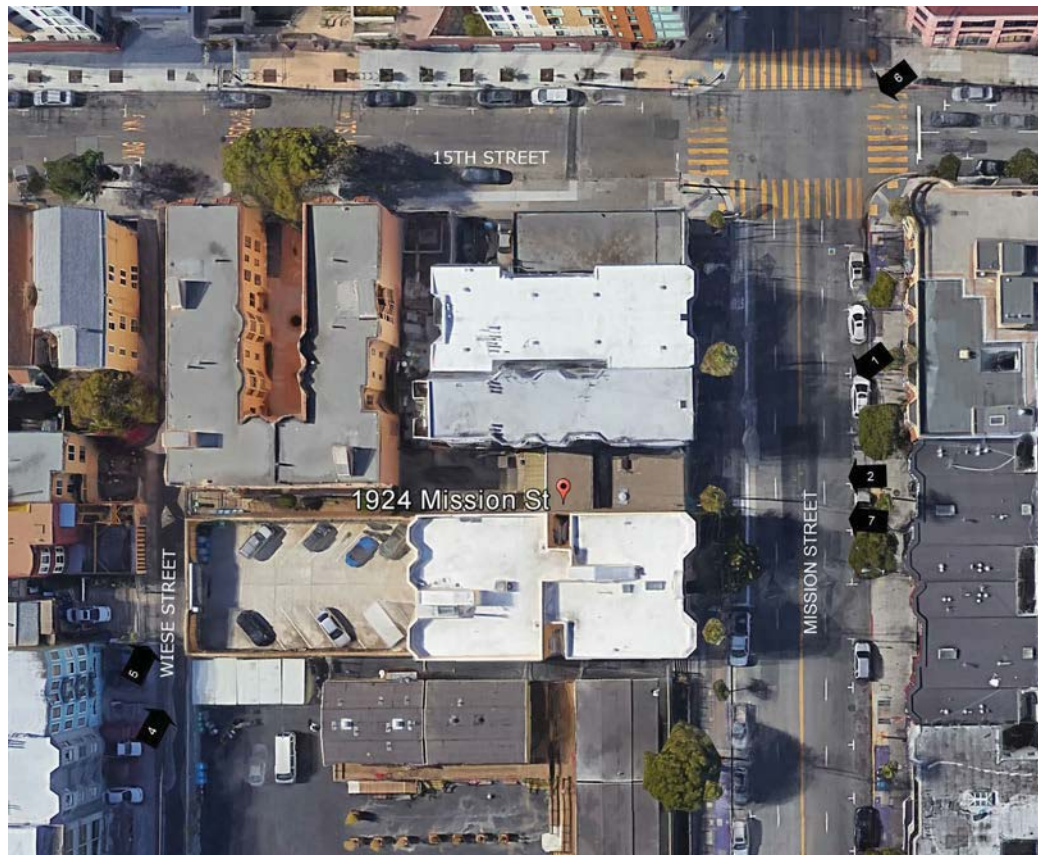
ADJACENT BUILDINGS

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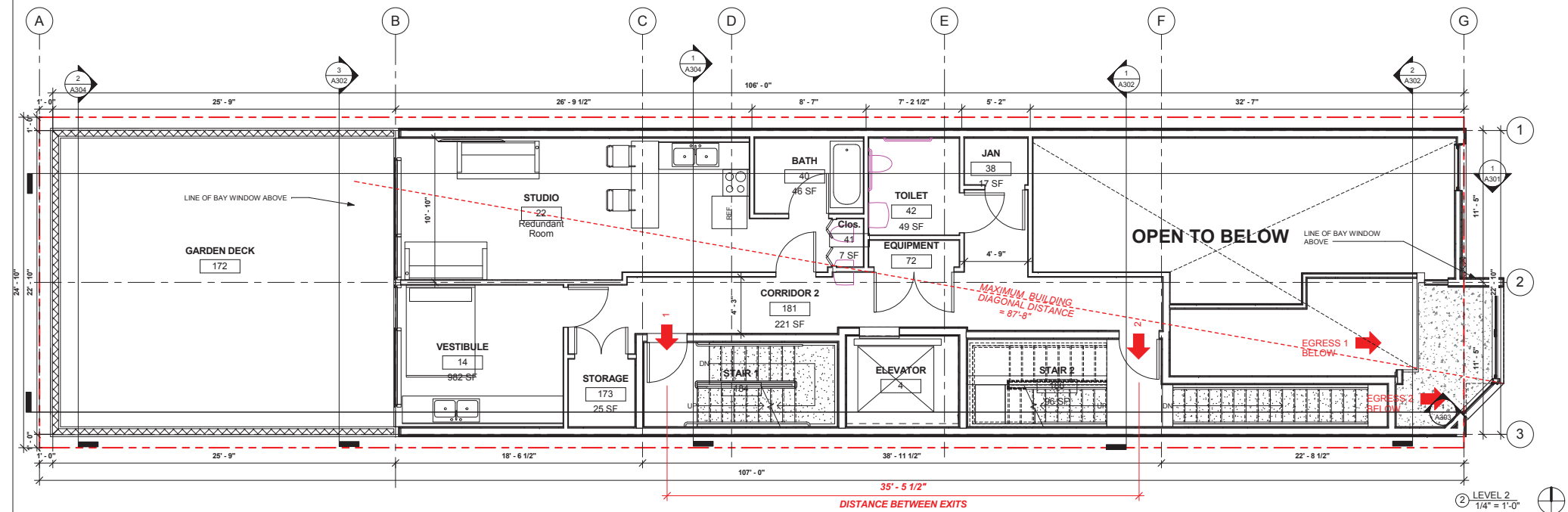
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1924 Mission Street
PHOTOS

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Date	06/28/2017
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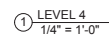
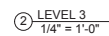
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1924 Mission Street
LEVELS 1 & 2

