



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization

HEARING DATE: OCTOBER 3, 2019

Record No.: 2014.0334ENX
Project Address: 262 7th Street
Zoning: WSoMa Mixed-Use General (WMUG) Zoning District
65-X Height and Bulk District
Youth and Family Special Use District
Western SoMa Special Use District
Block/Lot: 3730/007
Project Sponsor: John Kelvin, Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: 262 7th Street, LLC
168 Welsh Street
San Francisco, CA 94107
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes demolition of an existing single-story building, and new construction of two seven-story, 65-ft tall, residential mixed-use buildings (approximately 38,295 square feet (sq. ft.)) with 96 single room occupancy (SRO) dwelling units, approximately 1,079 sq. ft. square feet of Retail Sales and Service use, 96 Class 1 bicycle parking spaces, and 8 Class 2 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Large Project Authorization, pursuant to Planning Code Section 329, with modifications to the following Planning Code Sections: 1) rear yard (Section 134); 2) open space (Section 135); and 3) dwelling unit exposure (Section 140). Additionally, the Commission, upon recommendation from the Recreation and Park Commission, must make a determination that the shadow impact on Howard & Langton Mini Park will not be significant or adverse, pursuant to Planning Code Section 295.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received letters in support or opposition to the Project. The Project sponsor held a pre-application community meeting, and two neighbors attended. They also reached out to neighboring business Brain Wash Café, but this business is no

longer in operation. Additionally, the Project sponsor reached out to the Entertainment Commission.

- **Inclusionary Affordable Housing.** The Project has elected the on-site rental affordable housing alternative, identified in Planning Code Section 415.6. The project site is located within the WMUG Zoning District, which requires 18% of the total number of units to be designated as part of the inclusionary affordable housing program, since the project filed an Environmental Evaluation Application on May 6, 2016. The Project contains 96 SRO dwelling units and the Project Sponsor will fulfill this requirement by providing 17 affordable units on-site.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on July 3, 2019, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Western SoMa Area Plan and the Objectives and Policies of the General Plan. Although the Project results in a loss of PDR space, the Project does provide a substantial amount of new rental housing, including new on-site below-market rate units for rent, which is a goal for the City's. The Project exhibits overall quality design, which relates to the surrounding context and neighborhood, and provides an appropriate massing and scale for a through lot.

ATTACHMENTS:

Draft Motion – Large Project Authorization with Conditions of Approval
Draft Motion – Shadow Authorization
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit G - Project Sponsor Brief
Exhibit H – Inclusionary Affordable Housing Affidavit
Exhibit I – Anti-Discriminatory Housing Affidavit
Exhibit J – First Source Hiring Affidavit



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: OCTOBER 3, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2014.0332ENX/SHD
Project Address: 262 7th STREET
Zoning: WMUG (Western SoMa Mixed Use-General) Zoning District
65-X Height and Bulk District
Western SoMa Special Use District
SoMa Youth and Family Special Use District
Block/Lot: 3730/007
Project Sponsor: John Kevlin
Reuben, Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94014
Property Owner: 262 7th Street, LLC
168 Walsh Street
San Francisco, CA 94107
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS FROM THE 1) REAR YARD REQUIREMENTS OF PLANNING CODE SECTION 134, 2) OPEN SPACE REQUIREMENTS OF PLANNING CODE SECTION 135, AND 3) DWELLING UNIT EXPOSURE REQUIREMENTS OF PLANNING CODE 140, AS PART OF A PROJECT THAT WOULD CONSTRUCT TWO NEW SEVEN-STORY, 65-FT TALL, RESIDENTIAL MIXED-USE BUILDINGS (APPROXIMATELY 38,294 SQUARE FEET) WITH 96 SINGLE ROOM OCCUPANCY DWELLING UNITS, 1,079 SQUARE FEET OF COMMERCIAL SPACE AND 96 BICYCLE PARKING SPACES, LOCATED AT 262 7th STREET, LOT 007 IN ASSESSOR'S BLOCK 3730, WITHIN THE WMUG (WESTERN SOMA MIXED USE-GENERAL) ZONING DISTRICT, THE WESTERN SOMA AND THE SOMA YOUTH AND FAMILY SPECIAL USE DISTRICTS AND A 65-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 6, 2016, John Kevlin of Reuben, Junius and Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2014.0334ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct two new seven-story, 65-ft tall, residential mixed-use buildings with 96 single room occupancy (SRO) dwelling units and 1,079 square feet of commercial space (hereinafter "Project") at 262 7th Street, Block 3730, Lot 007 (hereinafter "Project Site").

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report

(hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

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

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

On July 3, 2019, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

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

On October 3, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2014.0334.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2014.0334ENX is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization as requested in Application No. 2014.0334ENX, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of the existing building on the project site, and new construction of two seven-story, 65-ft tall, residential mixed-use buildings (approximately 38,294 gross square feet) with 96 single room occupancy dwelling-units, approximately 1,079 square feet of retail sales and service use, 96 Class 1 bicycle parking spaces, and seven Class 2 bicycle parking spaces. The Project includes 1,900 square-foot courtyard and roof decks totaling 4,055 square feet, and 375 square feet of private open space via decks at the 5th floor.
3. **Site Description and Present Use.** The Project is located on a through-lot, with a lot area of approximately 7,838 square feet and approximately 50-foot of frontage along Folsom Street and Langton Street. The Project Site contains a one-story, 37.5-foot, industrial building, measuring 7,755 square feet. Currently, a portion of the building is used as a warehouse dispatch service for food delivery.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the South of Market neighborhood, within the WMUG Zoning Districts in the Western SoMa Area Plan. The surrounding neighborhood is a mix of low rise industrial and commercial building, offices and residential buildings, with recently constructed mixed use buildings of four to six stories. Immediately to the north on 7th Street is a three -story hotel building on a through lot, while to the south is a two-story commercial and office building and a three-story residential building site along Langton Street. To the east, across 7th Street, is two-story commercial and office buildings, a three-story hotel and a six-story residential building. To the west, across Langton Street is three and four-story residential buildings. Howard

Langton Mini Park is located at the corner of Howard and Langton Street, approximately 200 feet to the north of the Project Site. Other zoning districts in the vicinity of the project site include: Residential Enclave (RED), MUG (Mixed Use-General), P (Public), Folsom NCT (Folsom Street Neighborhood Commercial Transit) and SoMa NCT (SoMa Neighborhood Commercial Transit).

5. **Public Outreach and Comments.** The Department has not received letters in support or opposition to the Project. The Project sponsor held a pre-application community meeting, and two neighbors attended. They also reached out to neighboring business Brain Wash Café and received verbal support, but this business is no longer in operation. Additionally, the Project sponsor reached out to the Entertainment Commission.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Planning Code Sections 844.20 and 844.45 states that residential and retail uses are principally permitted use within the WMUG Zoning District.

The Project would construct new residential and retail uses within the WMUG Zoning District; therefore, the Project complies with Planning Code Sections 844.20 and 844.45.

B. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) for non-residential uses of 5.0 to 1 for properties within the WMUG Zoning District and within 65-X Height and Bulk District.

The Project site is 7,838 square feet. The Project would construct a total of 1,079 gross square feet of non-residential space, resulting in a FAR of 0.14, and would comply with Planning Code Section 124.

C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at every residential level. Therefore, the Project would have to provide a rear yard, which measures approximately 41.25 feet from the rear lot line (Langton Street).

The Project is seeking an exception to the rear yard requirement as part of the Large Project Authorization. One of the two proposed buildings is located in the required rear yard at the second level and above along Langton Street. The Project would provide an at-grade courtyard that is 40 feet in depth (measuring approximately 1,900 square feet) between the two buildings.

D. **Useable Open Space.** Planning Code Section 135 requires a minimum of 27 square feet of open space per single room occupancy dwelling units, or a total of 2,557 square feet of open space for the 96 dwelling units.

The Project is seeking an exception to the open space requirement as part of the Large Project Authorization. Although the Project includes a 1,900-square foot central courtyard and 4,055 square feet of roof decks, the courtyard does not meet the dimensional standards for an inner court to qualify as common open-space and the roof decks do not qualify as useable open space in the Western SoMa Special Use District. The project does provide 374 square feet of private useable open space, accessible to two dwelling units at the 5th floor.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, code compliant rear yard or other open area that meets minimum area and horizontal dimensions. Planning Code Section requires that an open area be a minimum of 25 feet in every horizontal dimension and at the level of the dwelling unit and the floor above and then increase of five feet in every horizontal dimension at each subsequent floor above the fifth floor.

Under the Large Project Authorization, the Project is seeking an exception to the dwelling unit exposure requirements for 14 dwelling units that face onto the courtyard, which does not meet the dimensional requirements of the Planning Code. Otherwise, all other dwelling units face onto a public street.

- F. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires that active uses occupy the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street; that non-residential uses have a minimum floor-to-floor height of 14 feet; that off-street parking be set back a minimum of 25 feet from any street facing façade and screened from the public right-of-way; that entrances to off-street parking be no more than one third the width of the street frontage or 20 feet, whichever is less; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project features other active uses on the ground floor with a 1,079 square feet commercial space, residential lobbies, ground floor residential units, and residences on the upper floors. The ground floor ceiling height for the commercial space is 20 feet, which meets the requirements for ground floor ceiling height. There is no on-site vehicle parking. Finally, the Project features storefront windows at the ground level that meets the transparency and fenestration requirements. Therefore, the Project complies with Planning Code Section 145.1.

- G. **Off-Street Parking.** Off-Street vehicular parking is not required within the WMUG Zoning District. Rather, per Planning Code Section 151.1, off-street parking is principally permitted within the WMUG Zoning District at a ratio of one car for each four dwelling units (0.25) or conditionally permitted at a ratio of three cars for each four dwelling units (0.75).

The Project does not propose any off-street residential parking spaces.

- H. **Bicycle Parking.** Per Planning Code Section 155.2, one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for each 20 dwelling units. For retail use below 7,500 square feet, a minimum of two Class 2 bicycle parking spaces are required, as well as one Class 2 bicycle parking space for every 2,500 square feet of occupied floor area.

The Project includes 96 dwelling units and 1,079 square feet of retail use; therefore, the Project is required to provide 96 Class 1 bicycle parking spaces and 7 Class 2 bicycle parking spaces. The Project will provide 96 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces. Therefore, the Project complies with Planning Code Section 155.2.

- I. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 5 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 5 points. As currently proposed, the Project will achieve its 14 points through the following TDM measures:

- *Parking Supply (Option K)*
- *Bicycle Parking (Option A)*
- *On-Site Affordable Housing (Option B)*

- J. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on May 6, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 18% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on May 6, 2016. The applicable percentage is dependent on the total number of units in the project, the zoning

of the property, and the date of the accepted Project Application. A Project Application was accepted on May 6, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 18 % of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 4% of the units affordable to moderate-income households, and the remaining 4% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. Seventeen (17) units of the total 96 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

- K. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units.

The Project includes approximately 36,059 gross square feet of new residential use and 1,079 gross square feet of retail use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A. The Project shall receive a prior use credit for the 7,755 square feet of existing non-residential space.

- L. **Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes approximately 36,059 gross square feet of new residential use associated with the new construction of 96 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A.

- M. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the WMUG (WSOMA Mixed Use - General) Zoning District that results in the addition of gross square feet of non-residential space.

The Project includes approximately 38294 gross square feet of new development consisting of approximately 36,059 square feet of new residential use and 1,079 square feet of new retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application. The Project shall receive a prior use credit for the 7,755 square feet of existing non-residential space.

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

- A. **Overall building mass and scale.**

The Project is designed as two separate seven-story, 65-ft tall residential buildings, separated by a 40-ft wide courtyard, facing opposite frontages of the through lot. This massing is appropriate given the larger neighborhood context, which includes one-and-two-story commercial and industrial buildings, and two-and-three-story residential buildings, and mostly six-story mixed use buildings of recent construction. As part of the Western SoMa Area Plan, this portion of 7th Street was rezoned to increase the overall height and density. The Project massing provides new height and streetwall along 7th Street, while stepping back the mass on Langton Street at the fifth floor to modulate with the scale of the buildings along the alley. An at grade courtyard between the buildings aligns with the developing mid-block open space of the nearby residential and live-work buildings. Thus, the Project is appropriate and consistent with the mass and scale of the surrounding neighborhood, which is transitioning to a mixed-use area with additional residential density, as envisioned by the Western SoMa Area Plan.

B. Architectural treatments, facade design and building materials.

The Project's architectural treatments, façade design and building materials include a fiber cement board, smooth stucco, brick veneer in two tones, metal panels, porcelain tiles, aluminum storefront, metal awnings and stone bulkhead. Overall, the Project has a contemporary frame architectural style, that complements the adjacent industrial/commercial buildings on as encouraged by the draft WSoMa Design Standards. On the Langton Street frontage, the facade created visual interest and depth with alternating bay windows and recessed elements in contrasting brick. Overall, the Project offers an architectural treatment, with an uncomplicated and distinct design concept, that is compatible with the surrounding neighborhood.

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

Along the lower floors, the Project provides retail space on 7th Street, residential amenities (entry lobbies, leasing office), and walk-up dwelling units with individual pedestrian access on Langton Street. These ground floor uses will enliven the street and respects the different characters of 7th Street and Langton Street. The Project incorporates a central courtyard at-grade, which assists in continuing the residential pattern of open space on the subject block and will allow for in-ground planting of trees and landscape. The Project does not include any accessory parking.

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

While the Project requests an exception to the open space requirement, it provides a 1,900 sf courtyard and 4,055 sf of roof deck that will be accessible for use by residents. The Project would be subject to a fee for the area of open space not provided on-site, pursuant to Planning Code Section 427.

- E. **The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.**

Planning Code Section 270.2 does not apply to the Project, since the project does not possess more than 200-ft of frontage along any single street.

- F. **Streetscape and other public improvements, including tree planting, street furniture, and lighting.**

The Project removes existing curb cuts and provides the required number of new street trees, as well as bicycle racks on both frontages. These improvements will enhance the public realm.

- G. **Circulation, including streets, alleys and mid-block pedestrian pathways.**

The Project provides circulation on the ground floor of each building, with convenient access to the central courtyard, elevators, and amenities from residential lobbies.

- H. **Bulk limits.**

The Project is within an 'X' Bulk District, which does not restrict bulk.

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

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

8. **Large/Downtown Project Authorization Exceptions.** Planning Code Section 329/309 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use/Downtown Districts:

- A. **Open Space.** Exception from residential usable open space requirements. In circumstances where such exception is granted, a fee shall be required pursuant to the standards in Section [427](#).

Under Planning Code Section 135 the 1,900 square-foot courtyard cannot qualify as useable common open space because the height of the walls above the court on two sides is greater than one foot for each foot in width of court. In the Western SoMa Special Use District, the 4,055 sf of roof deck cannot qualify as open space. However, providing 96 private decks as an alternative to the at-grade courtyard or the roof decks may not be efficient or a desirable design for an SRO building. Given the overall design and comparative outdoor spaces of the Project, the Commission is in support of this exception.

- B. **Rear Yard.** Exception for rear yards, pursuant to the requirements of Section 134(f).

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Planning Code Section 329, provided that:

- (i) A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

The Project provides for a comparable amount of yard space in the central courtyard, in lieu of the required rear yard. Overall, the Project will be located on a lot measuring 7,838 sq ft in size, and would be required to provide a rear yard measuring 1,960 sq ft. The Project provides a ground floor courtyard of 1,900 square feet.

- (ii) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

The Project does not impede access to light and air for the adjacent properties. To the north the Project abuts a hotel with a surface parking lot. To the south, the Project abuts a commercial building, with full lot coverage, on 7th Street and a residential building on Langton Street. The Project proposes a central courtyard, which extends the residential pattern of open space for the subject block, connecting with the rear yard of 71 Langton Street, and support future integration of a mid-block open space.

- (iii) The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

The Project is seeking an exception to the open space requirements and to the exposure requirements. While exceptions are required to meet the standard of the code, if the property were not a through lot, the equivalent area of the courtyard would qualify to provide dwelling unit exposure as code compliant rear yards. The location and dimensions of the courtyard meets the intent of the rear yard requirement, to ensure adequate midblock, landscaped open spaces, and maintain of a scale of development appropriate to each district. Given the overall design and composition of the Project, and the comparable yard area in the courtyard, the Commission is in support of this exception.

C. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.

In addition to the modification of the requirements for rear yard the Project is seeking modifications of the requirements for dwelling unit exposure (Planning Code Section 140).

Under Planning Code Section 140, all dwelling units must face onto a public street, public alley or an open area, which is at least 25-wide and increases five feet in every horizontal dimension at each subsequent floor above the second floor. The proposed dwelling units face onto 7th Street, Langton Street or the central courtyard (40 ft. by 48 ft.). Given the dimensions of the courtyard, exposure could be met for five of the seven floors. However, for 14 units the courtyard would not meet the dimensional requirements of the Planning Code as open space for exposure. These dwelling units still face onto a substantial open area with access to light and air. If the property were not a through lot, the equivalent area of the courtyard would qualify to provide exposure as code compliant rear yards. Given the overall design and composition of the Project, the Commission is in support of this exception.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

Policy 11.8

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.4:

Preserve pedestrian-oriented building frontages.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.1:

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.7:

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

The Project includes two buildings on one lot, containing a total of 96 single room occupancy (SRO) dwelling units and 1,079 square feet of ground floor retail in an area that was rezoned to WMUG as part of a long term objective to maintain the mix of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, and general commercial uses while encouraging infill housing opportunities that build on existing residential areas with nearby residential services. While the project would not have any large units (two or more bedrooms), the 96 SRO units do meet the needs of small households, and includes 17 on-site affordable dwelling units, which complies with the inclusionary affordable housing requirements. The design of this Project responds to the site's location within a mixed-use area with industrial, commercial and residential use. The massing and scale are appropriate for a parcel that spans from 7th Street to Langton Street, in the 65-X Height and Bulk District and is in keeping with the development controls applicable to this site. The Project design includes an active ground floor commercial frontage on 7th Street, with five floors of residences above it, which will continue the mixed-use character of 7th Street and orient the building massing towards the larger thoroughfare. On Langton Street the residential building will step back at the fifth floor consistent with small scale residential and commercial buildings along the street. The Project sensitively locates open space in the middle of the project site, as an at-grade courtyard, where it connects to the mid-block open space and separates the mass of the 7th Street corridor from Langton Street. The Project utilizes different material palettes and architectural style for each frontage. On 7th Street, the project uses durable stone and tile at the base and smooth panels and stucco on upper floors, with regular window patterns, to create a contemporary building that is compatible with the mixed industrial, commercial and residential character of the corridor. On Langton Street, the facade reflects the more eclectic pattern of the alley, utilizing two tones of brick, bay windows and recessed facades, to break down the scale of the building. The Project will install new street trees along 7th and Langton Streets, as permitted by the Department of Public Works (DPW). The proposed building will provide active spaces, commercial storefront, residential lobbies and walk-up units at the ground floor on both street frontages. The Project includes 96 Class 1 bicycle parking spaces in a secure location, and 8 Class 2 bicycle parking spaces,

which are publicly-accessible. The Project does not propose accessory vehicular parking and includes transportation demand management measures in compliance with Planning Code Section 169, and thereby promotes the City's transit first policies and strategies that encourage the use of alternative modes of transportation.