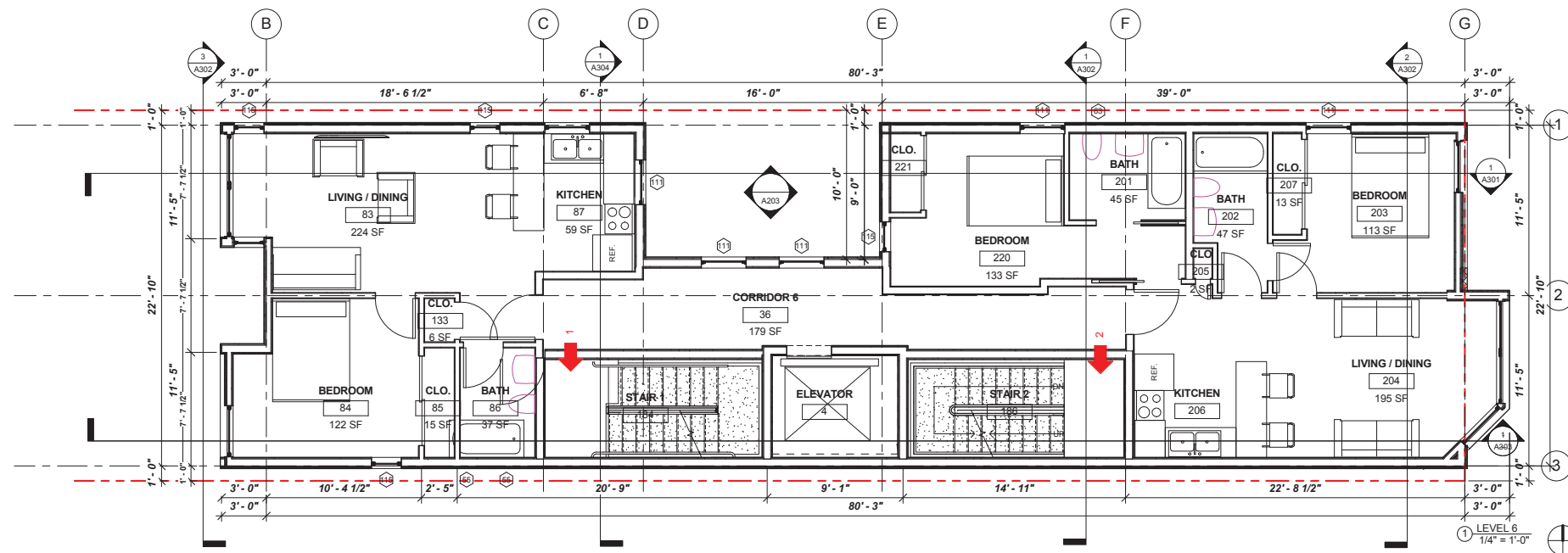
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1924 MSP.COM	
1924 Mission Street	
LEVEL 5 & 6	
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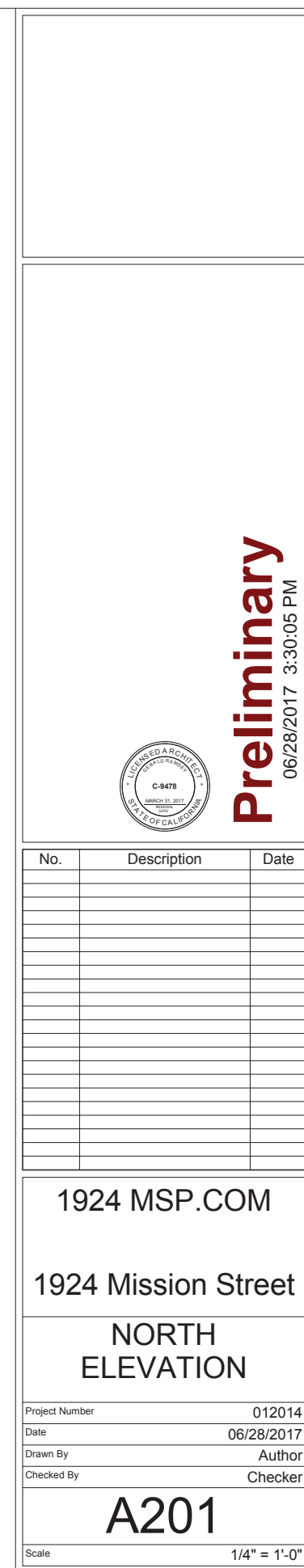


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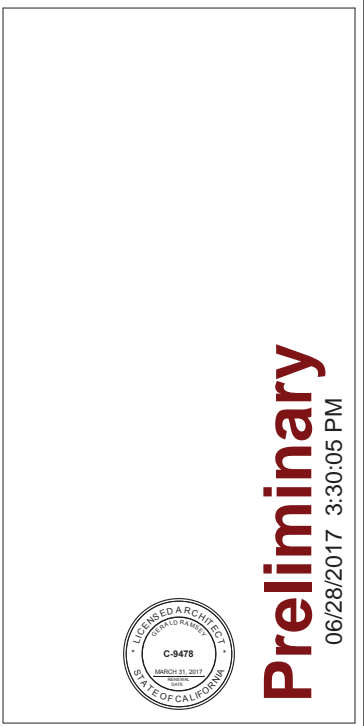
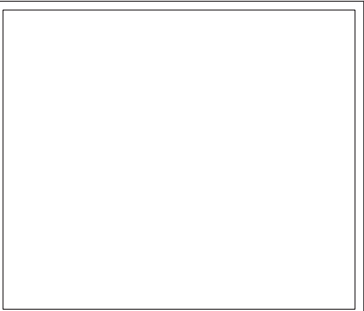
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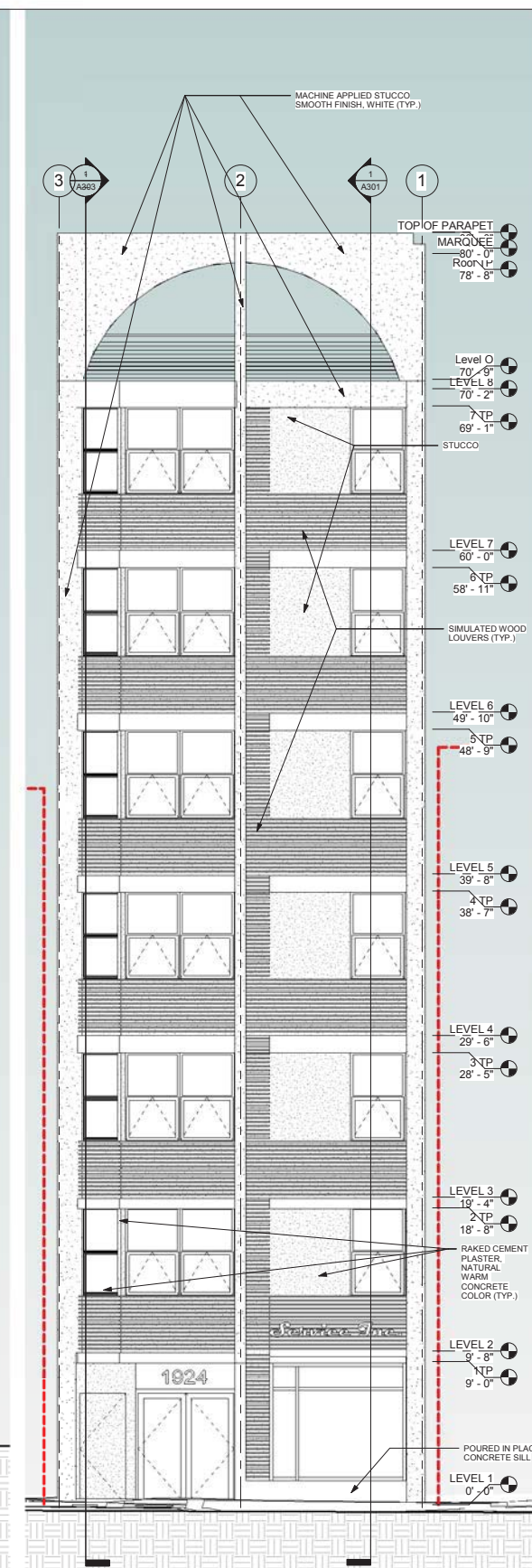
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1924 Mission Street
SOUTH ELEVATION