WESTERN SOMA AREA PLAN

Objectives and Policies

OBJECTIVE 3.2

ENCOURAGE NEW NEIGHBORHOOD RESIDENTIAL USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES TO BUILD ON THE EXISTING NEIGHBORHOOD PATTERNS

Policy 3.2.1

Discourage housing production that is not in scale with the existing neighborhood pattern.

Policy 3.2.2

Encourage in-fill housing production that continues the existing built housing qualities in terms of heights, prevailing density, yards and unit sizes.

Policy 3.2.5

Encourage creation of upper floor residential uses on major streets north of Harrison Street.

OBJECTIVE 3.3

ENSURE THAT A SIGNIFICANT PERCENTAGE OF THE NEW HOUSING CREATED IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

Policy 3.3.3

Encourage a mix of affordability levels in new residential development.

OBJECTIVE 3.5

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

Policy 3.5.3

Requirements for three-bedroom units in Large and Very Large Development sites shall be the same as called for in the Eastern Neighborhoods Plan.

Policy 3.5.5

Provide through the permit entitlement process a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 3.5.6

Establish an impact fee to be allocated towards a Public Benefit Fund to subsidize transit, pedestrian, bicycle, and street improvements; park and recreational facilities; and community facilities such as libraries, child care and other neighborhood services in the area.

OBJECTIVE 5.1

REINFORCE THE DIVERSITY OF THE EXISTING BUILT FORM AND THE WAREHOUSE, INDUSTRIAL AND ALLEY CHARACTER.

Policy 5.1.1

Promote, preserve and maintain the mixed-use character of Western SoMa's small scale commercial and residential uses.

OBJECTIVE 5.3

PROMOTE WALKING, BIKING AND AN ACTIVE URBAN PUBLIC REALM.

Policy 5.3.2

Require high quality design of street-facing building exteriors.

Policy 5.3.3

Minimize the visual impact of parking.

Policy 5.3.4

Strengthen the relationship between a building and its fronting sidewalk.

The Project proposes replacement of a warehouse with an infill residential development with small scale ground floor commercial space, as encouraged by the Area Plan for this location, and is within the prescribed height and bulk guidelines. The proposed buildings would contain 96 new dwelling units and 1,079 square feet of ground floor commercial space on 7th Street. The choice of materials and fenestration reflect the characters of 7th and Langton Streets. The Project architecture creates an active ground floor commercial frontage and residential lobby along 7th Street and a pedestrian scaled residential entries and walk up stoops on Langton Street that will engage the streets. The project has no on-site parking, so no portion of the frontages are dedicated to vehicle egress. The rear yard is provided as an at-grade courtyard between the two proposed buildings. The courtyard aligns with the developing pattern of the mid-block open space and is consistent with the pattern of rear yards of the properties in the Residential Enclave (RED) Zoning District along Langton Street. While the project would not have any large units (two or more bedrooms), SRO units do meet the needs of small households, and contribute to a diverse housing supply. Furthermore, an SRO building can provide a higher number of dwellings; with a total of 96 units on the site, 17 will be provided

as on-site affordable units. The Project will pay the appropriate development impact fees, including the Eastern Neighborhoods Impact Fees, Transportation Sustainability Fee and the Residential Child-Care Fee.

Diverse, Accessible and Safe Open Space

OBJECTIVE 7.8

MAINTAIN REAR AND FRONT YARD PATTERNS.

Policy 7.8.1

Promote at grade front and rear yard open space in existing and new residential development.

The proposed rear yard is located centrally on the lot as a courtyard. The courtyard is at grade, with no below grade structures. The buildings also provide private decks of a useable size of 184 to 250 square feet and a large common deck of 1,286 square feet.

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

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

The project site does not possess any neighborhood-serving retail uses. Although the Project will replace a PDR use, the mixed-use project does provide new opportunities for existing and future residents' employment and ownership in the businesses that will occupy the retail space.

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

The project site does possess any existing housing. The Project would provide 96 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project would also provide new commercial space that is compatible with the mix of existing residential, industrial and commercial uses.

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

The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 17 below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project Site is served by nearby public transportation options. The Project is located within walking distance (.25 mile) of several Muni bus stops, including the 12-Folsom/Pacific, 14X-Mission Express, 14R –Mission Rapid, 19-Polk, and 47 –Van Ness and within a half mile of the Civic Center BART and MUNI train stations. The Project also provides sufficient bicycle parking for residents and their guests.

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

The Project does not include commercial office development. Although the Project would remove a PDR use, the Project does provide new housing, which is a top priority for the City. The Project incorporates new commercial use, thus assisting in diversifying the neighborhood character.

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

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

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings. The property is a non-contributor to the Western SoMa Light Industrial and Residential Historic District.

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

Although the Project does cast shadow on the Howard & Langton Mini Park, the Recreation and Parks Commission recommended the increase in shadow should not detrimentally affect the use and enjoyment of this park. A study of the shadow impacts was prepared, per Planning Code Section 295, which showed the proposed project would increase the shadow load on the park by 0.09% above current levels, resulting in an increase in the total annual shading from 48.85% to 48.94% of Total Annual Available Sunlight (TAAS). The Commissions found the shadow allocation to be a reasonable and small loss of sunlight for a park in an area of intended for increased building heights and residential density.

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

In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2014.0334ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 18, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 3, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

**Draft Motion
October 3, 2019**

**RECORD NO. 2014.0334ENX
262 7th Street**

NAYS:

ABSENT:

ADOPTED: October 3, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to construct two seven-story (65-foot tall) residential mixed-use buildings with up to a total of 96 dwelling units and approximately 1,079 square feet of ground floor commercial space located at 262 7th Street, (3730 Block Lot 007) pursuant to Planning Code Section 329 within the WMUG (Western SoMa Mixed Use-General) Zoning District, Western SoMa and SoMa Youth and Family Special Use Districts, and a 65-X Height and Bulk District; in general conformance with plans, dated March 18, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2014.0334ENX and subject to conditions of approval reviewed and approved by the Commission on October 3, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 3, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

6. **Additional Project Authorization.** The Project Sponsor must obtain a Project authorization under Sections 295 an allocation of allowable shadow effects to properties protected by Section 295 and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

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

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

PARKING AND TRAFFIC

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

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

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

12. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **103** bicycle parking spaces (**96** Class 1 spaces for the residential portion of the Project and **7** Class 2 spaces for the residential and commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

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

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

PROVISIONS

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

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

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

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

16. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

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

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

18. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

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

19. **Eastern Neighborhoods Payment in Case of Variance or Exception.** The Project is subject to the Eastern Neighborhoods Fee due to the granting of an exception listed in Section 329, as applicable, pursuant to Planning Code Section 427.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

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

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

OPERATION

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

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

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

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

INCLUSIONARY AFFORDABLE HOUSING

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

1. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 18% of the proposed dwelling units as affordable to qualifying households. The Project contains 96 units; therefore, 17 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 17 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
2. **Unit Mix.** The Project contains 96 single room occupancy dwelling units; therefore, the required affordable unit mix is 17 single room occupancy dwelling units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
3. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 18% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 4% must be affordable to moderate income households, and at least 4% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
4. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square

feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

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

5. **Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units. The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.

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

6. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

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

7. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than eighteen percent (18%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

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

8. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

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

9. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of

this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

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

10. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

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

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

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

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 10% of the units affordable to low-income households, 4% to moderate-income households, and the remaining 4% of the units affordable

to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion HEARING DATE: OCTOBER 3, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: **2014.0334SHD**
Project Address: **262 7th Street**
Zoning: WMUG (Western SoMa Mixed Use-General) Zoning District
65-X Height and Bulk District
Western SoMa Special Use District
SoMa Youth and Family Special Use District
Block/Lots: 3730/007
Project Sponsor: John Kevlin
Reuben, Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94014
Staff Contact: Ella Samonsky – (415) 575-9112
Ella.Samonsky@sfgov.org

ADOPTING FINDINGS WITH THE RECOMMENDATION OF THE RECREATION AND PARK COMMISSION, THAT NET NEW SHADOW ON HOWARD AND LANGTON MINI PARK BY THE PROPOSED PROJECT AT 262 7TH STREET WOULD NOT BE ADVERSE TO THE USE OF HOWARD & LANGTON MINI PARK.

PREAMBLE

Under Planning Code Section 295, a building permit application for a project exceeding a height of 40 feet cannot be approved if there is any shadow impact on a property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission, upon recommendation from the Recreation and Park Commission, makes a determination that the shadow impact will not be significant or adverse.

On February 7, 1989, the Recreation and Park Commission and the Planning Commission adopted criteria establishing absolute cumulative limits for additional shadows on fourteen parks throughout San Francisco (Planning Commission Resolution No. 11595).

Planning Code Section 295 was adopted in 1985 in response to voter-approved Proposition K, which required Planning Commission disapproval of any structure greater than 40 feet in height that cast a shadow on property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission found the shadow would not be significant. In 1989, the Recreation and Park Commission and Planning Commission jointly adopted a memorandum which identified quantitative and qualitative criteria for determinations of significant shadows in parks under the jurisdiction of the Recreation and Park Department.

The Proposition K Memorandum established generic criteria for determining a potentially permissible quantitative limit for additional shadows, known as the absolute cumulative limit, for parks not named in

the memorandum. Howard & Langton Mini Park was not named in the Proposition K memorandum and, at 0.23 acres (10,218 sq. ft.), is considered a small park which is shadowed more than 20 percent of the time during the year. As such, Proposition K Memorandum recommended that no additional shadow be permitted and includes qualitative criteria for addition of shadow to a park. The qualitative criteria include existing shadow profiles, important times of day and seasons in the year associated with the park's use, the size and duration of new shadows, and the public good served by the buildings casting new shadow. Approval of new shadow on Howard & Langton Mini Park would require hearings at the Recreation and Park Commission and the Planning Commission.

Howard & Langton Mini Park is a public park under the jurisdiction of the Recreation and Park Department (RPD). It is a 0.23-acre (10,218 square feet) urban park located in the SoMa neighborhood of San Francisco. The park is located at the southeast corner of Howard and Langton Streets. The park contains layered community garden plots, fruit trees, chicken coop, trellises, a gazebo and a fountain. Benches and chairs are set up throughout the park for passive recreation. The park is enclosed by a 6-foot tall fence and is accessible to community gardeners by a gate key, as well as during scheduled group activities. The park entrance is located near the corner of Howard and Langton Streets.

The proposed project would result in new shadows falling on the park, adding approximately 34,280 annual square foot hours (sfh) of shadow and increasing shadow load by 0.09% above current levels, resulting in an increase in the total annual shading from 48.85% to 48.94% of Total Annual Available Sunlight (TAAS). The new shadow resulting from the Project would be present between October to April in early morning hours and would fall on the planter beds, decorative well, pathways, and possible seating areas; during the winter months the shadow would fall on only the northeastern edge of the park..

On May 6, 2016, John Kevlin of Reuben, Junius & Rose LLP (hereinafter "Project Sponsor") filed Application No. 2014.0334SHD (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Shadow Analysis to construct two seven-story, 65-ft. tall, mixed use buildings, totalling 38,294 sq. ft. containing 96 single room occupancy (SRO) units, 1,079 sq. ft. of ground floor commercial retail use and 96 Class 1 bicycle parking spaces (hereinafter "Project") at 262 7th Street, Block 3730 and Lot 007 (hereinafter "Project Site"). The Project is located within the WMUG (Western SoMa Mixed Use- General) Zoning District, Western SoMa and SoMa Youth and Family SUD Special Use Districts, and a 65-X Height and Bulk District.

On an annual basis, the Theoretical Annual Available Sunlight ("TAAS") on Howard & Langton Mini Park is approximately 38,025,265 square-foot hours of sunlight. Existing structures in the area cast shadows on Howard & Langton Mini Park that total approximately 18,575,415 square-foot hours, or approximately 48.85% of the TAAS.

A shadow analysis report, prepared by CADP, was submitted on July 23, 2019, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Record No. 2014.0334SHD). The memorandum concluded that the Project would cast approximately 34,280 square-foot hours of new shadow on Howard & Langton Mini Park, equal to approximately 0.09% of the TAAS on Howard & Langton Mini Park, bringing the estimated total annual shading of the Park as a percentage of TAAS to 48.94% (previously at 48.85%).

On July 3, 2019, the Department determined that the Project did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2014.0334SHD is located at 1650 Mission Street, Suite 400, San Francisco, California.

On October 3, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Shadow Analysis Application No. 2014.0334SHD.

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

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. The additional shadow cast by the Project would not be adverse and is not expected to interfere with the use of the Park for the following reasons:
 - a. The magnitude of the additional shadow is well below one percent of TAAS on an annual basis, and amounts to a reasonable and small loss of sunlight for a park in an area of intended for increased building heights and residential density.
 - b. When present, the new shadow would occur in the early morning, entering the park between dawn and 9:15 a.m. when lower levels of weekday and weekend use were observed relative to the late morning and afternoon, with the average duration of the net new shadow being 21 minutes, and never exceeding 45 minutes.
 - c. Shading from the Project would be cast over the top of intervening buildings, which already cast shadows on the park.

3. **Public Outreach and Comment.** The Department has not received letters in support or opposition to the Project. The Project sponsor held a pre-application community meeting, and two neighbors attended. They also reached out to neighboring business Brain Wash Café, but this business is no longer in operation. Additionally, the Project sponsor reached out to the Entertainment Commission.
4. A determination by the Planning Commission and the Recreation and Park Commission to allocate new shadow to the Project does not constitute an approval of the Project.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DETERMINES**, under Shadow Analysis Application No. 2014.0334SHD that the net new shadow cast by the Project on Howard & Langton Mini Park will not be adverse to the use of Howard & Langton Mini Park.


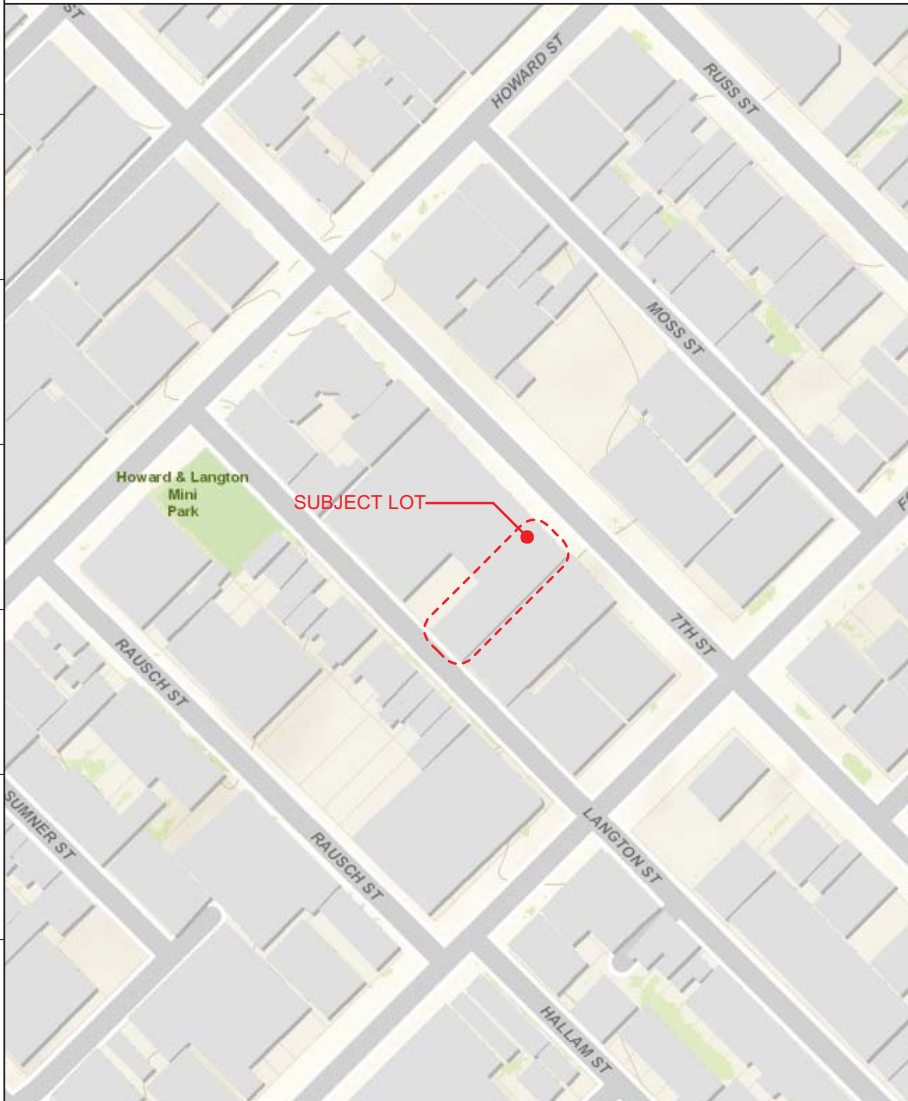
I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 3, 2019.