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Date	06/28/2017
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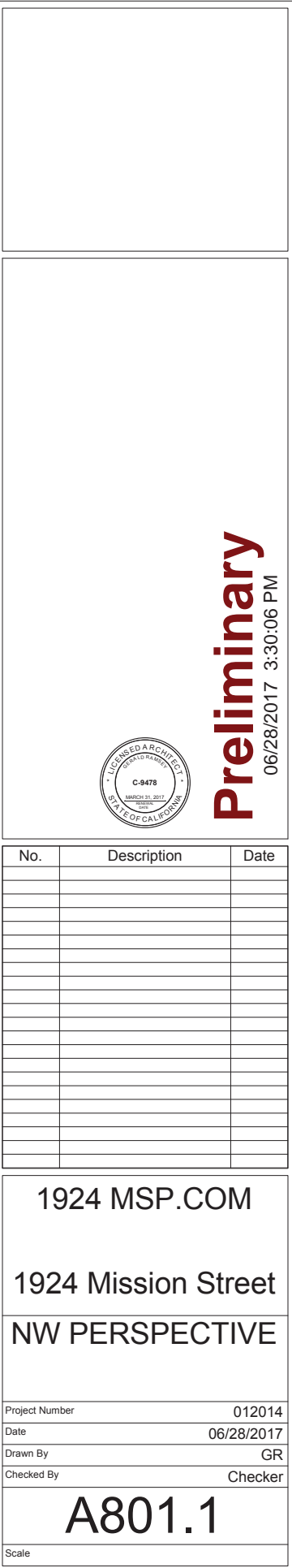
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② EAST
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1924 MSP.COM	
1924 Mission Street	
EAST & WEST ELEVATIONS	
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1924 Mission Street
NW PERSPECTIVE

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Date	06/28/2017
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1924 Mission Street

FRONT
PERSPECTIVES

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1924 MSP.COM

1924 Mission Street

STREET LEVEL VIEWS

Project Number	012014
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AXONOMETRICS EAST	
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Date	06/28/2017
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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **May 23rd, 2016**, the Applicant named below filed Building Permit Application Nos. **2016.05.23.8112, 2016.05.238117** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1924 Mission Street	Applicant:	Gerry Ramsey
Cross Street(s):	Mission and 15th Streets	Address:	1924 Mission Street
Block/Lot No.:	3554/003A	City, State:	San Francisco, CA 94103
Zoning District(s):	Mission NCT / 80-X	Telephone:	(510) 685-5516
Record No.:	2014.0449	Email:	gerry.ramsey@1924msp.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Auto Body	Mixed-Use
Front Setback	None	None
Side Setbacks	None	None
Building Depth	+/- 60 feet	106 feet @ 1 st floor
Rear Yard	+/- 47 feet	25 feet 9 inches @ 2 nd floor and above
Building Height	24 feet	80 feet
Number of Stories	2	7
Number of Dwelling Units	0	11
Number of Parking Spaces	0	0

PROJECT DESCRIPTION

The proposal is to demolish an existing two-story Automotive Repair shop, and to construct a new 7-story mixed-use building. The proposed project will contain 11 dwelling units, 455 square feet of Trade Shop use, and 781 square feet of Business Service use. The proposed building will have full-lot coverage at the ground level, and an approximately 26 foot rear yard starting at the second level and above. The proposed building will be 80 feet in height at its maximum, and includes a common roof deck with terraced seating. Thirteen Class 1 and two Class 2 bicycle parking spaces will be provided, with no automobile parking. See attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Rich Sucre
Telephone: (415) 575-9108
E-mail: richard.sucre@sfgov.org

Notice Date:
Expiration Date:

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

May 13, 2016
Site Permit Review
Department of Building Inspection
City of San Francisco
1880 Mission Street, 1st Floor
San Francisco, CA 94103

To Whom It May Concern:

SCOPE OF WORK

At the present time, there has been no detailed structural engineering work on the project, but very little excavation is proposed on the relatively flat site. The foundation system will utilize twelve-foot-deep pilings. Because of both the height of the structure, and its location adjacent to a BART tunnel, a lighter weight Type I structure is envisioned. At this time, the project team's construction contractor's estimators have recommended steel frame construction.

Sincerely,

Director of Design & Construction
Dover 600 665-4011
dave.arnold@uspsa.com

Page 1 of 1

SHEET LIST			
NUMBER	NAME	REVISION	REVISED DATE
A001	TITLE SHEET		
A002	ADJACENT BUILDINGS		
A003	PHOTOS		
A004	ATTACHMENT C-2 GREEN BUILDING		
A101	LEVELS 1 & 2		
A101.1	LEVEL 3 & 4		
A101.2	LEVEL 5 & 6		
A101.3	LEVEL 7 & 8		
A201	NORTH ELEVATION		
A202	SOUTH ELEVATION		
A203	EAST & WEST ELEVATIONS		
A301	SECTION 2		
A302	SECTIONS 3, 4, & 5		
A303	SECTION 6		
A304	SECTIONS 7 & 8		
A402	3D SECTION STAIRS & ELEV.		
A403	3D SECTION CORRIDOR/ENTRY		
A404	3D SECTION RETAIL, LT WELL		
A405	3D SECTIONS LEVELS 1 & 2		
A601	SCHEDULES		
A801.0	NE PERSPECTIVE		
A801.1	NW PERSPECTIVE		
A801.4	ROOF TERRACE AND OPEN SPACE		
A801.5	AXONOMETRICS EAST		
A801.6	AXONOMETRICS WEST		
A900	LEVELS 1 & 2 AREA PLANS		
A902	LEVELS 3 & 4 AREA PLANS		
A903	LEVELS 5 & 6 AREA PLANS		
A904	LEVEL 7 & ROOF OPEN SPACE		
C-01	TOPOGRAPHIC MAP		



AREA SUMMARY			UNIT AREA SUMMARY			OPEN SPACE ANALYSIS			
Area	Area Type	Use	UNIT	UNIT TYPE	AREA	TERRACE OPEN SPACE PROVIDED	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED
4061 SF	Building Common Area	Circulation							
462 SF	Building Common Area	Support							
4523 SF									
1286 SF	Exterior Area	Common Open Space	2-STUDIO 1.1	STUDIO	394		106.4		
			1-1BR	1 BR	503		106.4		
525 SF	Exterior Area	Open Terrace	3-2BR	2 BR	697		106.4		
			4-1BR	1 BR	503		106.4		
1811 SF			4-2 BR	2 BR	697		106.4		
1343 SF	Floor Area	Commercial	5-1BR	1 BR	503		106.4		
6396 SF	Floor Area	Residential	5-2 BR	2 BR	697		106.4		
7739 SF			6-1BR	1 BR	503		106.4		
14072 SF			6-2 BR	2 BR	697		106.4		
			7-1 BR	1 BR	503		106.4		
			7-2 BR	2 BR	697		106.4		
					6394	507	1170.4	1237	1744
BIKE PARKING ANALYSIS									
RESIDENTIAL	CLASS 1	REQUIRED: 1 SPACE PER UNIT = 1x11=	11						
		PROVIDED:	12						
	CLASS 2	REQUIRED: 1 SPACE PER 20 UNITS = 05x12=	5						
		PROVIDED:	1						
RETAIL	CLASS 1	REQUIRED: 1 SPACE PER 5000 SF =	0						
		PROVIDED:	0						
	CLASS 2	REQUIRED: 1 SPACE PER 750 SF =	2						
		PROVIDED:	2						
OFF STREET LOADING ANALYSIS									
COMMERCIAL	REQUIRED IF UNDER 10,000 SF								
	PROVIDED:		0						
CAR PARKING ANALYSIS									
RESIDENTIAL	REQUIRED		0						
	PROVIDED:		0						