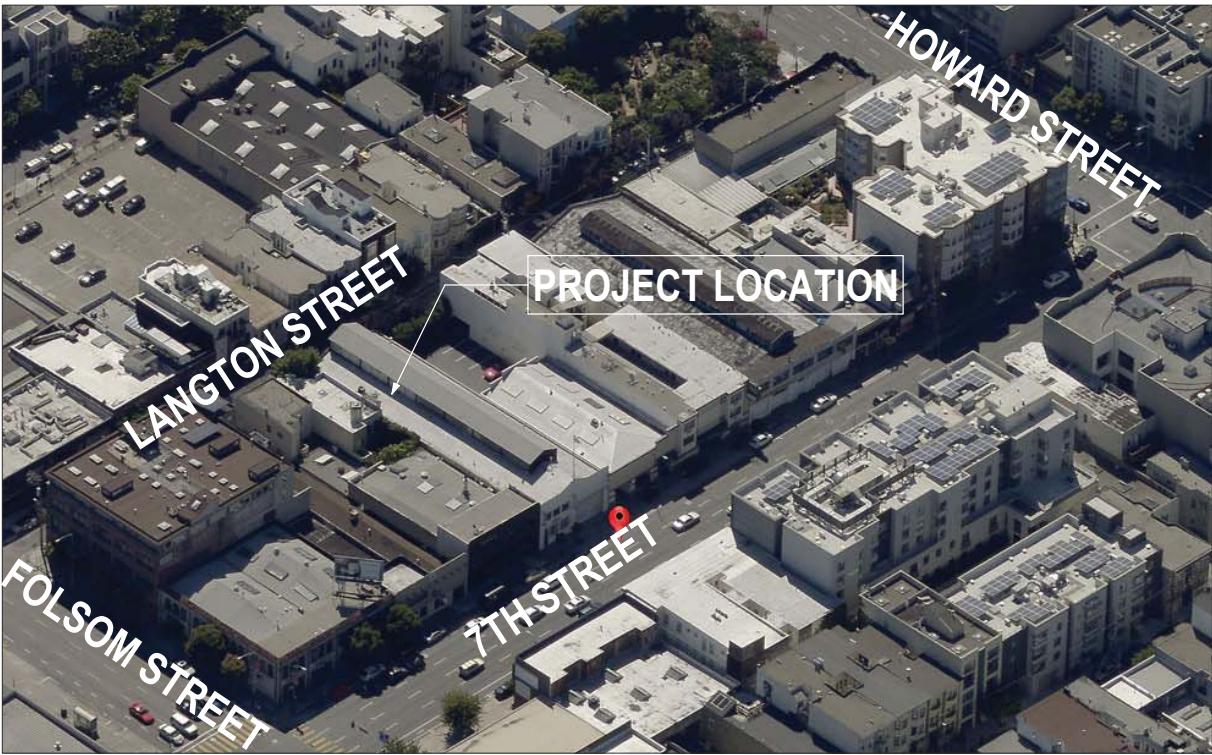
Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

1	2	3	4	5	6	7	8	9	10
SCOPE OF WORK			DRAWING INDEX:			PROJECT DATA			PROJECT NAME
PROPOSED NEW CONSTRUCTION OF TWO NEW BUILDINGS WITH A TOTAL OF NINETY SIX SINGLE ROOM OCCUPANCY UNITS AND ONE GROUND FLOOR COMMERCIAL UNIT.			ARCHITECTURAL: A-0.1 COVER SHEET A-0.2 SITE PHOTOS A-0.3 VICINITY MAP A-0.4 MID-BLOCK OPEN SPACE DIAGRAM A-.05 3-D VIEWS / MATERIAL BOARD A-0.6 ISOMETRIC VIEWS (7TH ST) A-0.7 ISOMETRIC VIEWS (LANGTON ST) A-1.1 EXISTING SITE PLAN A-1.2 PROPOSED SITE PLAN A-2.0 (E) DEMO FLOOR PLANS & ELEVATIONS A-2.1 BASEMENT PLAN A-2.2 FIRST & SECOND FLOOR PLANS A-2.3 THIRD & FOURTH FLOOR PLANS A-2.4 FIFTH & SIXTH FLOOR PLANS A-2.5 SEVENTH & ROOF PLANS A-3.1 FRONT ELEVATION (7TH ST) A-3.2 REAR ELEVATION (7TH ST) A-3.3 FRONT ELEVATION (LANGTON ST) A-3.4 REAR ELEVATION (LANGTON ST) A-3.5 SOUTH ELEVATION A-3.6 NORTH ELEVATIONS A-4.1 SECTION A-A A-4.2 BULKHEAD DETAIL (7TH ST)			PLANNING DATA ADDRESS: 262 7TH STREET LOT AREA: 7,837 ± S.F. BLOCK / LOT: 3730 / 007 HEIGHT LIMIT: 65'-X BUILDING HEIGHT: 65'-0" ZONING: WMUG			<div>262 7th St. SAN FRANCISCO, CA</div> <div></div> <div>SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 T: (415) 922.0200 F: (415) 922.0203 WWW.SIACONSULT.COM</div>
SPECIFIC INFORMATION ABOUT EACH BUILDING IS AS FOLLOWS:						REAR YARD OPEN SPACE REQUIRED: 41'-3" (25 % OF LOT) PROVIDED: 40'-0" (24.2 % OF LOT)			
<u>7TH STREET FRONTAGE</u> WILL BE SEVEN STORY WITH FOURTY NINE RESIDENTIAL SINGLE ROOM OCCUPANCY UNITS & ONE GROUND FLOOR COMMERCIAL UNIT						DWELLING UNIT USABLE OPEN SPACE REQUIRED: 80 SF / UNIT * 96 UNIT = 7,690 S.F./3 = 2,560 S.F. PROVIDED: 5,955 S.F. TOTAL (SEE RESIDENTIAL UNIT MATRIX)			
<u>LANGTON STREET FRONTAGE</u> WILL BE SEVEN STORY OVER BASEMENT BUILDING WITH FOURTY SEVEN RESIDENTIAL SINGLE ROOM OCCUPANCY UNITS WITH BASEMENT BICYCLE PARKING AND UTILITY						PARKING SUMMARY CLASS I BICYCLE PARKING / RESIDENTIAL UNIT: 96 BICYCLE PARKING @ LANGTON CLASS II BICYCLE PARKING / 20 RESIDENTIAL UNITS: 5 @ LANGTON CLASS II BICYCLE PARKING FOR 1 COMMERCIAL UNIT: 2 @ 7TH STREET			
						BMR 18 % BMR UNITS ON-SITE			
						BUILDING CODE SUMMARY # OF STORIES 7 STORIES OVER BASEMENT CONSTRUCTION TYPE TYPE "I-A" OCCUPANCY GROUP M / R-2 / S			
						APPLICABLE CODES 2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS			
AREA MAP									Cover Sheet
									



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Site Photos

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

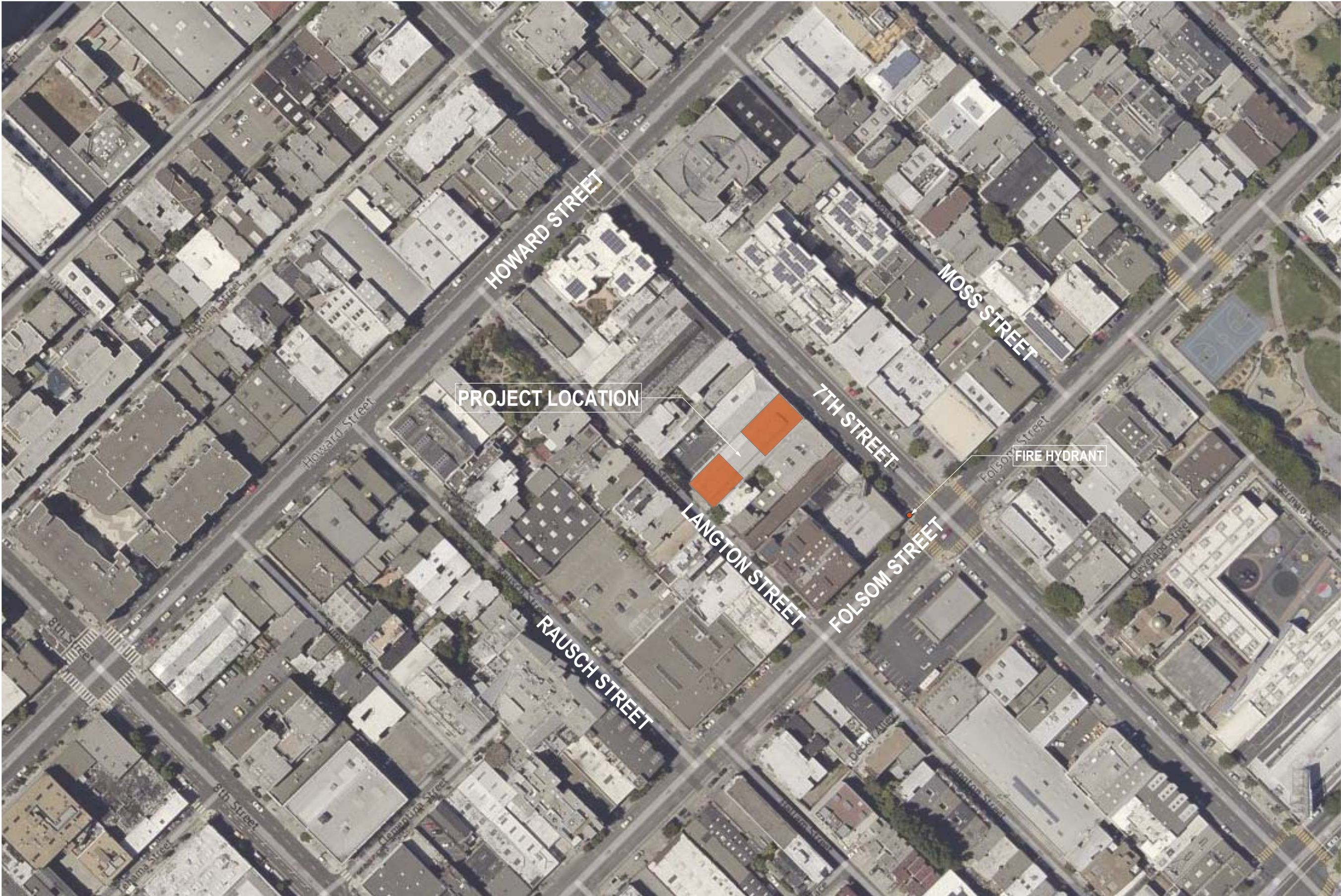
DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

A-0.2



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Vicinity Map

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	A-0.3
-----------	-------

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Mid-Block
Open Space
Pattern Diagram

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
DRAWN	A.A	
CHECKED	R.K.	
DATE	12/09/2013	
REVISED DATE	03/18/2019	
JOB NO.	13-1601	
SHEET NO.	A-0.4	



Mid-Block Open Space Diagram
N.T.S



Aluminum Window and Door



Dark Anodized Metal Panel



Smooth Stucco



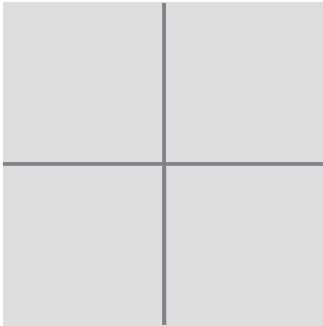
Wood Siding



Brick Veneer



Stone Bulkhead



Fiber Cement Panels



Porcelain Tiles



Proposed Street View (7th Street)
N.T.S



Proposed Langton St View (Langton St)
N.T.S

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

3-D Views /
Material Board

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

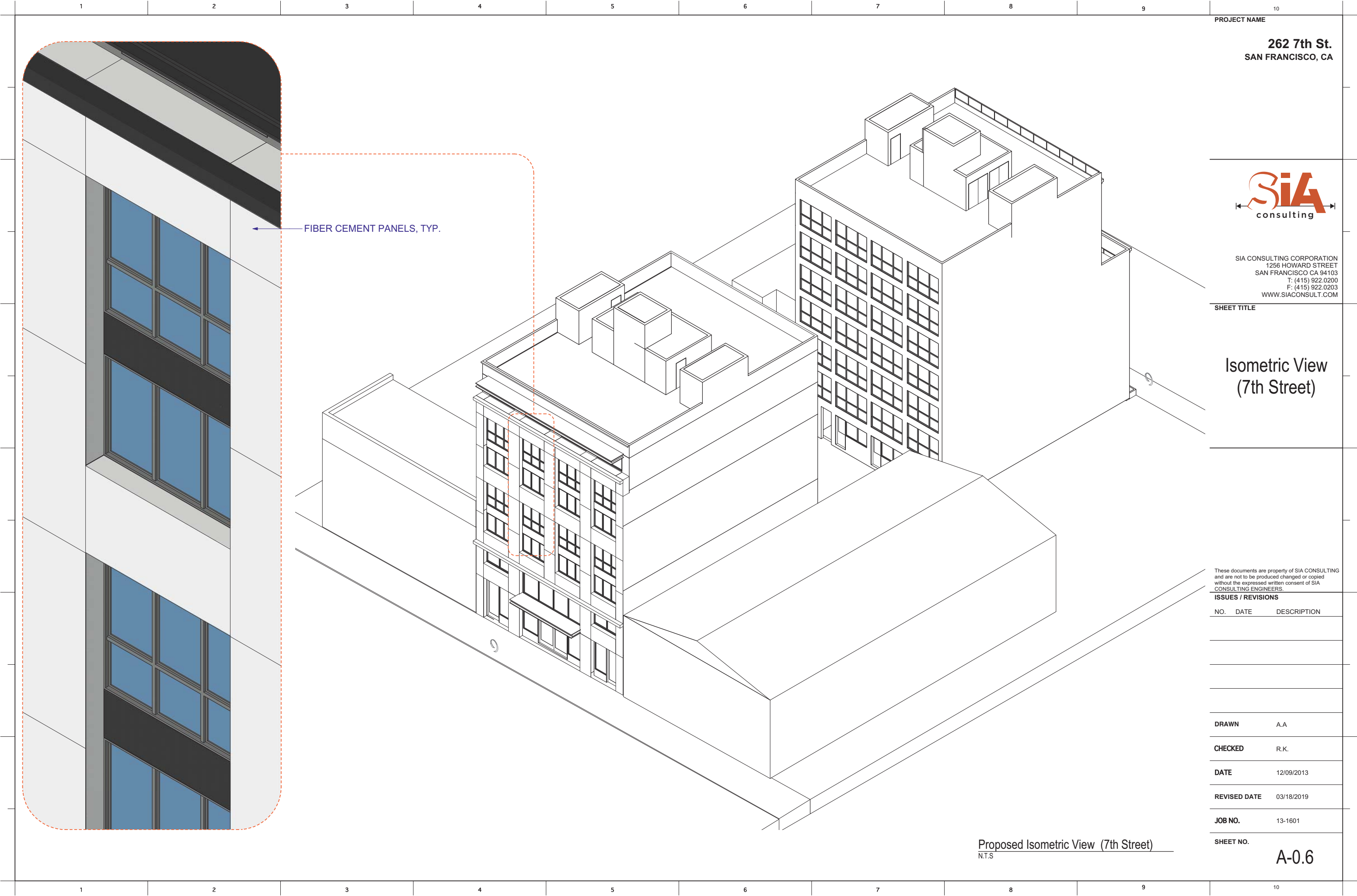
DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-0.5



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Isometric View
(7th Street)

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

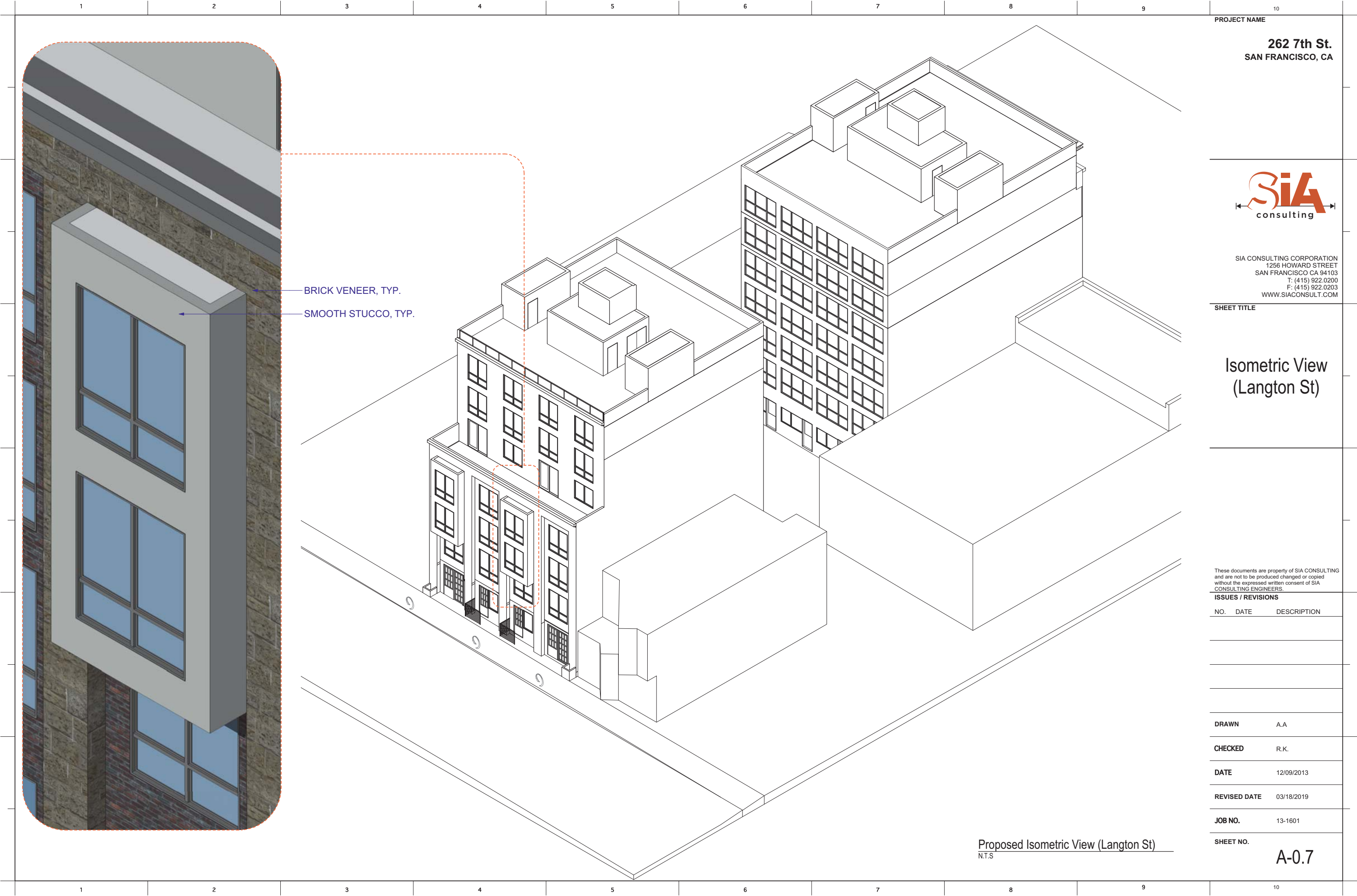
REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-0.6

Proposed Isometric View (7th Street)
N.T.S



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Isometric View
(Langton St)

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-0.7

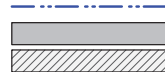
Proposed Isometric View (Langton St)
N.T.S

BLOCK & LOT: 3730-007

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS:



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Site Plan

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
DRAWN		A.A
CHECKED		R.K.
DATE		12/09/2013
REVISED DATE		03/18/2019
JOB NO.		13-1601

SHEET NO.

A-1.1

LANGTON STREET
35' WIDE

(E) CURB CUT
TO BE REMOVED

-47'-6"-

-165'-0"

240-250 7th STREET
BLOCK & LOT
3730-006

262 7th STREET

268-270 7th STREET
BLOCK & LOT
3730-008

71 LANGTON STREET
BLOCK & LOT
3730-109

73-75 LANGTON STREET
BLOCK & LOT
3730-108

SIDEWALK
10' WIDE

(E) CURB CUT
TO BE REMOVED

FREE

TREE

47'-6"-

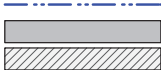
7th STREET
82.5' WIDE

Existing Site Plan
1/8" = 1'-0"



PROPERTY LINE

BLOCK & LOT: 3730-007
PROPERTY LINE:
OUTLINE OF SUBJECT BUILDING:
OUTLINE OF NEIGHBORS:



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Site Plan

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-1.2

Proposed Site Plan
1/8" = 1'-0"



PROPERTY LINE

PROJECT NAME

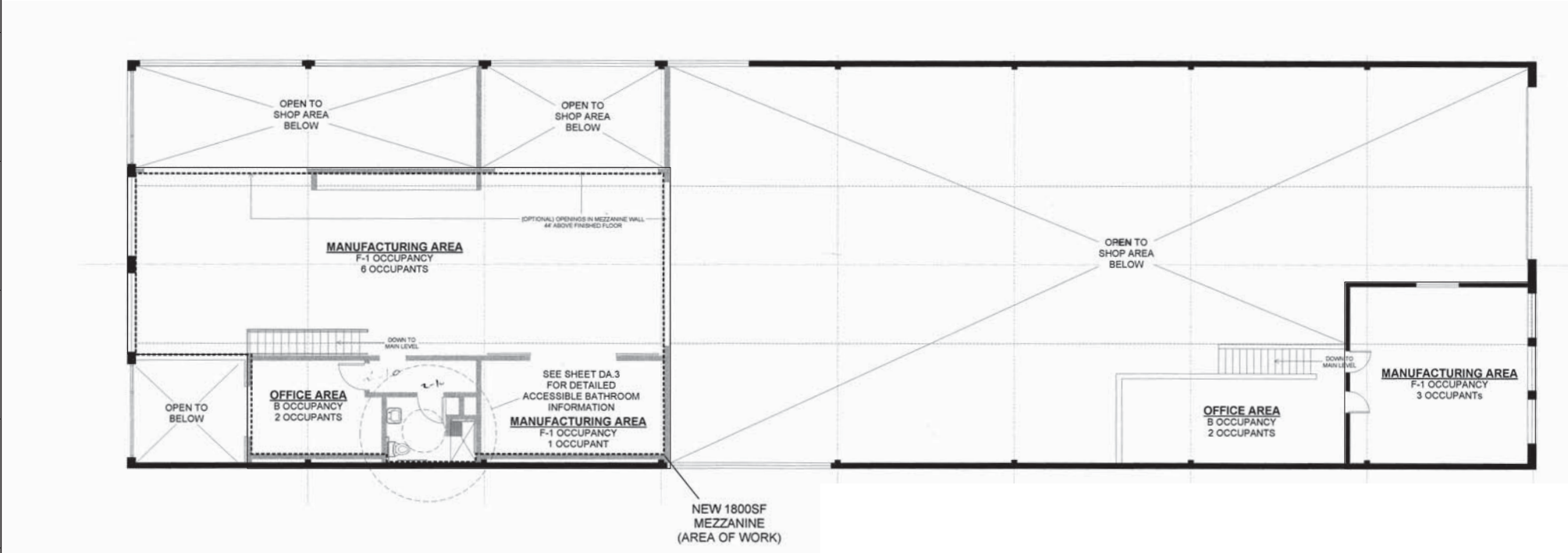
262 7th St.
SAN FRANCISCO, CA



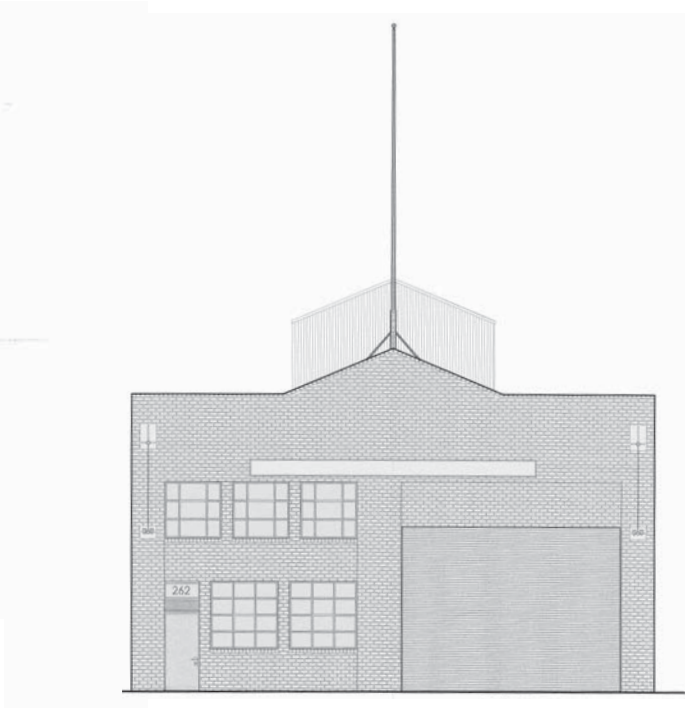
SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

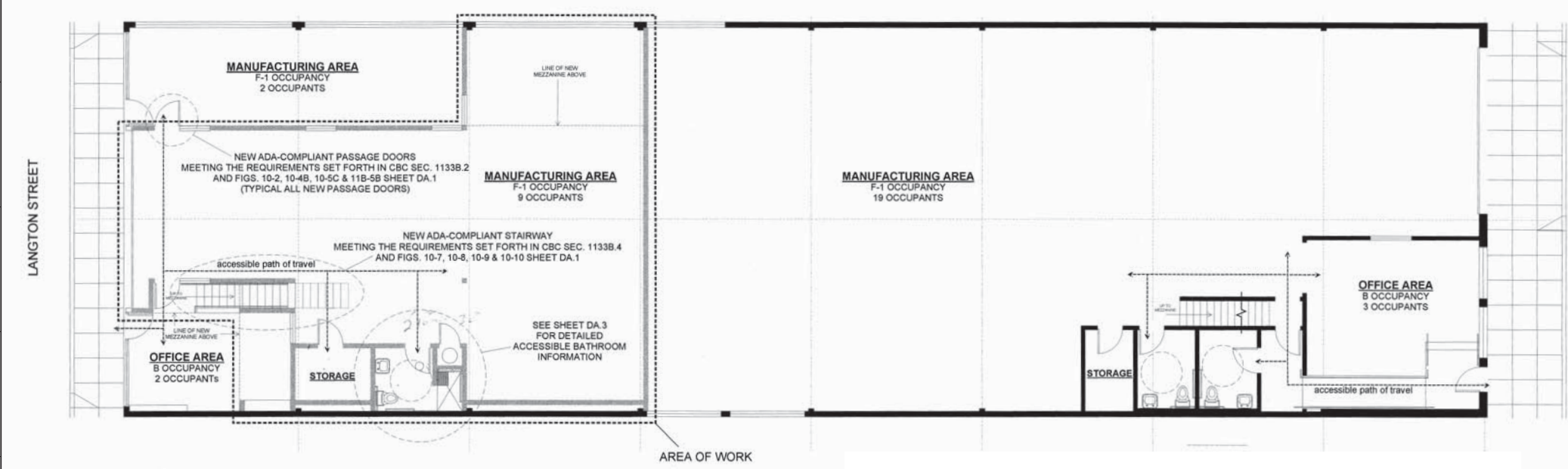
Existing / Demo
Floor Plans
& Elevations



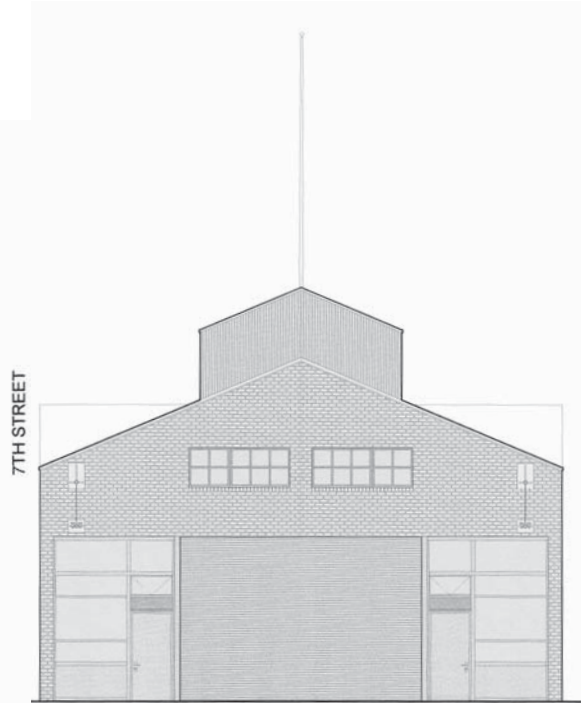
Existing Mezzanine Plan
1/8" = 1'-0"



Existing Front Elevation (7th Street)
1/8" = 1'-0"



Existing First Floor Plan
1/8" = 1'-0"



Existing Rear Elevation (Langton Street)
1/8" = 1'-0"

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

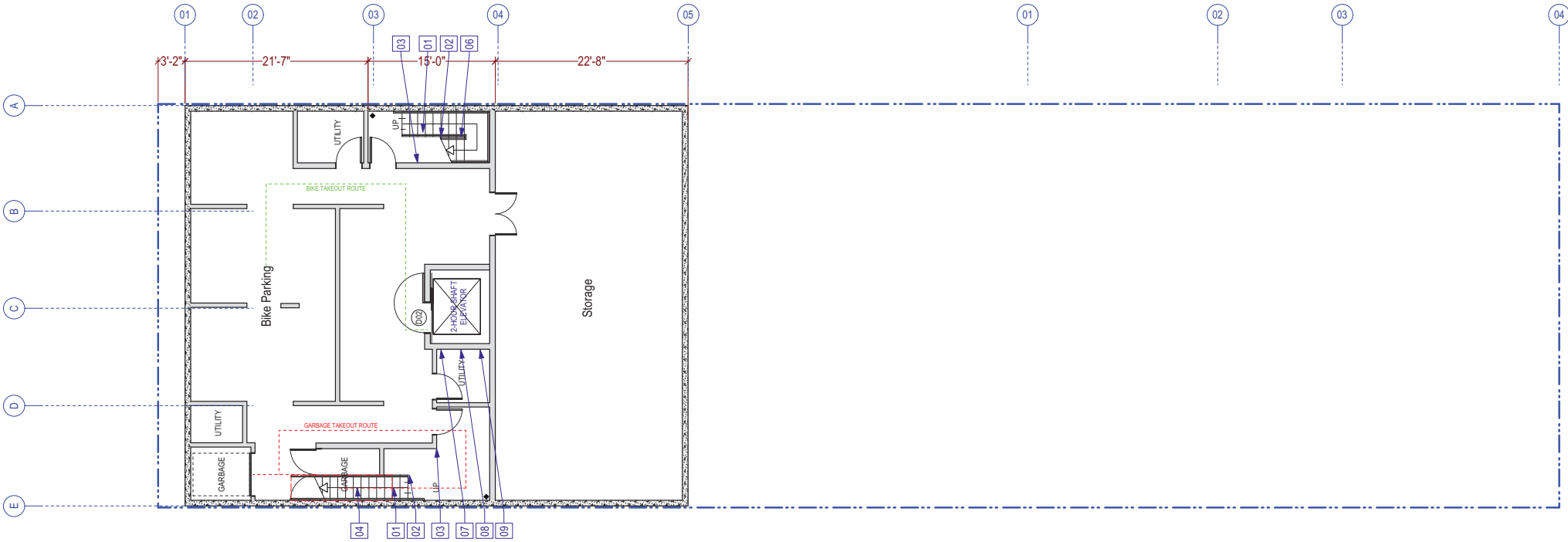
DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

A-2.0



Basement Plan
1/8" = 1'-0"



PLAN KEY NOTES:

- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
- 02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- 03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
- 04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.

- 05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
- 07 ELEVATOR TO COMPLY W/ CBC SEC.1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER

- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
- 10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
- 11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
- 13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10

- 14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 15 FLOOR DRAIN, TYP. 1/4":1'-0" SLOPE TO MAIN DRAIN SYSTEM
- 16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
- 17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING

◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	- - - - -	PROPERTY LINE
CD	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
SD	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Basement Plan

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-2.1



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

First & Second Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

NO.	DATE	DESCRIPTION
-----	------	-------------

SHEET NO.

A-2.2

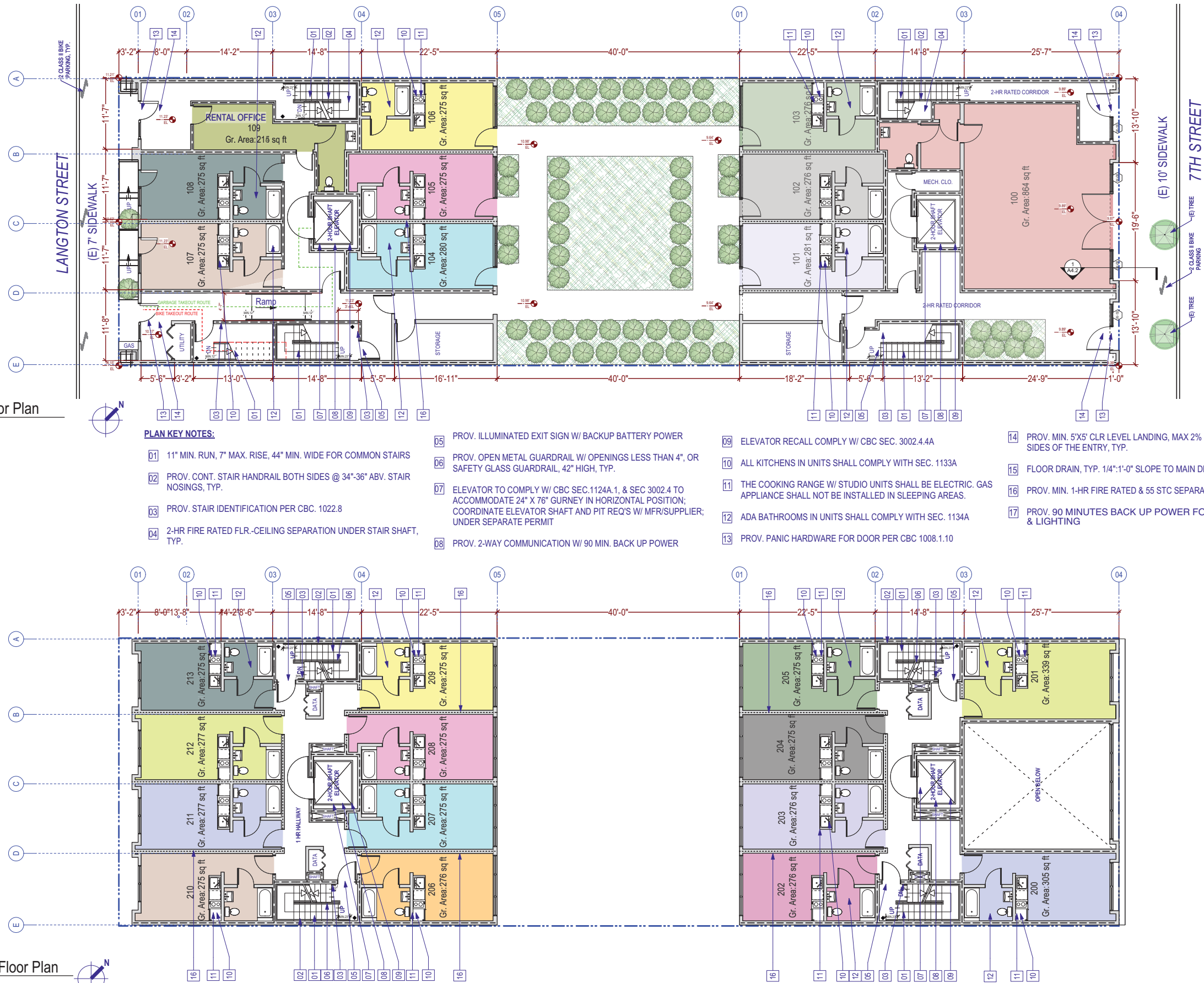






01	11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
02	PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
03	PROV. STAIR IDENTIFICATION PER CBC. 1022.8
04	2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.

- 06** PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 06** PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
- 07** ELEVATOR TO COMPLY W/ CBC SEC.1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 08** PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER

- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
- 10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
- 11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
- 13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10

- 14** PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 15** FLOOR DRAIN, TYP. 1/4":1'-0" SLOPE TO MAIN DRAIN SYSTEM
- 16** PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
- 17** PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING



◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION		PROPERTY LINE
Ⓢ	CARBON MONOXIDE DETECTOR/ALARM		WALL
Ⓢ	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP		1-HR FIRE RATED WALL
			2-HR FIRE RATED WALL

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Third & Fourth
Floor Plans

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

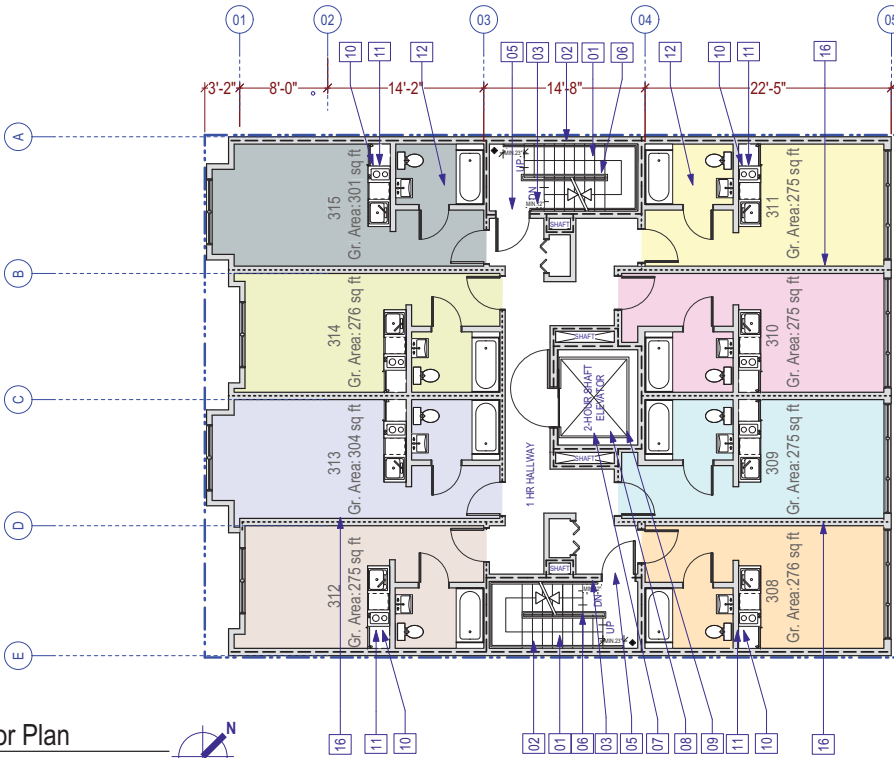
REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

A-2.3

Third Floor Plan
1/8" = 1'-0"



PLAN KEY NOTES:

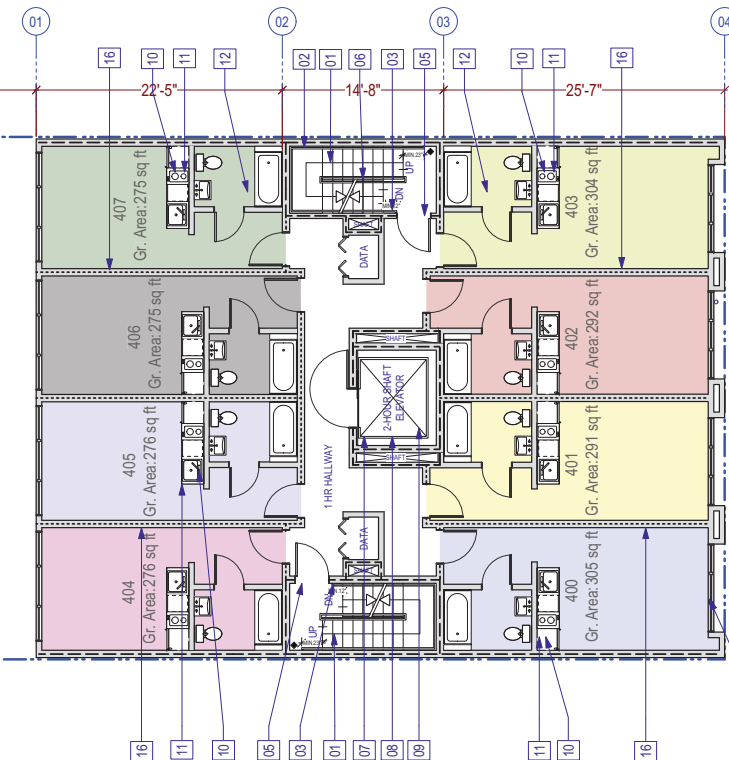
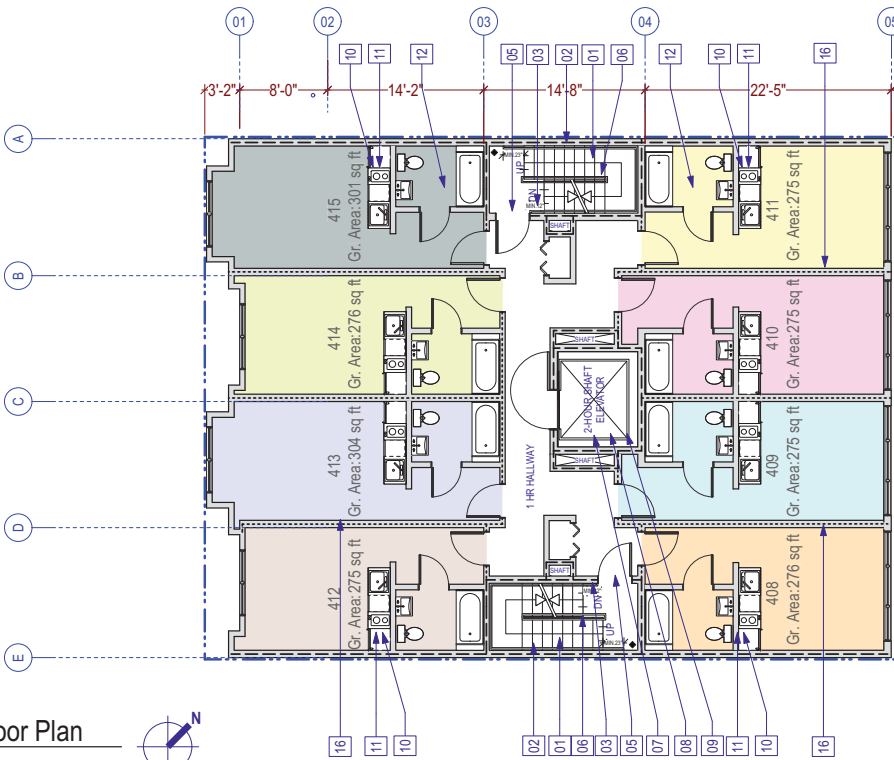
- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
- 02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- 03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
- 04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.