UNIT MIX ANALYSIS		
REQUIRED MIX: 40% 2-BR 207.6 sq(1)		
TYPE	QUANTITY	
STUDIO	1	
1 BR	5	
2 BR	5	
TOTAL UNITS	11	
2 BR UNITS REQUIRED: 40% OF TOTAL		
11 x 40% = 4.4 UNITS		
2 BR UNITS PROVIDED: 5		
ZONING ANALYSIS		
USE DISTRICT: MISSION NCT-3		
HEIGHT DISTRICT		80X
HEIGHT ALLOWED		80'
HEIGHT PROPOSED		80'
AREA SUMMARY		
USE	FLOOR	GSI
TRADE SHOP	1	503
BUSINESS SVCT		84
SUPPORT	ALL FLOORS	36
RESIDENTIAL	2	495
	3	120
	4	120
	5	120
	6	120
	7	120
OPEN TERRACE		520
COMMON OPEN SPACE		1288
CIRCULATION		1406
TOTAL		4078
FAR ANALYSIS		
LOT AREA	107.4x24.8	2653
AREA FOR 40% REQUIRED		NA
FAR PROPOSED	14076	

GOOGLE EARTH MAP

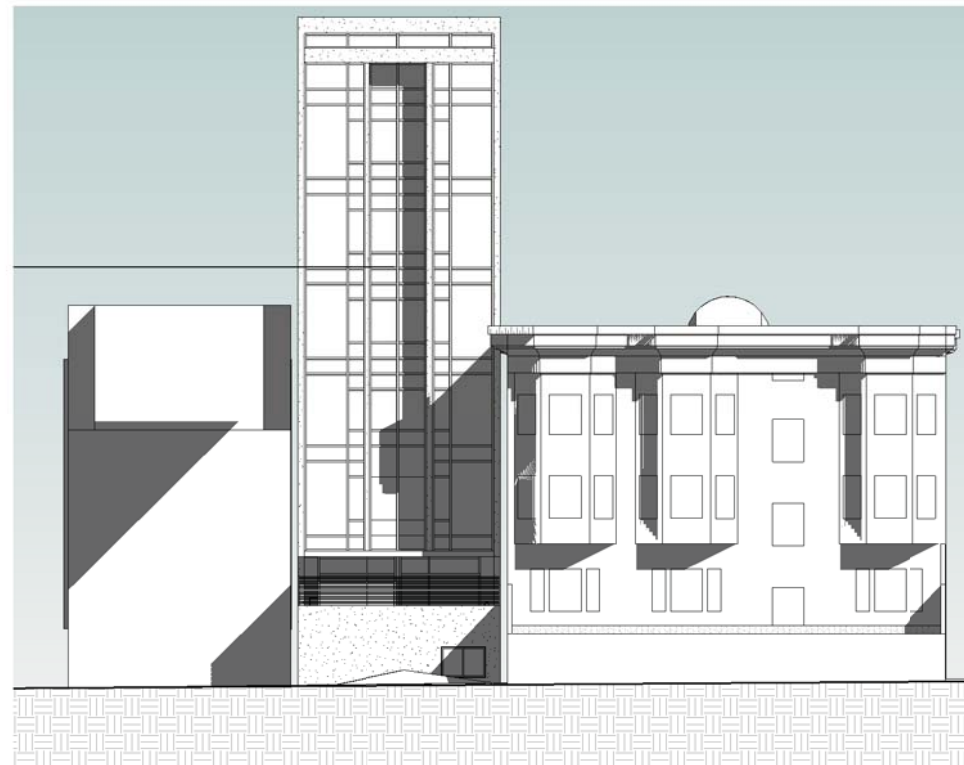
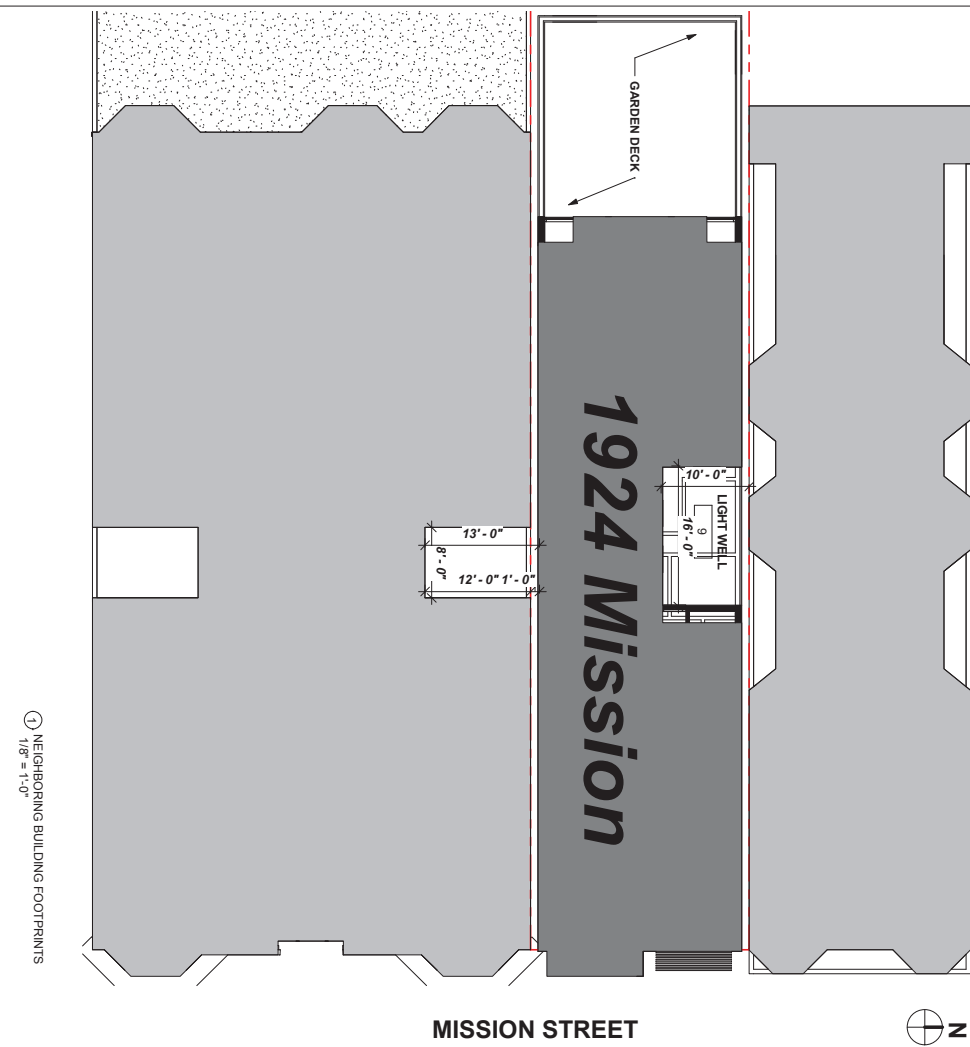
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1924 Mission Street
TITLE SHEET