- 05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
- 07 ELEVATOR TO COMPLY W/ CBC SEC.1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER

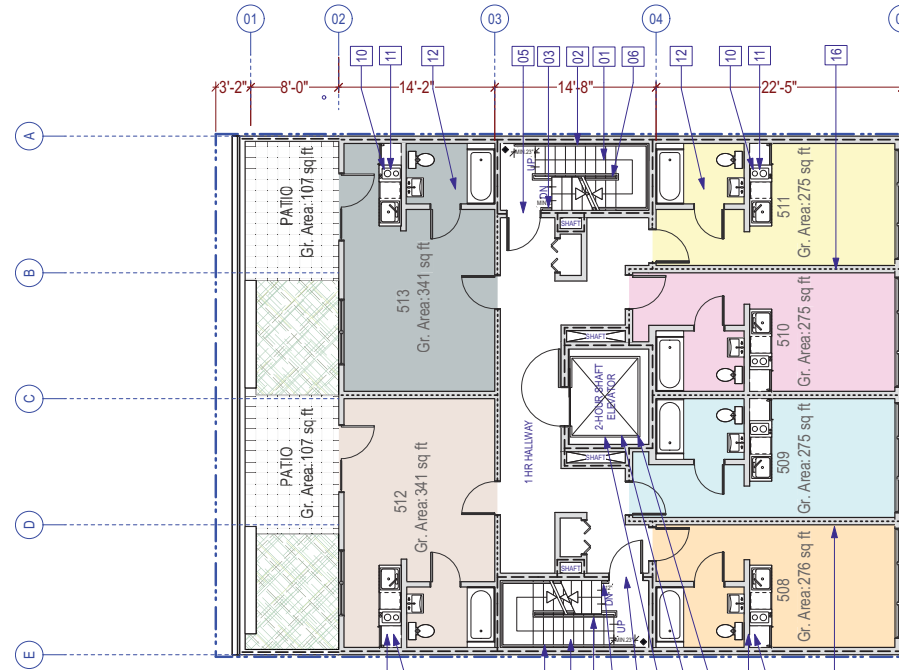
- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
- 10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
- 11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
- 13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10

- 14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 15 FLOOR DRAIN, TYP. 1/4":1'-0" SLOPE TO MAIN DRAIN SYSTEM
- 16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
- 17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING

Fourth Floor Plan
1/8" = 1'-0"



◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	---	PROPERTY LINE
CD	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
SD	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL



Fifth Floor Plan
1/8" = 1'-0"

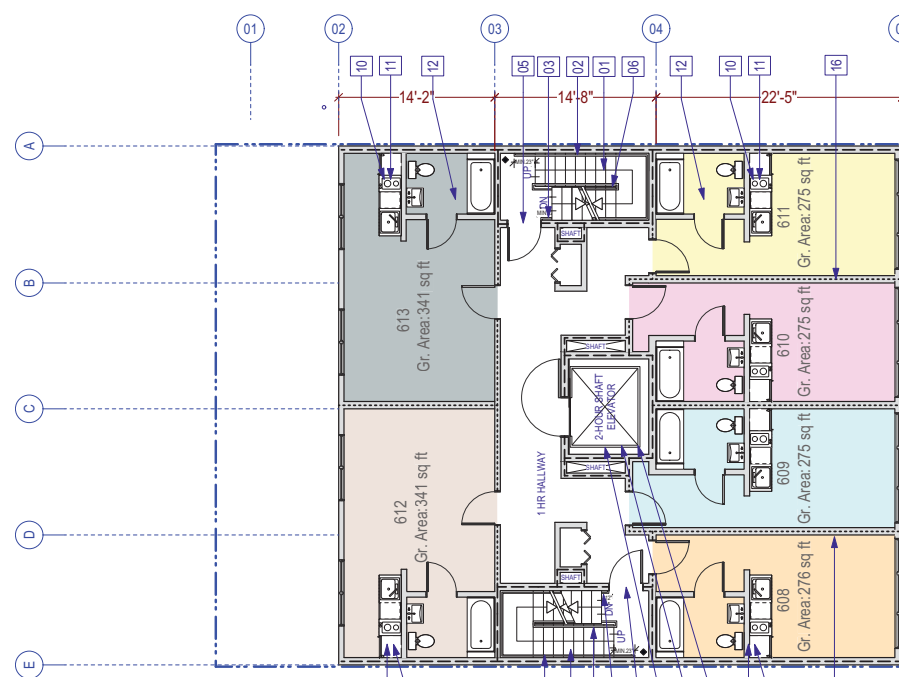
PLAN KEY NOTES:

- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
- 02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- 03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
- 04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.

- 05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
- 07 ELEVATOR TO COMPLY W/ CBC SEC.1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER

- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
- 10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
- 11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
- 13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10

- 14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 15 FLOOR DRAIN, TYP. 1/4":1'-0" SLOPE TO MAIN DRAIN SYSTEM
- 16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
- 17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING



Sixth Floor Plan
1/8" = 1'-0"

◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	- - - - -	PROPERTY LINE
CD	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
SD	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Fifth & Sixth
Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN A.A

CHECKED R.K.

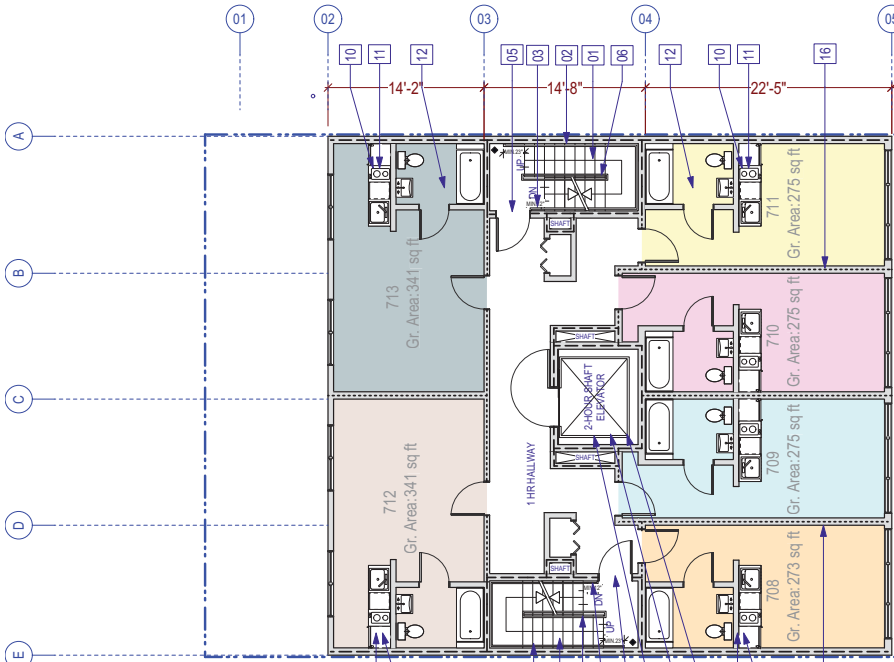
DATE 12/09/2013

REVISED DATE 03/18/2019

JOB NO. 13-1601

SHEET NO.

A-2.4



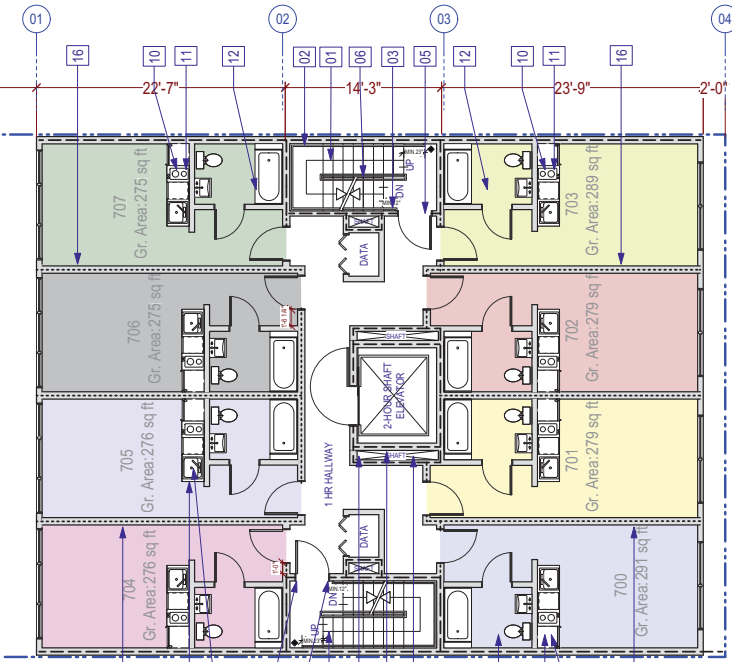
Seventh Floor Plan
1/8" = 1'-0"



PLAN KEY NOTES:

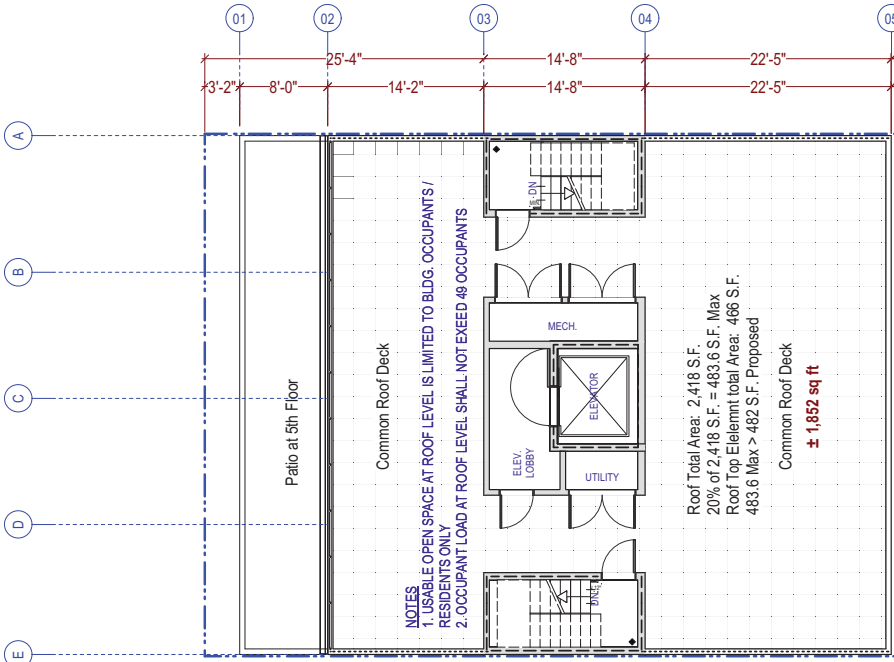
- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
- 02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- 03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
- 04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.

- 05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
- 07 ELEVATOR TO COMPLY W/ CBC SEC.1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER



- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
- 10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
- 11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
- 13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10

- 14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 15 FLOOR DRAIN, TYP. 1/4":1'-0" SLOPE TO MAIN DRAIN SYSTEM
- 16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
- 17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING



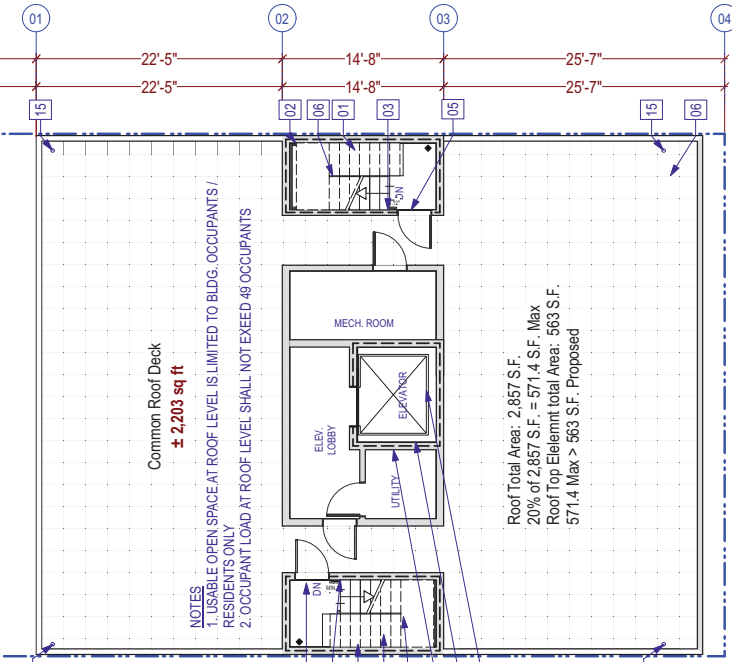
Roof Plan
1/8" = 1'-0"



NOTES
1. USABLE OPEN SPACE AT ROOF LEVEL IS LIMITED TO BLDG. OCCUPANTS / RESIDENTS ONLY
2. OCCUPANT LOAD AT ROOF LEVEL SHALL NOT EXCEED 48 OCCUPANTS

Roof Total Area: 2,418 S.F.
20% of 2,418 S.F. = 483.6 S.F. Max
Roof Top Element total Area: 486 S.F.
483.6 Max > 482 S.F. Proposed

Common Roof Deck
± 1,852 sq ft



NOTES
1. USABLE OPEN SPACE AT ROOF LEVEL IS LIMITED TO BLDG. OCCUPANTS / RESIDENTS ONLY
2. OCCUPANT LOAD AT ROOF LEVEL SHALL NOT EXCEED 48 OCCUPANTS

Roof Total Area: 2,857 S.F.
20% of 2,857 S.F. = 571.4 S.F. Max
Roof Top Element total Area: 563 S.F.
571.4 Max > 563 S.F. Proposed

Common Roof Deck
± 2,203 sq ft

◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	- - - - -	PROPERTY LINE
CD	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
SD	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Seventh and
Roof Plan

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

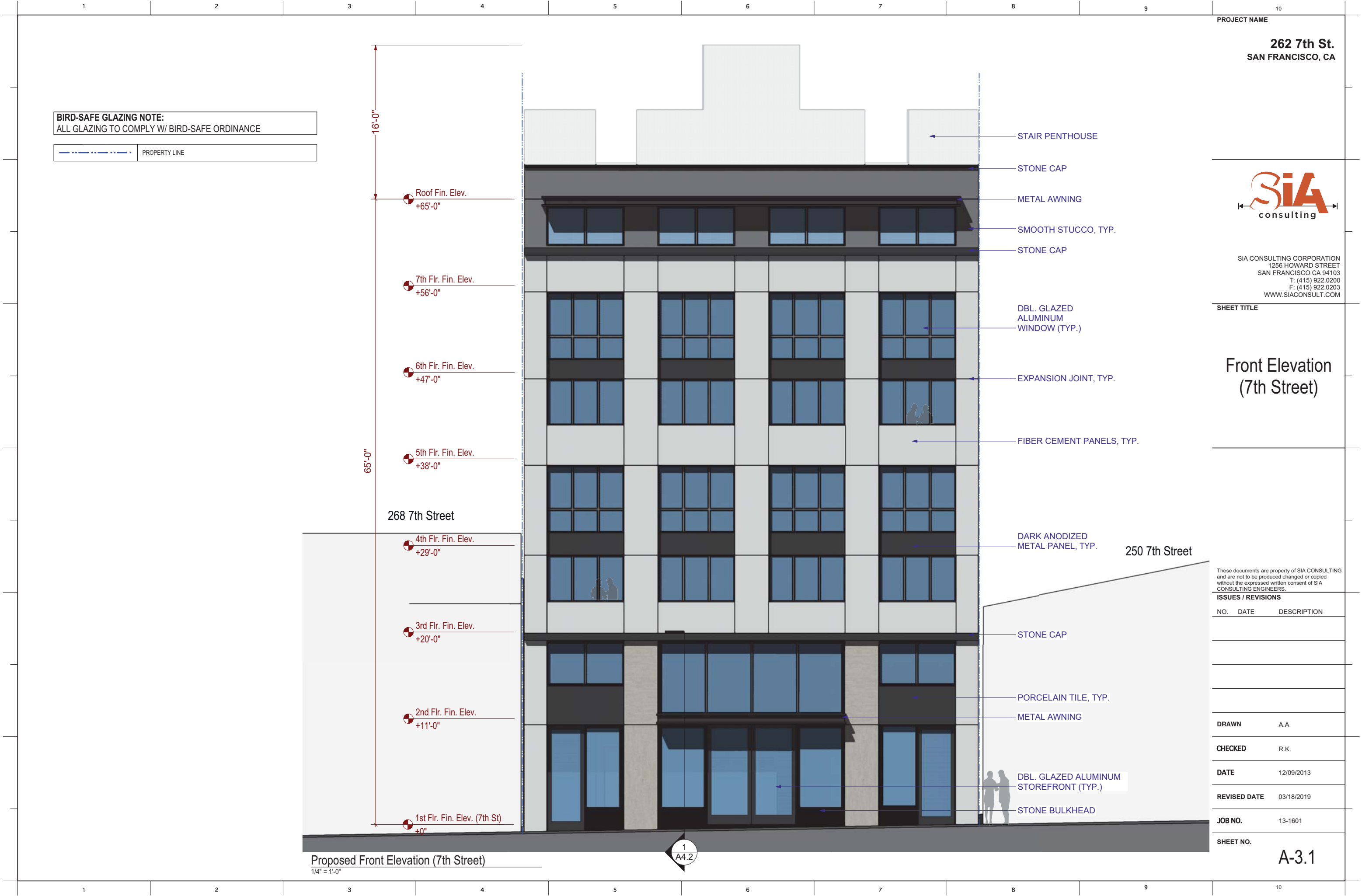
DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

A-2.5



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Front Elevation
(7th Street)

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-3.1

BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

----- PROPERTY LINE

Window Schedule

	Mark	Width	Height	Configuration	Comments
W-	18	3'8"	8'6"	Fixed Glass	
W-	08	4'8"	8'6"	Fixed Glass	
W-	05	6'0"	7'0"	Custom	
W-	09	10'0"	7'0"	Custom	
W-	10	10'2 5/8"	4'8"	Custom	
W-	11	10'2 5/8"	2'0"	Custom	
W-	12	10'3 3/8"	4'8"	Custom	
W-	13	10'3 3/8"	2'0"	Custom	
W-	15	10'11 1/4"	4'8"	Custom	
W-	16	10'11 1/4"	2'0"	Custom	

Door Schedule

	Mark	Width	Height	Configuration	Comments
D-	01	3'0"	7'0"	Swing Simple	90 Min. Fire rated Solid Core Door W/Self Closure & Smoke Gasket
D	02	3'6"	7'6"	Swing Simple	w/ Smoke Gasket, Remain Open
D-	05	3'0"	6'8"	Swing Simple	
D-	06	2'8"	6'8"	Swing Simple	
D-	12	6'0"	7'6"	Swing Bi-part	
D-	17	6'6"	6'8"	Bi-fold Bi-part	
D-	18	5'0"	6'8"	Bi-fold Bi-part	

250 7th Street

Roof Fin. Elev.
+65'-0"

7th Flr. Fin. Elev.
+56'-0"

6th Flr. Fin. Elev.
+47'-0"

5th Flr. Fin. Elev.
+38'-0"

4th Flr. Fin. Elev.
+29'-0"

3rd Flr. Fin. Elev.
+20'-0"

2nd Flr. Fin. Elev.
+11'-0"

1st Flr. Fin. Elev. (7th St)
+0"

16'-0"

Proposed Rear Elevation (7th Street)

1/4" = 1'-0"

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

**Rear Elevation
(7th Street)**

STAIR PENTHOUSE

SMOOTH STUCCO, TYP.

DBL. GLAZED
ALUMINUM
WINDOW (TYP.)

EXPANSION JOINT, TYP.

SMOOTH STUCCO, TYP.

268 7th Street

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

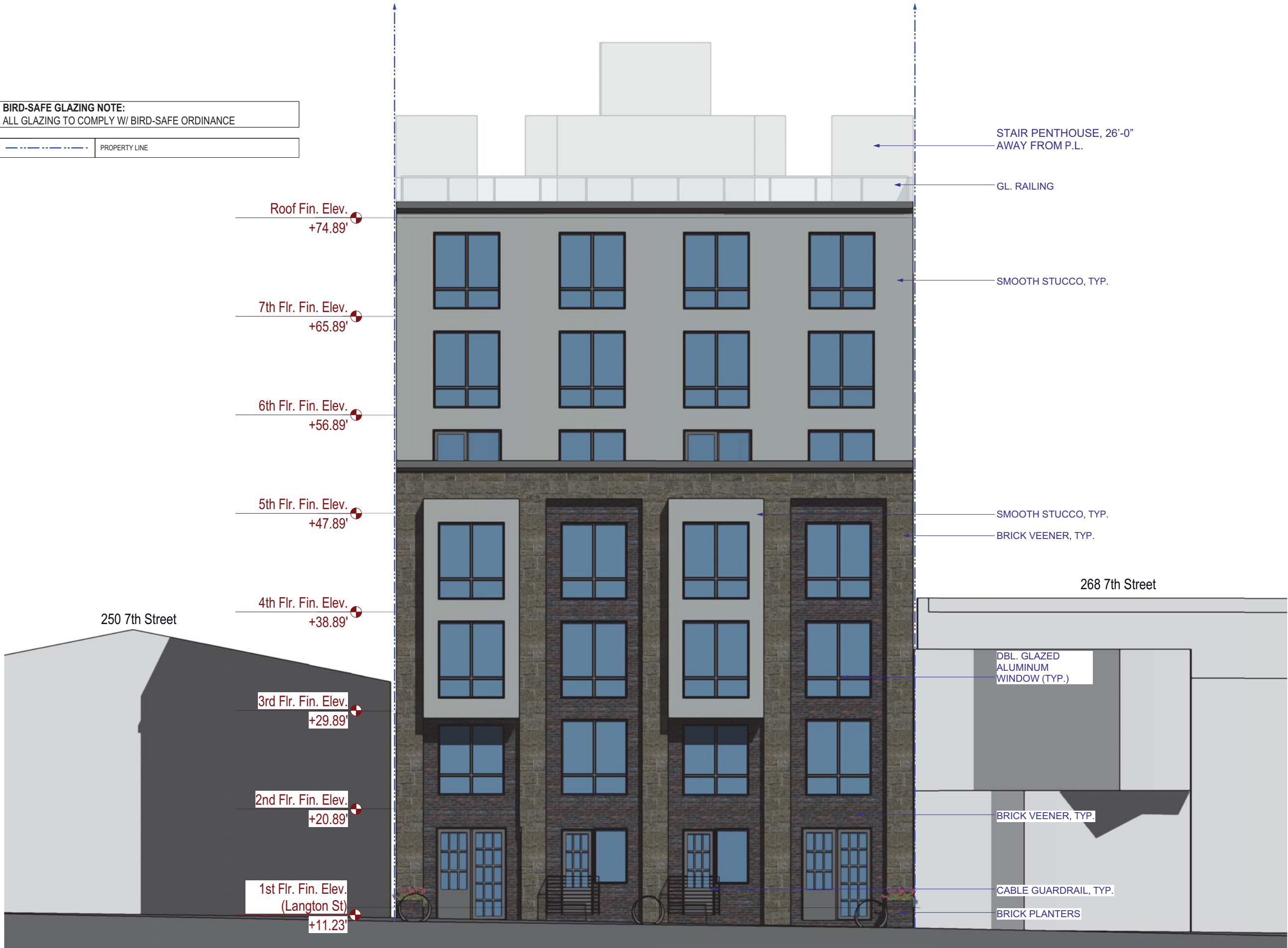
JOB NO.	13-1601
---------	---------

SHEET NO.

A-3.2

BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

PROPERTY LINE



Proposed Front Elevation (Langton Street)

1/4" = 1'-0"

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Front Elevation
(Langton St)

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-3.4

BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

----- PROPERTY LINE

Window Schedule

	Mark	Width	Height	Configuration	Comments
W-	18	3'8"	8'6"	Fixed Glass	
W-	08	4'8"	8'6"	Fixed Glass	
W-	05	6'0"	7'0"	Custom	
W-	09	10'0"	7'0"	Custom	
W-	10	10'2 5/8"	4'8"	Custom	
W-	11	10'2 5/8"	2'0"	Custom	
W-	12	10'3 3/8"	4'8"	Custom	
W-	13	10'3 3/8"	2'0"	Custom	
W-	15	10'11 1/4"	4'8"	Custom	
W-	16	10'11 1/4"	2'0"	Custom	

Door Schedule

	Mark	Width	Height	Configuration	Comments
D-	01	3'0"	7'0"	Swing Simple	90 Min. Fire rated Solid Core Door W/Self Closure & Smoke Gasket
D	02	3'6"	7'6"	Swing Simple	w/ Smoke Gasket, Remain Open
D-	05	3'0"	6'8"	Swing Simple	
D-	06	2'8"	6'8"	Swing Simple	
D-	12	6'0"	7'6"	Swing Bi-part	
D-	17	6'6"	6'8"	Bi-fold Bi-part	
D-	18	5'0"	6'8"	Bi-fold Bi-part	

250 7th Street

Roof Fin. Elev.
+74.89'

7th Flr. Fin. Elev.
+65.89'

6th Flr. Fin. Elev.
+56.89'

5th Flr. Fin. Elev.
+47.89'

4th Flr. Fin. Elev.
+38.89'

3rd Flr. Fin. Elev.
+29.89'

2nd Flr. Fin. Elev.
+20.89'

1st Flr. Fin. Elev.
(Langton St)
+11.23'

Proposed Rear Elevation (Langton Street)

1/4" = 1'-0"

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Rear Elevation
(Langton St)

268 7th Street

DBL. GLAZED
ALUMINUM
WINDOW (TYP.)

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-3.5

BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

----- PROPERTY LINE

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

South Elevation

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

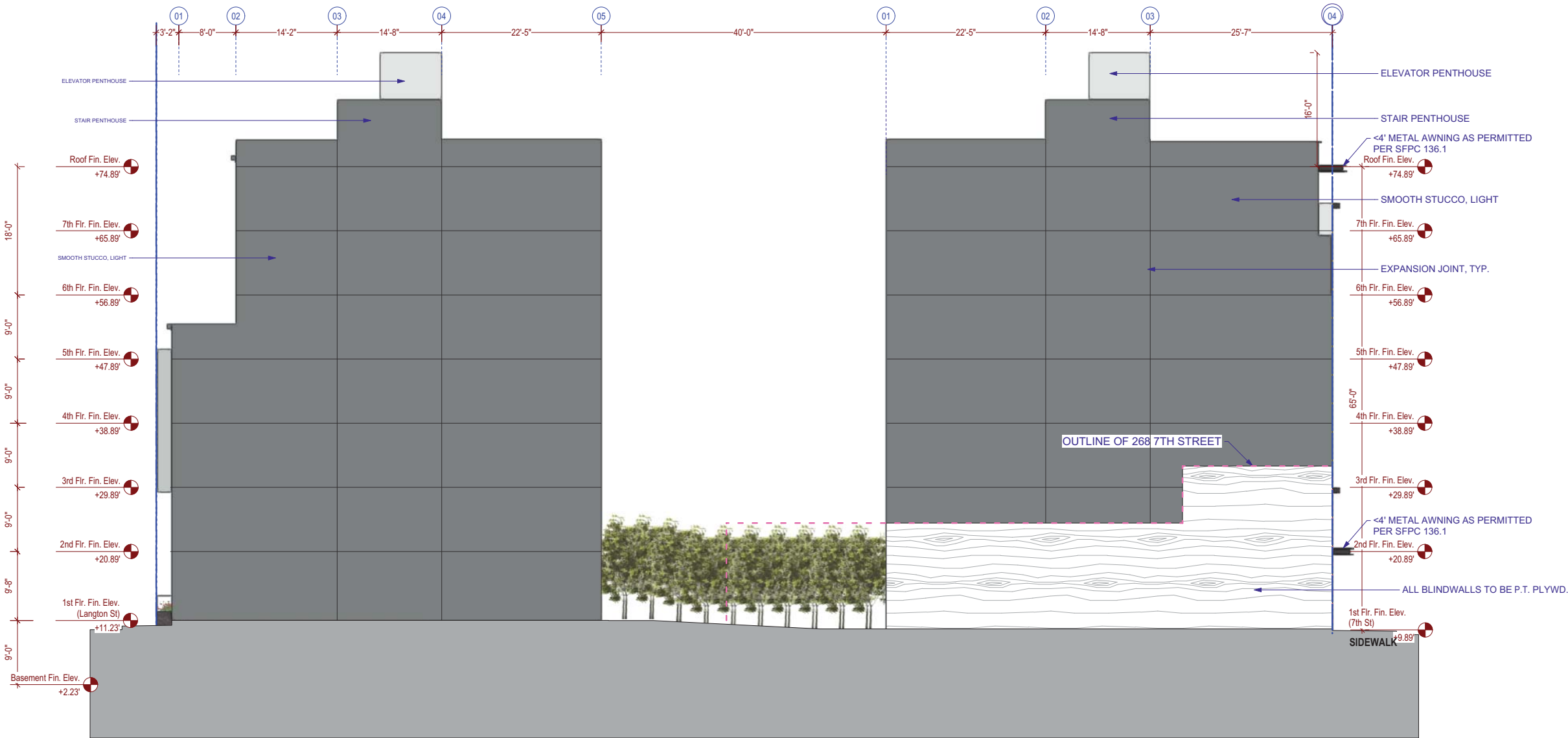
JOB NO.	13-1601
---------	---------

SHEET NO.

A-3.6

LANGTON STREET

7TH STREET



Proposed South Elevation
1/8" = 1'-0"

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

North Elevation

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN A.A

CHECKED R.K.

DATE 12/09/2013

REVISÉ DATE 03/18/2019

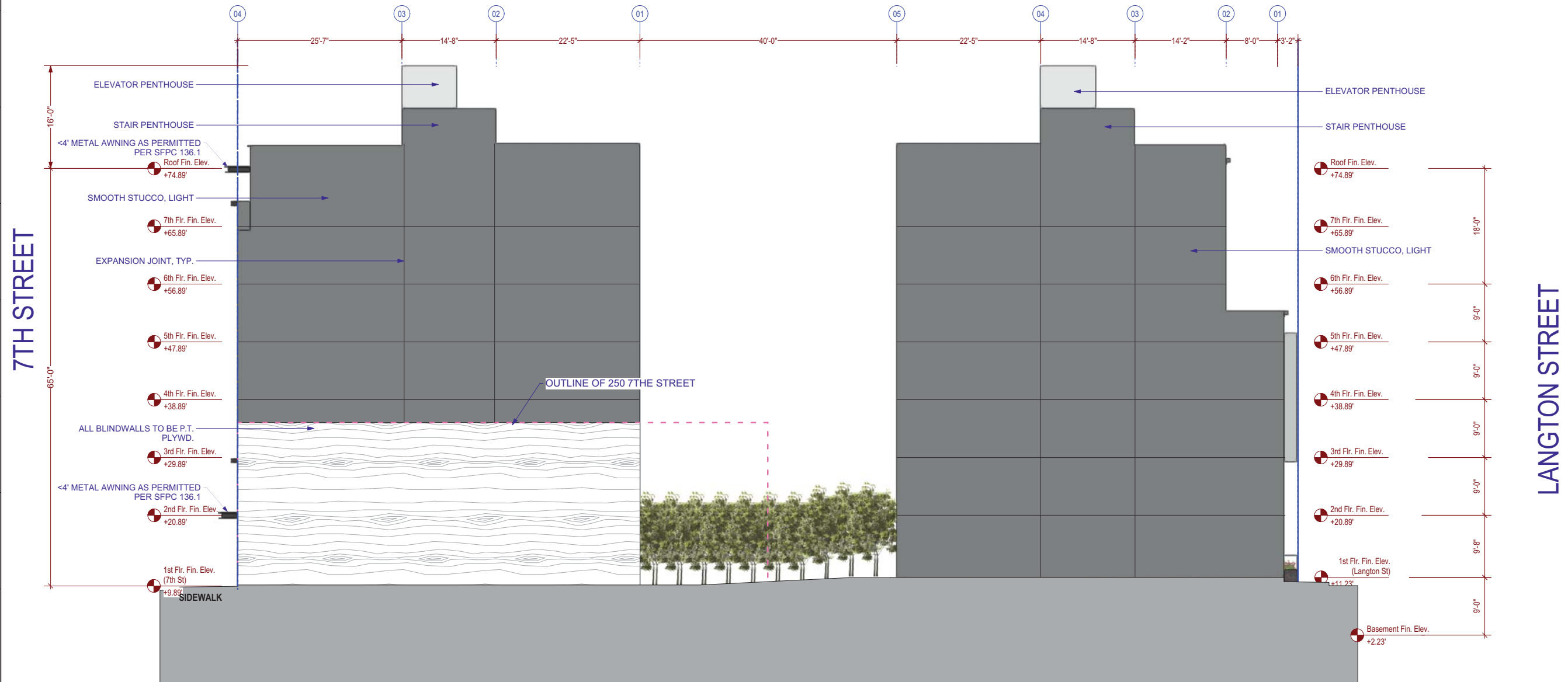
JOB NO. 13-1601

SHEET NO.

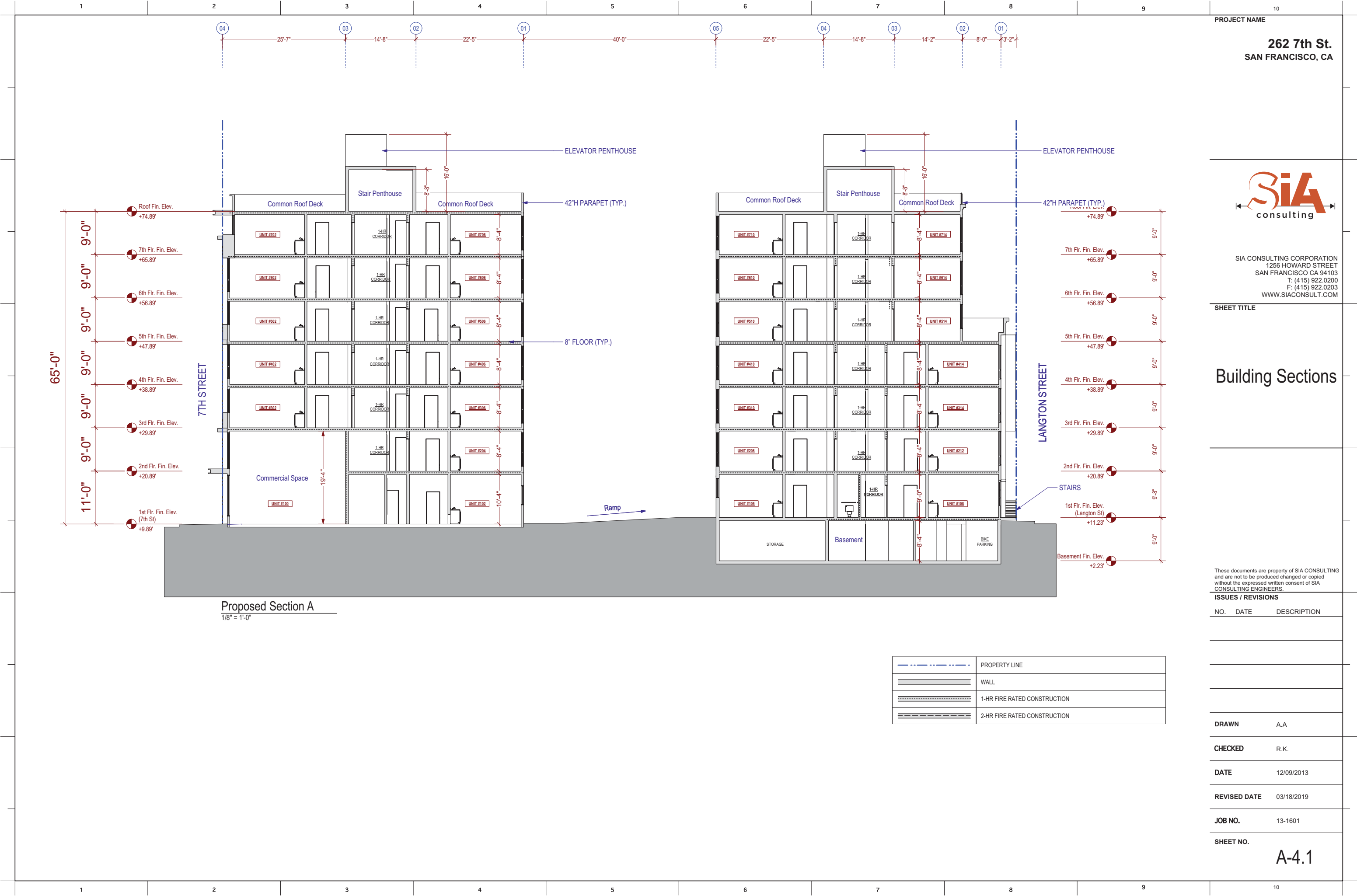
A-3.7

BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

PROPERTY LINE



Proposed South Elevation
1/8" = 1'-0"