A001

Scale

2/21/2017 2:25:40 PM

[illegible]

1924 MSP.COM

1924 Mission Street

ADJACENT BUILDINGS

Project Number	012014
----------------	--------

Date	05/12/2016
------	------------

Drawn By	GR
----------	----

Checked By	GR
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A002

Scale	1/8" = 1'-0"
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Scale	1/4" = 1'-0"
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[illegible]

1924 MSP.COM

1924 Mission Street

FRONT PERSPECTIVES

Project Number	012014
----------------	--------

Date	05/12/2016
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Drawn By	GR
----------	----

Checked By	GR
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A801.2

Scale

R		

APPLICATION FOR Discretionary Review

RECEIVED

APR 19 2017

1. Owner/Applicant Information

DR APPLICANT'S NAME: Carlos Bocanegra		
DR APPLICANT'S ADDRESS: 474 Valencia St., Suite 295, San Francisco CA	ZIP CODE: 94103	TELEPHONE: (415) 553-3407
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Gerry Ramsey		
ADDRESS: 1924 Mission St., San Francisco CA	ZIP CODE: 94103	TELEPHONE: (510) 685-5516
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: Carlos @lrci.org		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1924 Mission Street, San Francisco CA		ZIP CODE: 94103
CROSS STREETS: Mission and 15th Street		
ASSESSORS BLOCK/LOT: 3554 1003A	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT: Mission NCT		HEIGHT/BULK DISTRICT: 80-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☒ Other ☐

Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use:

Auto Body

Proposed Use:

Mixed-use

Building Permit Application No.

2016.05.23.8112**2016.05.238117**

Date Filed:

5/23/16**5/23/16**

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

(Attached)

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

(Attached)

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

(Attached)

Discretionary Review Request for 1924 Mission Street

12.

1. What are the reasons for requesting Discretionary Review?

This project is in direct conflict with elements of the City's General Plan and most notably, Planning Code Priority Policy 2: *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;*

This 80-ft tall project will be comprised of 11 units with floor-to-ceiling glass that will be occupied by high-income residents, and does not maintain the family housing character of this working-class neighborhood. The project will indirectly contribute to the gentrification and displacement impacts on the block and threaten the cultural and economic diversity of this community.

At a recent Discretionary Review of 1900 Mission Street, a very similar project in size and use of large-scale glass windows, the Planning Commission ruled that the similar project should be brought further into alignment with the character of this family corridor. During the review process, several commissioners expressed concerns that these large windows and unusual highly glassy appearance were a statement of class and privilege.

This high-end project proposed for 1924 Mission St will most likely command rents of somewhere in the \$3,000 to \$4,000 range for a 1 bedroom unit. These rents, along with its accompanying gentrification-inducing design, intended to target higher-end tenants, will create local upward price pressure on surrounding tenants.

A recent survey from the Mission Promise Neighborhood program revealed that 30% of the Mission families served by this program were living in poverty. Therefore, this project will most likely result in additional changes to the character of the neighborhood through evictions and the pricing out of small businesses as the differing tastes of the new high-income tenants dictate higher rents and different retail product lines, as research has indicated.

The negative impacts on the working-class families of the corridor and accompanying small businesses will be magnified through the cumulative impact of this and the other seven projects proposed for the immediate vicinity of Mission St.

3. What alternatives or changes to the proposed project...would reduce the adverse effects noted above in question number 1?

The cumulative impacts of this project and the ten surrounding developments and conversions should be considered by the Planning Department to reduce the harmful impacts to the working-class families that line this corridor.

The Planning Commission should exercise its discretion and demand this project alter its appearance in order that it comes into line with neighboring buildings on the Mission corridor in a way that better helps "preserve the cultural and economic diversity" of the corridor and the Mission District.

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 other information or applications may be required.

Signature: CEB

Date: 4/19/17

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

Carlos Bocanegra
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material.

☒ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

APR 19 2017

CITY OF A CORPUS CHRISTI
PLANNING DEPARTMENT

For Department Use Only

Application received by Planning Department:

By:

Kurt Bahn

Date:

4/16/17

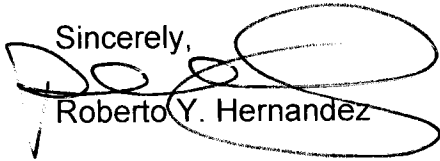
OUR MISSION NO EVICTION

1333 FLORIDA STREET SAN FRANCISCO, CA 94110 - 415.206.0577

April 19, 2017

I authorize Carlos Bocanegra of La Raza Centro Legal to file a Discretionary Review of 1924 Mission Street on behalf of Our Mission No Eviction!

Sincerely,

A handwritten signature in black ink, appearing to read "Roberto Y. Hernandez", is written over the printed name. The signature is stylized with loops and a horizontal line.