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Building Sections

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

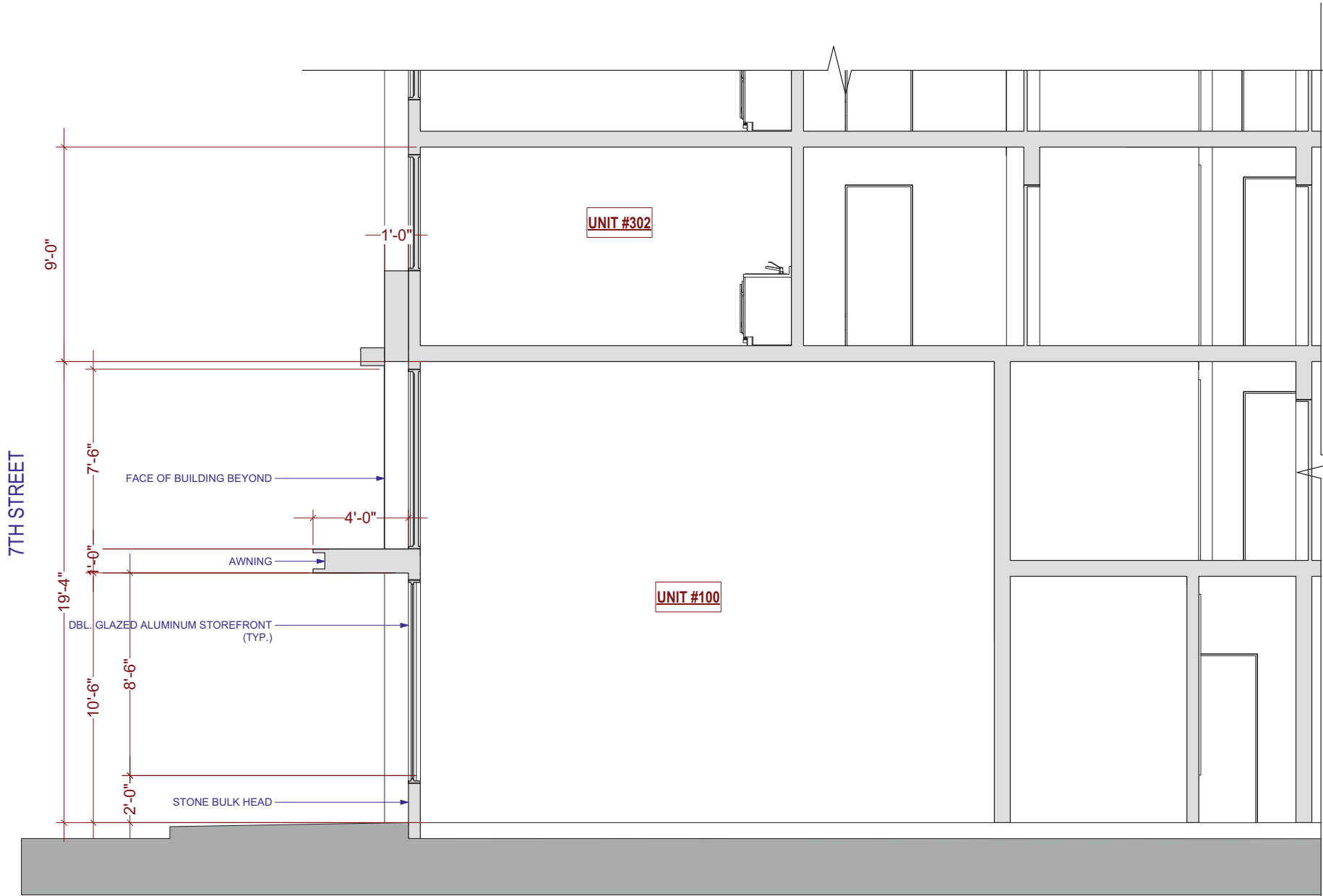
A-4.1



Storefront Isometric 1
NTS



Storefront Isometric 2
NTS



Section at Bulkhead
3/8" = 1'-0"

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Bulkhead
Detail
(7th Street)

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A
-------	-----

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

A-4.2



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: **2014.0334ENV**
Project Address: **262 7th Street**
Zoning: Western SoMa Mixed Use-General (WMUG)
65-X Height and Bulk District
Western SoMa Special Use District
Youth and Family Special Use District
Plan Area: Western SoMa Community Plan
Block/Lot: 3730/007
Lot Size: 7,837 square feet
Project Sponsor: Amir Afifi, SIA Consulting Corp., (415) 741-1292 x104
Staff Contact: Alesia Hsiao – (415) 575-9044
alesia.hsiao@sfgov.org

PROJECT DESCRIPTION

The project site is located on the block bounded by Howard Street to the north, Langton Street to the west, 7th Street to the east, and Folsom Street to the south in the South of Market neighborhood (SoMa neighborhood). The project site is a through-lot with frontages on 7th and Langton streets (Assessor's Block 3730, lot 007). Other addresses associated with the site in addition to 262 7th Street include 65-67 Langton Street. The project site is occupied by an approximately 37.5-foot tall, one-story, approximately 9,443-square-foot, industrial building (constructed in 1945). The existing building is currently used as a warehouse dispatch service for food delivery through portions of the building are vacant. The project sponsor proposes the demolition of the existing building and construction of two 65-foot-tall (81-foot-tall with elevator penthouse), seven-story, mixed-use buildings, totaling approximately 38,294 square feet (sf) in size. The proposed building along 7th Street would include 49 single-room occupancy (SRO) residential units and 1,079 sf of ground-floor commercial retail and office uses. The proposed building along Langton Street would include 47 SRO residential units over a basement level. Out of the total 96 SRO residential units, 12 would be provided at below-market rates subject to the City's Inclusionary Affordable Housing Program. No off-street parking spaces are proposed. The project would provide 96 *class 1* bicycle spaces at the basement floor of the Langton Street building, six *class 2* bicycle spaces along Langton Street and two Class 2 bicycle spaces along 7th Street. The two existing curb cuts (one on 7th Street and one on Langton Street) would be removed and sidewalk and curb dimensions would be restored to 10 feet wide along 7th Street and 7 feet wide along Langton Street respectively.

Open Spaces and Landscaping

The proposed project would include a total of approximately 5,955 sf of common open space including 1,900 sf situated in the mid-block open space on the ground floor between the two buildings and 4,055 sf on the roof deck. No trees will be planted in the open space and climate-appropriate landscaping will be provided, much of it in planter boxes. There are no planned events or activities in the common open

PROJECT DESCRIPTION (continued)

areas and no restricted hours of operation are proposed. The project would also contain a total of approximately 374 sf of private open space in the form of decks on the fifth floor of the building along Langton Street. The proposed project would retain the two existing street trees in front of the project site along 7th Street and would plant one new street tree along the 7th Street frontage and four new street trees along the Langton Street frontage.

Construction

During the approximately 18-month construction period, the proposed project would require up to approximately 9 foot 6 inches of excavation below ground surface, resulting in approximately 932 cubic yards of soil removal. The proposed building is anticipated to be supported on drilled, cast-in-place, straight-shaft concrete piers connected by reinforced concrete grade beams or mat slab.

PROJECT APPROVALS

The proposed project would require the following approvals:

- Approval of a large project authorization per Planning Code section 329 for the new construction of more than 25,000 gross square feet in size.
- Findings, upon the recommendation of the Recreation and Park Director and/or Commission, that shadow would not adversely affect public open spaces under Recreation and Park Commission jurisdiction (Section 295).
- Review and approval of demolition and building permits.
- Review for compliance with the Maher Ordinance, article 22A of the Health Code.
- Review for compliance with article 38 of the Health Code for enhanced ventilation.
- Approval of a stormwater control plan that complies with the City's stormwater management requirements and design guidelines.
- Determination that shadow would not adversely affect open spaces under Recreation and Park Commission jurisdiction.

Approval Action: The approval of the large project authorization would be the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code section 21083.3 and CEQA Guidelines section 15183 provide that 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, shall not be subject to additional environmental review 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 262 7th Street project described above, and incorporates by reference information contained in the programmatic EIR for the *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project* (Western SoMa 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 Western SoMa PEIR.

FINDINGS

As summarized above and further discussed in the project-specific initial study checklist²:

1. The proposed project is consistent with the development density established for the project site in the Western SoMa Community Plan;
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 Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa 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 Western SoMa 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 Western SoMa PEIR to mitigate project-related significant impacts.

Mitigation measures are included in this project and the project sponsor has agreed to implement these measures. See attached Mitigation Monitoring and Reporting Program for the full text of the required mitigation measures.

CEQA DETERMINATION

The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

¹ San Francisco Planning Department, *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR)*, Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed January 16, 2019.

² The initial study checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0334ENV.

DETERMINATION

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



Lisa Gibson
Environmental Review Officer

7/31/19

Date

ATTACHMENTS

- A. Initial Study – Community Plan Evaluation
- B. MMRP

cc: Amir Afifi, Project Sponsor
Ella Samonsky, Current Planner
Supervisor Matt Haney, District 6

Project Distribution.
Historic Preservation Distribution List



SAN FRANCISCO PLANNING DEPARTMENT

Initial Study – Community Plan Evaluation

Case No.: 2014.0334ENV
Project Address: 262 7th Street
Zoning: Western SoMa Mixed Use-General (WMUG)
65-X Height and Bulk District
Western SoMa Special Use District
Youth and Family Special Use District
Plan Area: Western SoMa Community Plan
Block/Lot: 3730/007
Lot Size: 7,838 square feet (0.18 acre)
Project Sponsor: Amir Afifi, SIA Consulting Corp., (415) 741-1292 x104
Staff Contact: Alesia Hsiao, (415) 575-9044, alesia.hsiao@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

A. PROJECT DESCRIPTION

The project site is located on the block bounded by Howard Street to the north, Langton Street to the west, 7th Street to the east, and Folsom Street to the south in the South of Market neighborhood (SoMa neighborhood). The project site is a through-lot with frontages on 7th and Langton streets (Assessor's Block 3730, lot 007). Other addresses associated with the site in addition to 262 7th Street include 65-67 Langton Street. The project site is occupied by an approximately 37.5-foot tall, one-story, approximately 9,443-square-foot, industrial building (constructed in 1945). A portion of the existing building is currently used as a warehouse dispatch service for food delivery, and the other portions of the building are vacant. The project sponsor proposes the demolition of the existing building and construction of two 65-foot-tall (81-foot-tall with elevator penthouse), seven-story, mixed-use buildings, totaling approximately 38,294 square feet (sf) in size. The proposed building along 7th Street would include 49 single-room occupancy (SRO) residential units and 1,079 sf of ground-floor commercial retail and office uses. The proposed building along Langton Street would include 47 SRO residential units over a basement level. Out of the total 96 SRO residential units, 12 would be provided at below-market rates subject to the City's Inclusionary Affordable Housing Program. No off-street parking spaces are proposed. The project would provide 96 *class 1* bicycle spaces at the basement floor of the Langton Street building, six *class 2* bicycle spaces along Langton Street and two *Class 2* bicycle spaces along 7th Street. The two existing curb cuts (one on 7th Street and one on Langton Street) would be removed and sidewalk and curb dimensions would be restored to 10 feet wide along 7th Street and 7 feet wide along Langton Street respectively.

Open Spaces and Landscaping

The proposed project would include a total of approximately 5,955 sf of common open space including 1,900 sf situated in the mid-block open space on the ground floor between the two buildings and 4,055 sf on the roof deck. No trees would be planted in the open space and climate-appropriate landscaping will be provided, much of it in planter boxes. There are no planned events or activities in the common open areas, and no restricted hours of operation are proposed. The project would also contain a total of approximately 374 sf of private open space in the form of decks on the fifth floor of the building along

Figure 1: Project Location



Langton Street. The proposed project would retain the two existing street trees in front of the project site along 7th Street and would plant one new street tree along the 7th Street frontage and four new street trees along the Langton Street frontage.

Construction

During the approximately 18-month construction period, the proposed project would require up to approximately 9 foot 6 inches of excavation below ground surface, resulting in approximately 932 cubic

yards of soil removal. The proposed building is anticipated to be supported on drilled, cast-in-place, straight-shaft concrete piers connected by reinforced concrete grade beams or mat slab. Drilled piers may be used for temporary shoring and underpinning. All piers would extend to a minimum depth of 100 feet below the bottom of grade beams or at least 10 feet into approved dense sand materials, whichever is deeper.¹ See Exhibit 1 for a complete set of project plans (site plan, floor plans, elevations, and sections).

PROJECT APPROVALS

Approval Action: The approval of the large project authorization as indicated below would be the approval action for the project. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

The proposed project would require the following approvals:

Actions by the Planning Commission

- Approval of a large project authorization per Planning Code section 329 for the new construction of more than 25,000 gross square feet in size.
- Findings, upon the recommendation of the Recreation and Park Director and/or Commission, that shadow would not adversely affect public open spaces under Recreation and Park Commission jurisdiction (Section 295).

Actions by the Department of Building Inspection

- Review and approval of demolition and building permits.

Actions by the Department of Public Health

- Review for compliance with the Maher Ordinance, article 22A of the Health Code.
- Review for compliance with article 38 of the Health Code for enhanced ventilation.

Actions by the San Francisco Public Utilities Commission

- Approval of a stormwater control plan that complies with the City's stormwater management requirements and design guidelines.

Actions by the San Francisco Recreation and Parks Commission

- Determination that shadow would not adversely affect open spaces under Recreation and Park Commission jurisdiction.

B. COMMUNITY PLAN EVALUATION OVERVIEW

CEQA section 21083.3 and CEQA Guidelines section 15183 mandate that 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, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site. Guidelines 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.

¹ Modern Technology Resources, Inc., *Geotechnical Report Planned Development 262 7th Street*, September 15, 2015.

This initial study evaluates the potential project-specific environmental effects of the proposed 262 7th Street project described above and incorporates by reference information contained in the programmatic EIR for the *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project* (PEIR)². The following 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 Western SoMa PEIR³:

Project Specific Studies	
Geotechnical Report	Shadow Fan/Analysis
Phase 1 Environmental Site Assessment	Greenhouse Gas Analysis checklist
Historical Resources Evaluation, Part I	Preservation Team Review
CEQA Section 21099 checklist	

C. PROJECT SETTING

Site Vicinity

As previously noted, the project site is located within San Francisco's SoMa neighborhood. The SoMa neighborhood is a high-density downtown neighborhood with a mixture of commercial, office, industrial, and residential uses, as well as several undeveloped or underdeveloped sites, such as surface parking lots and single-story commercial buildings. The northern portion of the SoMa neighborhood is also located near the government and administrative uses in the Civic Center area and the dense downtown core in the Financial District.

The project site is also located within the Western SoMa Light Industrial and Residential Historic District, a California Register-eligible historic district with a period of significance between 1906 and 1936. The project site is not located within a historic district or downtown conservation district pursuant to articles 10 and 11 of the San Francisco Planning Code. Additionally, the project site is not located within a National Register of Historic Districts.⁴

Existing uses within the immediate vicinity of the project site range from low- to mid-rise commercial, office, hotel, and residential uses. One- to two-story commercial and hotel buildings are located immediately adjacent to the site along the same side of 7th Street. Two- to four-story commercial, office, and hotel buildings are located across 7th Street from the project site. Mixed-use residential buildings that range from two- to five-stories in height are located along both sides of 7th Street.

Local access to the project site is provided by 7th and Langton streets. 7th Street is a one-way roadway with three lanes of travel in the northwest direction and parallel parking on both sides of the street. There are five metered loading zones, three on the west side of 7th Street and two on the east side of 7th Street. There is a parking protected bikeway adjacent to the curb on the east side of 7th street. Langton Street is a one-

² San Francisco Planning Department. *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project* Final Environmental Impact Report. Cases No. 2008.0877E and 2007.1035E and State Clearinghouse No. 2009082031, certified December 6, 2012 Available online at https://sfplanning.org/environmental-review-documents?field_environmental_review_categ_target_id=214&items_per_page=10 accessed January 23, 2019.

³ Project specific studies prepared for the 262 7th Street project are available for public review at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103 as part of case file no. 2014.0334ENV.

⁴ San Francisco Planning Department, *San Francisco Property Information Map*. Available online: <http://propertymap.sfplanning.org>, accessed June 10, 2019.

way, one lane alley with a travel lane in the southeast direction and residential permit parking on the east side of the street.

Several San Francisco Municipal Railway (Muni) bus stops are located within the vicinity of the site, including the east side of the intersection at 7th and Howard streets and the south side of the intersection at 7th and Folsom streets. The Bay Area Rapid Transit (BART) Civic Center Station is located approximately 0.3 miles northwest of the site. In addition, the project site is located approximately 0.8 miles west of the Caltrain Station at King Street and Fourth Street.

Cumulative Setting

CEQA Guidelines section 15130(b)(1) provides two methods for cumulative impact analysis: the “list-based approach” and the “projections-based approach”. The list-based approach uses a list of projects producing closely related impacts that could combine with those of a proposed project to evaluate whether the project would contribute to significant cumulative impacts. The projections-based approach uses projections contained in a general plan or related planning document to evaluate the potential for cumulative impacts. This project-specific analysis employs both the list-based and projections-based approaches, depending on which approach best suits the resource topic being analyzed.

The proposed project is located within the area of the city addressed under the Western SoMa Community Plan. The Western SoMa PEIR evaluated the physical environmental impacts resulting from the rezoning under this community area plan, including impacts resulting from an increase of up to 2,883 housing units and 5,742 jobs. The cumulative impact analysis provided in this initial study uses updated projections as needed for certain topics to evaluate whether the proposed project could result in new or substantially more severe cumulative impacts than were anticipated in the Western SoMa PEIR. For example, the cumulative transportation analysis in this initial study is based on projected 2040 cumulative conditions, whereas the Western SoMa PEIR relied on 2030 cumulative transportation projections.

The cumulative analysis for certain localized impact topics (e.g., cumulative shadow and cumulative transportation-related construction impacts) uses the list-based approach. The following is a list of reasonably foreseeable projects within the project vicinity (approximately one-quarter mile) that are considered for each topic, as appropriate:

- | | |
|---|--|
| • 280 07th Street, 2016-004946ENV | • 230 7th Street, 2014.0244E |
| • 345 6th Street, 2013.1773E | • 363 6th Street, 2011.0586E |
| • 30 Langton Street, 2016-002161ENV | • 1082 Howard Street, 2015-010371ENV |
| • 1052-1060 Folsom Street and 190-194 Russ Street, 2016-004905ENV | • 1088 Howard Street, 2017-009796ENV |
| • 1025 Howard Street, 2015-005200ENV | • 1245 Folsom Street, 2015-014148ENV |
| • 980 Folsom Street, 2013.0977E | • 988 Harrison Street / 377 6th Street, 2014.0832E |
| • 999 Folsom Street / 301 6th Street, 2013.0538E | • 1075-1089 Folsom Street, 2016-008438ENV |
| • 984 Folsom Street, 2017-013741ENV | • 1140 Folsom Street, 2013.0986E |

- Central SoMa Streetscape changes for Folsom and Howard Streets, 2011.1356E
- Howard Street pilot project, 2018-012198ENV

D. SUMMARY OF ENVIRONMENTAL EFFECTS

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental topic.