Roberto Y. Hernandez

Pg 1

Ryan Jason P
1587 15 St #301
San Francisco, CA 94103

Wadcan Joseph
1587 15 St #201
San Francisco, CA 94103

Lee Mimi
1587 15 St #302
San Francisco, CA 94103

Schoneman Mark & Nicola
68 Siena Dr
Oakland, CA 94605

Raisinghani Manoj H & Jasle
3714 Carlson Cir
Palo Alto, CA 94306

Chan Elizabeth
1587 15 St #203
San Francisco, CA 94103

Stuber Jon E
1587 15 St #304
San Francisco, CA 94103

Ray Pinaki & Priya
43782 Excelso Dr
Fremont, CA 94539

Vanderwatt David R
1587 15 St #305
San Francisco, CA 94103

Schiff Lisa R
1587 15 St #205
San Francisco, CA 94103

Veronica Rodriguez 2017 Revoc Tr
1587 15 St #306
San Francisco, CA 94103

Akil Adnan
1587 15 St #206
San Francisco, CA 94103

Carlos Bocanegra
474 Valencia St, Suite 295
San Francisco, CA 94103

Pg 2

Moodie Shonna Alexandra
1587 15 St #501
San Francisco, CA 94103

Oakley Patrick & Anne
49 Cresta Vista Dr
San Francisco, CA 94127

Iyer Shekhar
Address: P O BOX 320035
San Francisco, CA 94132

Wu Cheng-Ting
1587 15 St #402
San Francisco, CA 94103

Ochem Nicolas Jacques Josep
1587 15 St #503
San Francisco, CA 94103

Price Catharine E
1587 15 St #403
San Francisco, CA 94103

Paul D & Margaret M Odrisco
128 Kensington Way
San Francisco, CA 94127

Chao Jeffery
1587 15TH ST #404
SAN FRANCISCO CA 94103

Wong Ronnie Chee Young
4823 Sussex Dr
San Diego, CA 92116

Barylá Natalie Cristine
1587 15 St #405
San Francisco, CA 94103

Buck Elizabeth
1587 15 St #506
San Francisco, CA 94103

Geary Brendan
389 Washington St #12E
Jersey City, NJ 07302

Pg 3

Nguy Hung Q
1924 Mission St
San Francisco CA 94103-3405

Sahu Brothers LLC
1914 Golden Gate Ave
San Francisco, CA 94115

Ma Edward C & Jin Zhang
1932 Mission St
San Francisco, CA 94103

Fraternite Notre Dame Inc
1930 Mission St #1
San Francisco, CA 94103

Reger Robert & Diana
2219 Bennington Dr
Vallejo, CA 94591

Vermillion Anthony J
1928 Mission St
San Francisco CA 94103-3405

William & Pilar Law Revoc T
1930 Mission St #4
San Francisco, CA 94103

Grollman Kiyoshi
1930 Mission St Unit #201
San Francisco CA 94103-3483

Rendon Jerry Gabriel
1930 Mission St #5
San Francisco, CA 94103

Martinez Mauricio
1928 Mission St
San Francisco CA 94103

Amini-Kia Sahba
1250 20 Ave #5
San Francisco, CA 94122

Ma Edward C
1932 Mission St
San Francisco CA 94103-3405

Braschoss Raphael
1930 Mission St #104
San Francisco, CA 94103

Pg 4

Gray William Victor
410 Justin Dr
San Francisco, CA 94112

Young Kristopher T
1930 Mission St #202
San Francisco, CA 94103

Ivy Jacob B
1930 Mission St #305
San Francisco, CA 94103

Grollman Kiyoshi M
1930 Mission St #9
San Francisco, CA 94103

Sandoval Ana E
1930 Mission St #304
San Francisco, CA 94103

Crowell Kevin
1930 Mission St #203
San Francisco, CA 94103

Lam Christy
1930 Mission St #303
San Francisco, CA 94103

Robinson John Edward
1930 Mission St #11
San Francisco, CA 94103

Ho Josephine F K
1930 Mission St #204
San Francisco, CA 94103

Chao Joanna
1930 MISSION ST #302 (UNIT
San Francisco, CA 94103

Pg 5

Tse David H & Dorothy F
12 Inverness Dr
San Francisco CA 94132-1447

1912 Mission Street LLC
4444 Geary Blvd #100
San Francisco, CA 94118

Michael Plotitsa Suvivors T
2125 Lake St
San Francisco, CA 94121

Kumar Reena
1161 Broadway St #D
Alameda CA 94501-5350

Panchenko Yuri
1917 Mission St #12
San Francisco CA 94103-5924

Beacon Apartment Fund I, Llc
100 Bush St 22nd Floor
San Francisco CA 94104-3924

Chico Anastacio
1917 Mission St #6
San Francisco CA 94103-5916

Mendez Hector
1638 81st Ave
Oakland CA 94621-2342

Mission Housing Develop Cor
474 Valencia St #280
San Francisco, CA 94103

Alexa's Enterprises Llc
1922 Mission St
San Francisco CA 94103-3405

Flores Yolizma
1922 Mission St
San Francisco CA 94103-3405

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: 1924 Mission Street

Zip Code: 94103

Building Permit Application(s): 2016.05.23.8112 & 2016.05.238117

Record Number: 2014.0449U

Assigned Planner: Linda Ajello Hoagland

Project Sponsor

Name: Gerry Ramsey

Phone: (510) 685-5516

Email: gerry.ramsey@1924msp.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Please see attached:

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Please see attached:

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

We are willing to make changes

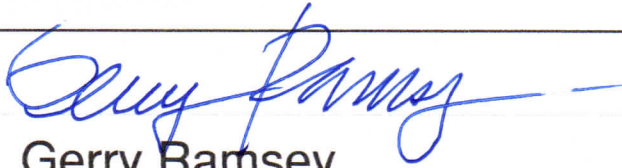
Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	11
Occupied Stories (all levels with habitable rooms)	0	6
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	0
Bedrooms	0	16
Height	24'	80'
Building Depth		
Rental Value (monthly)	0	Unknown
Property Value	\$ 1.3 m	\$ 10 m

I attest that the above information is true to the best of my knowledge.

Signature:



Date:

6/28/17

Printed Name:

Gerry Ramsey

☐

Property Owner

☒

Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Response to Discretionary Review Case 2014.0449U

1924 Mission Street

June 28, 2017

1. Yes, the project should be approved. We have made substantial changes to the **appearance of the building to meet the requester's objections** expressed in their response to questions #1, #2, and #3 of the Application for Discretionary Review.
2. Yes, we are willing to make changes. Over the last 3 ½ years we have repeatedly demonstrated our willingness through our actions in making changes every time they have been requested during the Planning Department and public- comment review process, including a complete re-design of the building.

To address the DR requester's concerns, we have:

- a. Deleted the all floor-to-ceiling glass.
- b. Reduced East bedroom glazing by 74% and East living room glazing by 43%
- c. Used two-light casement windows that echo the appearance of the old-style double-hung windows common to the surrounding neighborhood.
- d. Set the East roof-deck common open space back 10 feet to reduce building height visible from street level.
- e. Introduced more wood louver area on East and West facades to soften blank stucco areas and accentuate horizontal elements mitigate building height
- f. Retained "Spanish Arch" to pay homage to preserve the community's culture.
- g. Lowered the building entry to bring it to scale with neighboring buildings.
- h. Brought bay window projection down to a lower level to reduce height perception and be consistent with the community facades.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2014.0449E
Project Address: 1924 Mission Street
Zoning: Mission Street Neighborhood Commercial Transit Zoning District
80-X Height and Bulk District
Block/Lot: 3554/003A
Lot Size: 2,652 square feet
Plan Area: Eastern Neighborhoods Area Plan
Project Sponsor: Gerry Ramsey, Sahu Brothers, (415) 580-1948
Staff Contact: Don Lewis – (415) 575-9168
don.lewis@sfgov.org

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 site is located on a rectangular-shaped lot on the west side of Mission Street between 15th and 16th Street in the Mission neighborhood. The project site is occupied by a 24-foot-tall, two-story, industrial building approximately 1,180 square feet in size. The existing building was constructed in 1941 and is currently an auto body shop. The proposed project involves the demolition of the existing building and construction of a 79-foot-tall, seven-story, mixed-use building approximately 13,060 square feet in size. The proposed building would include 12 residential units and 2,315 square feet of ground-floor commercial use. The proposed mix of units would be 3 studio units, 3 one-bedroom units, and 6 two-

(Continue on next page.)

EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

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

Sarah B. Jones
Environmental Review Officer

April 2, 2015
Date

cc: Gerry Ramsey, Project Sponsor
Supervisor David Campos, District 9
Jeffrey Speirs, Current Planning Division

Virna Byrd, M.D.F
Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

bedroom units. The proposed building would include 14 Class 1 bicycle spaces at the ground-floor level and 2 Class II bicycle parking spaces at the front of the building. No off-street parking is proposed, and the existing curb cut on Mission Street would be removed. Pedestrian and bicycle access would be from Mission Street. The proposed project would require excavation of up to approximately five feet below ground surface and 295 cubic yards of soil is proposed to be removed. As proposed, four units would have a 70-square-foot private deck and three units would have an 80-square-foot private deck. In addition, the project proposes a 740-square-foot common roof deck and a 200-square-foot common inner courtyard at the second level. The project site is located within the Mission area of the Eastern Neighborhoods Plan Area.

PROJECT APPROVAL

The proposed project at 1924 Mission Street would require the following approvals:

Actions by the Planning Department

- The proposed project at 1924 Mission Street would require Variances from the San Francisco Zoning Administrator for rear yard and exposure.

Actions by other Departments and Agencies

- Approval of a Site Mitigation Plan from the San Francisco Department of Public Health prior to the commencement of any excavation work;
- Approval of Building Permits from the San Francisco Department of Building Inspections for demolition and new construction; and
- Approval of shoring and foundation work within Zone-of-Influence area from the San Francisco Bay Area Rapid Transit (BART).

The approval of the Building Permit would be the Approval Action for the 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.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or

to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1924 Mission Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)¹. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 1924 Mission Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{2,3}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR.

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

¹ Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048.

² San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed February 24, 2015.

³ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed February 24, 2015.

The project site, as a result of the Eastern Neighborhoods, has been rezoned from RC-4 (Residential-Commercial, High Density) to Mission Street Neighborhood Commercial Transit District (Mission Street NCT). This district is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission Street along the length of this district. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required. New neighborhood-serving commercial development is encouraged mainly at the ground story. Continuous retail frontage is promoted by requiring ground floor commercial uses in new developments and prohibiting curb cuts. Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. PDR uses are not permitted in the Mission NCT district. The proposed project and its relation to PDR land supply and cumulative land use effects is further discussed in the Community Plan Exemption (CPE) Checklist, under Land Use and Land Use Planning. The 1924 Mission Street site, which is located in the Mission area of the Eastern Neighborhoods, was designated as a site with a building up to 80 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1924 Mission Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 1924 Mission Street project, and identified the mitigation measures applicable to the 1924 Mission Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{4,5} Therefore, no further CEQA evaluation for the 1924 Mission Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located on a flat, rectangular-shaped lot on the west side of Mission Street between 15th and 16th Street in the Mission neighborhood. The property immediately adjacent to the south consists of a four-story, mixed-use building with 15 dwelling units over a ground-floor commercial unit, while the property immediately adjacent to the north consists of a four-story, mixed-use building with six dwelling units over a ground-floor commercial unit. The surrounding area around the project site is characterized by a mix of residential, industrial, and commercial uses in buildings ranging in height from one to six stories. Two parcels to the south of the project site at 1950 Mission Street contain 12 temporary classroom structures that are currently used for homeless services. Existing buildings within the vicinity of the project site that are similar in height to the proposed seven-story building is the six-story building at 1600 15th Street and the five-story building at 1905 Mission Street. Proposed development on the subject block

⁴ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 1924 Mission Street, March 30, 2015. This document, and other cited documents, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0449E.

⁵ Joslin, Jeff, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 1924 Mission Street, March 7, 2015.

includes the ten-story, 390,000-square-foot, mixed-use building with 331 dwelling units and 32,700 square feet of commercial uses at 1979 Mission Street, and the six-story, mixed-use building with nine residential units at 1900 Mission Street. The project site is served by the 16th Street Mission BART which is located one block to the south of the project site. The surrounding parcels are either within the Mission NCT or RTO-M (Residential Transit Oriented–Mission) zoning district. Height and bulk districts within a one-block radius include 85-X, 80-B, and 45-X.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 1924 Mission Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 1924 Mission Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would contribute to the significant unavoidable land use impact identified in the Eastern Neighborhoods PEIR because it would result in the removal of 1,180 square feet of PDR space. The PEIR identified cumulative loss of PDR employment and businesses in the Eastern Neighborhoods as a significant unavoidable impact. The proposed project would involve the demolition a building determined not to be an historical resource by Preservation staff; therefore, demolition of the building would not result in a significant impact on an historical resource. Traffic and transit ridership generated by the proposed project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. A shadow fan analysis was required for the proposed project because the proposed building height would be 79 feet (excluding the stair/elevator penthouse). The analysis found that the project as proposed would not cast new shadows on Recreation and Parks Department parks or other public parks. The proposed project would shade nearby streets, sidewalks, and private property at times within the project vicinity, but at levels commonly expected in urban areas.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability
F. Noise	
F-1: Construction Noise (Pile Driving)	Applicable: pile driving is proposed. The project sponsor has agreed to ensure that piles

Mitigation Measure	Applicability
	be pre-drilled wherever feasible to reduce construction-related noise and vibration.
F-2: Construction Noise	Applicable: pile driving is proposed. The project sponsor has agreed to develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant.
F-3: Interior Noise Levels	Applicable: new noise-sensitive uses (dwelling units) where street noise exceeds 60 dBA. The project sponsor provided an environmental noise report that demonstrates that the proposed project can feasibly attain an acceptable interior noise level.
F-4: Siting of Noise-Sensitive Uses	Applicable: new noise sensitive uses (dwelling units) proposed. The project sponsor provided an environmental noise report that demonstrates that the proposed project can feasibly attain an acceptable interior noise level.
F-5: Siting of Noise-Generating Uses	Not Applicable: no noise-generating uses proposed (residential and commercial uses only)
F-6: Open Space in Noisy Environments	Applicable: new noise sensitive uses (dwelling units) proposed. The project sponsor provided an environmental noise report that demonstrates that the proposed open space is adequately protected from the existing ambient noise levels.
G. Air Quality	
G-1: Construction Air Quality	Not Applicable: project is subject to the Dust Control Ordinance and is not in an Air Pollutant Exposure Zone
G-2: Air Quality for Sensitive Land Uses	Not Applicable: project is not in the Air Pollutant Exposure Zone
G-3: Siting of Uses that Emit DPM	Not Applicable: proposed residential and commercial uses would not emit substantial levels of DPM
G-4: Siting of Uses that Emit other TACs	Not Applicable: proposed residential and commercial uses would not emit substantial levels of other TACs
J. Archeological Resources	

Mitigation Measure	Applicability
J-1: Properties with Previous Studies	Not Applicable: project site is not within this mitigation area
J-2: Properties with no Previous Studies	Not Applicable: project site is not within this mitigation
J-3: Mission Dolores Archeological District	Applicable: project site is located in the Mission Dolores Archeological District and based on Preliminary Archeological Review the proposed project is subject to archeological testing.
K. Historical Resources	
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area	Not Applicable: plan-level mitigation completed by Planning Department
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission
L. Hazardous Materials	
L-1: Hazardous Building Materials	Applicable: project involves demolition of an existing building. The project sponsor has agreed to ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of demolition.
E. Transportation	
E-1: Traffic Signal Installation	Not Applicable: plan level mitigation by San Francisco Municipal Transportation Agency (SFMTA)
E-2: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA
E-3: Enhanced Funding	Not Applicable: plan level mitigation by SFMTA & San Francisco County Transportation Authority (SFTA)
E-4: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA & Planning Department

Mitigation Measure	Applicability
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on February 23, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. No comments were received.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁶:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;

⁶ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0449E.

3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 1

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
ARCHEOLOGICAL RESOURCES				
Project Mitigation Measure 1 Archeological Testing (Mitigation Measure J-3 in the Eastern Neighborhoods PEIR)				
Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data	Project sponsor/ archeological consultant at the direction of the Environmental Review Officer (ERO).	Prior to issuance of grading or building permits	Project sponsor to retain a qualified archeological consultant who shall report to the ERO.	Archeological consultant shall be retained prior to any soil disturbing activities. Date Archeological consultant retained: _____

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 2

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).				
<i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.	Project sponsor/ archeological consultant at the direction of the ERO.	Prior to any soil-disturbing activities on the project site.	Archeologist shall prepare and submit draft ATP to the ERO. ATP to be submitted and reviewed by the ERO prior to any soils disturbing activities on the project site.	Date ATP submitted to the ERO: _____ Date ATP approved by the ERO: _____ Date of initial soil disturbing activities: _____
At the completion of the archeological testing program, the archeological consultant shall	Project sponsor/ archeological	After completion of the	Archeological consultant shall submit	Date archeological findings report

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 3

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <ol style="list-style-type: none"> The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. 	consultant at the direction of the ERO.	Archeological Testing Program.	report of the findings of the ATP to the ERO.	<p>submitted to the ERO:_____</p> <p>ERO determination of significant archeological resource present?</p> <p style="text-align: center;">Y N</p> <p>Would resource be adversely affected?</p> <p style="text-align: center;">Y N</p> <p>Additional mitigation to be undertaken by project sponsor?</p> <p style="text-align: center;">Y N</p>
<i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented the	Project sponsor/ archeological consultant/ archeological	ERO & archeological consultant shall meet prior to	Project sponsor/ archeological consultant/ archeological monitor/	<p>AMP required?</p> <p style="text-align: center;">Y N Date:_____</p>

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 4

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context; The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant 	monitor/ contractor(s), at the direction of the ERO.	commencement of soil-disturbing activity. If the ERO determines that an Archeological Monitoring Program is necessary, monitor throughout all soil-disturbing activities.	contractor(s) shall implement the AMP, if required by the ERO.	<p>Date AMP submitted to the ERO:_____</p> <p>Date AMP approved by the ERO:_____</p> <p>Date AMP implementation complete:_____</p> <p>Date written report regarding findings of the AMP received:_____</p>

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 5

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</p> <ul style="list-style-type: none"> • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, 				

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 6

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>				
<p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>If there is a determination that an ADRP program is required</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s) shall prepare an ADRP if required by the ERO.</p>	<p>ADRP required? Y N Date:_____</p> <p>Date of scoping meeting for ADRP:_____</p> <p>Date Draft ARDP submitted to the ERO:_____</p> <p>Date ADRP approved by the ERO:_____</p> <p>Date ADRP implementation complete:_____</p>

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 7

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of 				

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 8

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.				
<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated</p>	Project sponsor / archeological consultant in consultation with the San Francisco Coroner, NAHC, and MDL.	In the event human remains and/or funerary objects are found.	Project sponsor/ archeological consultant to monitor (throughout all soil disturbing activities) for human remains and associated or unassociated funerary objects and, if found, contact the San Francisco Coroner/ NAHC/ MDL	<p>Human remains and associated or unassociated funerary objects found? Y N Date:_____</p> <p>Persons contacted: Date:_____</p> <p>Persons contacted: Date:_____</p> <p>Persons contacted: Date:_____</p> <p>Persons contacted: Date:_____</p>

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 9

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
or unassociated funerary objects.				
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented</p>	Project sponsor/ archeological consultant at the direction of the ERO.	After completion of the archeological data recovery, inventorying, analysis and interpretation.	Project sponsor/ archeological consultant	<p>Following completion of soil disturbing activities. Considered complete upon distribution of final FARR.</p> <p>Date Draft FARR submitted to ERO: _____</p> <p>Date FARR approved by ERO: _____</p> <p>Date of distribution of Final FARR: _____</p> <p>Date of submittal of Final FARR to information center: _____</p>

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 10

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
above.				
NOISE				
<p><i>Project Mitigation Measure 2 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-1)</i></p> <p>For subsequent development projects within proximity to noise-sensitive uses that would include pile-driving, individual project sponsors shall ensure that piles be pre-drilled wherever feasible to reduce construction-related noise and vibration. No impact pile drivers shall be used unless absolutely necessary. Contractors would be required to use pile-driving equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Individual project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.</p>	Project sponsor	Prior to and during construction.	Project sponsor, contractor(s), shall provide Department of Building Inspection and the Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 11

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p><i>Project Mitigation Measure 3 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-2)</i> Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 	Project sponsor	Prior to and during construction.	Project sponsor, contractor(s), shall provide Department of Building Inspection and the Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 12

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p><i>Project Mitigation Measure 4 – Interior Noise Levels (Eastern Neighborhoods Mitigation Measure F-3)</i></p> <p>For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), as shown in EIR Figure 18, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor shall conduct a detailed analysis of noise reduction requirements. Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.</p>	Project Sponsor	Prior to and during construction	Project sponsor, contractor(s), shall provide Department of Building Inspection and the Planning Department with monthly reports during construction period.	Considered complete upon approval of final construction drawing set.

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 13

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p><i>Project Mitigation Measure 5 – Siting of Noise-Sensitive Uses (Eastern Neighborhoods Mitigation Measure F-4)</i></p> <p>To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.</p>	Project Sponsor	Prior to and during construction	Project sponsor, contractor(s), shall provide Department of Building Inspection and the Planning Department with monthly reports during construction period.	Considered complete upon approval of final construction drawing set.

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 14

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p><i>Project Mitigation Measure 6 – Open Space in Noisy Environments (Eastern Neighborhoods Mitigation Measure F-6)</i></p> <p>To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.</p>	<p>Project Architect of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project</p>	<p>Design measures to be incorporated into project design and evaluated in environmental/building permit review</p>	<p>San Francisco Planning Department and the Department of Building Inspection</p>	<p>Considered complete upon approval of final construction drawing set.</p>

EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title: 1924 Mission Street
File No.: 2014.0449E

Motion No.:
Page 15

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
HAZARDOUS MATERIALS				
<i>Project Mitigation Measure 7 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)</i> The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.	Project Sponsor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Areas Plans and Rezoning	Prior to approval of each subsequent project, through Mitigation Plan.	Planning Department, in consultation with DPH; where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction.	Considered complete upon approval of each subsequent project.