<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hydrology and Water Quality
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Wind	<input checked="" type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Population and Housing	<input type="checkbox"/> Shadow	<input type="checkbox"/> Mineral Resources
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Recreation	<input type="checkbox"/> Energy
<input checked="" type="checkbox"/> Tribal Cultural Resources	<input type="checkbox"/> Utilities and Service Systems	<input type="checkbox"/> Agriculture and Forestry Resources
<input type="checkbox"/> Transportation and Circulation	<input type="checkbox"/> Public Services	<input type="checkbox"/> Wildfire
<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Biological Resources	
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Geology and Soils	

E. EVALUATION OF ENVIRONMENTAL EFFECTS

The Western SoMa PEIR included analyses of environmental issues including: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and vibration; air quality; greenhouse gas emissions; wind and shadow; public services, utilities, and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources; and other issues not addressed in the previously issued initial study for the Western SoMa Community Plan, and Rezoning of Adjacent Parcels. The proposed project at 262 7th Street is in conformance with the height, bulk, use, and density for the site described in the Western SoMa PEIR and, as documented below, the proposed project would not result in any new or substantially more severe impacts than were identified in the Western SoMa PEIR.

This initial study evaluates whether the environmental impacts of the proposed project are addressed in the programmatic environmental impact report for the *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project* (Western SoMa PEIR).⁵ In accordance with CEQA Guidelines section 15183, this initial study examines whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Western SoMa PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts,

⁵ San Francisco Planning Department, *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report* (PEIR), Planning Department Cases No. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed January 23, 2019.

if any, will be evaluated in a project-specific, focused mitigated negative declaration or environmental impact report. If no such topics are identified, no additional environmental review shall be required for the project beyond that provided in the Western SoMa PEIR and this project-specific initial study in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183.

Mitigation measures from the Western SoMa PEIR that this initial study determines are applicable to the project are identified under each environmental topic and the full text of any applicable mitigation measures is provided in Attachment B, Mitigation Monitoring and Reporting Program.

The Western SoMa PEIR identified significant project-level impacts related to cultural resources, transportation and circulation, noise and vibration, air quality, wind and shadow, biological resources, and hazards and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to cultural resources, transportation and circulation, noise, air quality, and shadow. Mitigation measures that reduce said impacts to less-than-significant levels were identified for the above impacts except for those related to cultural resources (program-level and cumulative impacts from demolition of historic resources), transportation (cumulative transit impacts on several Muni lines), noise (cumulative noise impacts), air quality (program-level TACs and PM_{2.5} pollutant impacts, program-level and cumulative criteria air pollutant impacts) and for shadow for which no feasible mitigation was identified (project and cumulative levels).

The proposed project involves the demolition of the existing industrial building and construction of two 65-foot-tall (81-foot-tall with elevator penthouse), seven-story, mixed-use buildings, together totaling approximately 38,294 square feet in size, with 96 SRO residential units and 1,079 sf of ground-floor commercial retail and office uses. As discussed below in this initial study, the proposed project would not result in new significant environmental effects or effects of greater severity than were already analyzed and disclosed in the Western SoMa PEIR.

Regulatory Changes

Since the certification of the Western SoMa PEIR in 2012, several new policies, regulations, statutes, and funding measures have been adopted, passed, or are underway that affect the physical environment and/or environmental review methodology for projects in the Western SoMa plan area. As discussed in each topic area referenced below, these policies, regulations, statutes, and funding measures have been implemented or will implement mitigation measures to further reduce impacts determined to be less-than-significant as identified in the PEIR. New and changed policies and regulations relevant to this initial study include:

- State legislation amending CEQA to eliminate consideration of aesthetics and parking impacts for infill projects in transit priority areas, effective January 2014.
- State legislation amending CEQA and San Francisco Planning Commission resolution replacing level of service (LOS) analysis of automobile delay with vehicle miles traveled (VMT) analysis, effective March 2016 (see CEQA Section 21099 heading below).
- Transit Effectiveness Project (now called “Muni Forward”) adoption in March 2014; Vision Zero adoption by various city agencies in 2014; Propositions A (Transportation and Road Improvement Bond) and B (Transportation Set-Aside) passage in November 2014; and the Transportation Sustainability Program consisting of adoption of a transportation sustainability fee, effective January 2016; and adoption of a transportation demand management program, effective March 2017 (see initial study Transportation section).

- Urban Water Management Plan adoption in 2015 (see initial study Utilities and Service Systems section).
- San Francisco Transportation Impact Analysis Guidelines for Environmental Review effective February 2019 (see initial study Transportation section).
- San Francisco ordinance establishing Noise Regulations Related to Residential Uses near Places of Entertainment effective June 2015 (see initial study Noise section).
- San Francisco ordinance establishing Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, amended December 2014 (see initial study Air Quality section).
- San Francisco Clean and Safe Parks Bond passage in November 2012 and San Francisco Recreation and Open Space Element of the General Plan adoption in April 2014 (see initial study Recreation section).
- Article 22A of the Health Code amendments effective August 2013 (see initial study Hazardous Materials section).

CEQA Section 21099

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

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

The proposed project meets each of the above criteria. Therefore, this initial study does not consider aesthetics or parking in determining the significance of project impacts under CEQA.⁶

E.1 LAND USE AND LAND USE PLANNING

Western SoMa PEIR Land Use and Planning Findings

The Western SoMa PEIR determined that implementation of the community plan and rezoning of adjacent parcels would not create any new physical barriers in the plan area because the rezoning, changes to the height and bulk district, and other area plan provisions do not provide for any new major roadways, such as freeways, that would divide the project area or isolate individual neighborhoods within it.

The Western SoMa PEIR determined that adoption of the Western SoMa Community Plan would not result in a significant impact related to land use. The Western SoMa PEIR anticipated that future development under the plan would result in more cohesive neighborhoods and would include more clearly defined residential, commercial, and industrial areas. No mitigation measures were identified in the PEIR.

⁶ San Francisco Planning Department, *Eligibility Checklist for CEQA Section 21099: Modernization of Transportation Analysis*, 262 7th Street, June 13, 2019. 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. 2014.0334ENV, or through the San Francisco Planning Department's Property Information Map by choosing Related Records under the Planning Applications tab for this parcel, online at <https://sfplanninggis.org/pim/>.

Project Analysis

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.1.a) The proposed project would not result in the construction of a physical barrier to neighborhood access or the removal of an existing means of access; it would result in the construction of two new buildings within established lot boundaries. The proposed project would not alter the established street grid or permanently close any streets or sidewalks. Therefore, the proposed project would not physically divide an established community.

E.1.b) As a result of the Western SoMa Community Plan, the project site was rezoned from Service/Light Industrial/Residential District (SLR) to Western SoMa Mixed Use-General (WMUG) and the height and bulk districts were changed from 50-X to 65-X. The WMUG district is largely comprised of low-scale, production, distribution, and repair uses mixed with housing and small-scale retail. The WMUG is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. Housing is encouraged over ground floor commercial and production, distribution, and repair uses. New residential or mixed-use developments are encouraged to provide as much mixed-income family housing as possible. The proposed mixed-use project with ground floor commercial space is consistent with this designation. The proposed project is consistent with the development density established in the Western SoMa Community Plan and must be compliant with regulations and therefore would not cause a significant physical environmental impact due to a conflict with applicable land use plans, policies, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Citywide Planning and Current Planning divisions of the Planning Department have determined that the proposed project is permitted in the WMUG zoning district and is consistent with the height, density, and land uses as specified in the Western SoMa Community Plan.^{7,8}

Cumulative Analysis

The proposed project would have no impact with respect to physically dividing a community or causing a significant physical environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and therefore would not have the potential to contribute to a significant cumulative impact related to land use or land use planning.

⁷ San Francisco Planning Department, *Community Plan Evaluation Eligibility Determination, Citywide Planning Analysis*, 262 7th Street, July 11, 2018.

⁸ San Francisco Planning Department, *Community Plan Evaluation Eligibility Determination, Current Planning Analysis*, 262 7th Street, June 14, 2016.

Conclusion

Implementation of the proposed project would not result in significant project-level or cumulative impacts related to land use and land use planning. Therefore, the proposed project would not result in significant physical environmental land use impacts that were not identified in the Western SoMa PEIR.

E.2 POPULATION AND HOUSING

Western SoMa PEIR Population and Housing Findings

One of the objectives of the Western SoMa Community Plan is to identify appropriate locations for housing to meet the citywide demand for additional housing. The Western SoMa PEIR concluded that an increase in population in the Plan Area is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in and of itself, result in adverse physical effects but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population throughout the Plan Area. The Western SoMa PEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the PEIR.

Project Analysis

Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.2.a) The project site is currently used as a warehouse dispatch service for food delivery with six to eight employees. The proposed project would demolish the existing building and construct two seven-story, 65-foot-tall (exclusive of the elevator penthouses), approximately 38,294 gross square-foot (gsf), mixed-use buildings containing 27,434 sf of residential uses (96 SRO units) and 1,079 sf of commercial uses. These uses would be expected to add approximately 96 residents and approximately three employees (a net decrease of five employees) to the site.⁹

The Association of Bay Area Governments (ABAG) prepares projections of housing and employment growth for the Bay Area. The latest projections were prepared as part of Plan Bay Area 2040, adopted by

⁹ New employees for retail space is estimated based on the assumption of 350 average gross square feet per employee (San Francisco Planning Department, *Citywide Division, Information & Analysis Group*, March 2019).

ABAG and the Metropolitan Transportation Commission in 2017. The growth projections for San Francisco County anticipate an increase of 137,800 households and 295,700 jobs between 2010 and 2040.¹⁰

The project's 96 SRO units and 1,079 sf of commercial uses would contribute to growth that is projected by ABAG. As part of the planning process for Plan Bay Area, San Francisco identified *priority development areas*, which are areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. The project site is located within the Eastern Neighborhoods priority development area; thus, it would be implemented in an area where new population growth is anticipated.

The project would also be located in a developed urban area with available access to necessary infrastructure and services (transportation, utilities, schools, parks, hospitals, etc.). Since the project site is located in an established urban neighborhood and is not an infrastructure project, it would not indirectly induce substantial population growth. Therefore, the housing growth generated by the project would not result in new or more severe impacts than were identified in the Western SoMa PEIR. The physical environmental impacts resulting from housing growth generated by the project are evaluated in the relevant resources topics in this initial study.

E.2.b) The proposed project would not displace any residents or housing units because no housing units currently exist on the project site. Therefore, the proposed project would have no direct impact related to the displacement of housing units or people and would not necessitate the construction of replacement housing elsewhere that could result in physical environmental effects.

Cumulative Analysis

The cumulative context for the population and housing topic is the City and County of San Francisco. The proposed project would provide housing units and commercial space that would result in increases in population. As discussed above, San Francisco is anticipated to grow by 137,800 households and 295,700 jobs between 2010 and 2040. Between 2010 and 2017, San Francisco's population grew by approximately 13,000 households and 137,200 jobs, leaving approximately 124,839 households and 158,486 jobs projected for San Francisco through 2040.^{11,12} As of the fourth quarter of 2018, approximately 70,960 net new housing units are in the pipeline, i.e., are either under construction, have building permits approved or filed, or applications filed, including remaining phases of major multi-phased projects.¹³ The pipeline also includes projects with land uses that would result in an estimated 94,600 new employees.^{14,15} As such, cumulative household and employment growth is below the ABAG projections for planned growth in San Francisco. Therefore, the proposed project in combination with citywide development would not result in significant cumulative environmental effects associated with inducing unplanned population growth or displacing

¹⁰ Metropolitan Transportation Commission and Association of Bay Area Government, *Plan Bay Area 2010 Final Supplemental Report: Land Use and Modeling Report*. July 2017. This document is available online at: <http://2040.planbayarea.org/reports>. Accessed November 7, 2018.

¹¹ U.S. Census Bureau, American Fact Finder, *2010 Demographic Profile Data and 2010 Business Patterns, San Francisco County*. Available online at: <https://factfinder.census.gov/faces/nav/jsf/pages/programs.xhtml?program=dec>. Accessed April 10, 2019.

¹² U.S. Census Bureau, Quick Facts, *San Francisco County, California, Population Estimates July 1, 2017 and Households 2013-2017*. Available online at: <https://www.census.gov/quickfacts/sanfranciscocountycalifornia>. Accessed April 10, 2019.

¹³ San Francisco Planning Department, *2018 Q4. Housing Development Pipeline*. Available online at: <https://sfplanning.org/project/pipeline-report>. Accessed April 10, 2019.

¹⁴ Ibid.

¹⁵ San Francisco Planning Department, Citywide Division, Information and Analysis Group, Scott Edmundson, March 19, 2019.

substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere.

Conclusion

The proposed project would contribute a negligible amount of the growth anticipated within the Western SoMa plan area under the Western SoMa Community Plan as well as for San Francisco as a whole under Plan Bay Area. The project's incremental contribution to this anticipated growth would not result in a significant individual or cumulative impact related to population and housing. Therefore, the proposed project would not result in significant physical environmental impacts related to population and housing that were not identified in the Western SoMa PEIR.

E.3 CULTURAL RESOURCES

Western SoMa PEIR Cultural Resources Findings

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan could result in significant impacts on archeological resources and identified two mitigation measures that would reduce these potential impacts to a less than significant level. Western SoMa PEIR Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment and M-CP-4b: Procedures for Accidental Discovery of Archeological Resources apply to projects involving any soils-disturbing or soils-improving activities including excavation to a depth of five or more feet below grade.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.3a) Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Western SoMa PEIR identified significant and unavoidable impacts related to causing a substantial adverse change in the significance of a historic resource through demolition.

The below section relies substantially on a Historic Resource Evaluation (HRE) prepared for the proposed project, as well as the Planning Department's Preservation Team Review (PTR) Form.^{16,17}

The subject building at 262 7th Street is a one-story light industrial building, constructed in 1945. The HRE stated that the subject building is not individually eligible for listing in the California Register. The subject property was surveyed in the South of Market Area Historic Resources Survey and was given a rating of 6Z. Status code of "6" indicates that the property has been found ineligible for listing in any register. The property is a non-contributor to the Western SoMa Light Industrial and Residential Historic District. Therefore, the historic resource analysis evaluated the proposed project's loss of the existing building and new construction for compatibility with the surrounding district.

Based on review of the project plans¹⁸ and in consideration of the characteristics of the historic district, Planning Department staff found the project to be compatible with the surrounding district such that it would not cause a significant adverse impact to the historic district as follows.¹⁹ The new construction features punched and repetitive window openings that are in keeping with the industrial character of the district. Compatible materials in the project include dark anodized metal panels, wood siding, smooth stucco, stone caps and bulkheads, and brick veneer on the Langton Street facade. The proposed seven-story massing on 7th Street and the seven-story with the upper three-stories setback on Langton street, are taller than the immediately adjacent buildings. However, the district contains a number of large three- to six-story buildings allowing for the height of the proposed construction to be generally compatible with the surrounding district.

The project site is adjacent to existing historic resources. The buildings designated as Category A – Historic Resource Present and within 25 feet of the proposed project are as follows: 240 7th Street and 250 7th Street are located immediately west of the project site, and 268 7th Street, 270 7th Street, and 71 Langton Street are located immediately east of the project site. As stated, the department determined that the demolition of 262 7th Street, and the new construction of the proposed project would not cause a significant adverse impact on the surrounding district. However, project-related construction activities have the potential to damage the adjacent historic resources described above. The Western SoMa PEIR identified two mitigation measures that would reduce construction-related impacts on historic resources to less-than-significant levels. PEIR Mitigation Measures M-CP-7a (Protect Historical Resources from Adjacent Construction Activities) and M-CP-7b (Construction Monitoring Program for Historical Resources) requires project sponsors, in consultation with the Planning Department, to determine whether historic buildings are within 100 feet (if pile driving is proposed) or 25 feet (if heavy equipment is proposed) of a construction site. If so, the project sponsor must ensure that contractors use all feasible means to avoid damage to those historic buildings during demolition and construction, (PEIR Mitigation Measure M-CP-7a), and undertake a monitoring program to ensure that any such damage is documented and repaired (PEIR Mitigation Measure M-CP-7b). Pile driving would not be used for construction of the proposed project, but heavy equipment would be used for portions of the construction.

The project sponsor has agreed to implement Mitigation Measures M-CP-7a and M-CP-7b as Project Mitigation Measures 1 and 2. With implementation of PEIR Mitigation Measures M-CP-7a and M-CP-7b, the potential impacts to historic resources within 25 feet of the project site as a result of project construction activities would be reduced to a less-than-significant level.

¹⁶ The Kelley Consulting, LLC, Historical Resource Evaluation 262 7th Street, San Francisco, California, June 2015.

¹⁷ San Francisco Planning Department, 262 7th Street, *Preservation Team Review Form*, May 9, 2019.

¹⁸ SIA Consulting, 262 7th Street, San Francisco, CA, March 18, 2019.

¹⁹ San Francisco Planning Department, 262 7th Street, *Preservation Team Review Form*, May 9, 2019.

E.3.b) The proposed project at 262 7th Street would involve up to 9 feet and 6 inches of excavation below ground surface and approximately 932 cubic yards of soil removal. Therefore, Mitigation Measures M-CP-4a related to impacts to archeological resources applies to the project.

As part of implementation of Mitigation Measure M-CP-4a, the Planning Department's archeologists conducted a *preliminary archeology review* for the proposed project.²⁰ The preliminary archeology review determined that the potential of the project to adversely affect archeological resources would be avoided by implementation of the Planning Department's third standard archeological mitigation measure (Archeological Testing). Therefore, in accordance with Mitigation Measure M-CP-4a (Project Mitigation Measure 3), the project sponsor would be required to retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List maintained by the Planning Department archeologists, and the selected archeological consultant would be required to undertake an archeological testing program. The project would not result in significant impacts related to archeological resources with implementation of this mitigation measure.

E.3.c) Archeological resources may include human burials. Human burials outside of formal cemeteries often occur in prehistoric or historic period archeological contexts. The potential for the proposed project to affect archeological resources, which may include human burials is addressed above under E.3.b. Furthermore, the treatment of human remains and of associated or unassociated funerary objects must comply with applicable state laws. This includes immediate notification to the county coroner (San Francisco Office of the Chief Medical Examiner) and, in the event of the coroner's determination that the human remains are Native American, notification of the California Native American Heritage Commission, which shall appoint a most likely descendant.²¹

Cumulative Analysis

For the proposed project, the cumulative context for historic architectural resources analysis is the Western SoMa Light Industrial and Residential Historic District. With respect to construction, the project-related construction activities have the potential to damage nearby historic resources at 240 7th Street, 250 7th Street, 268 7th Street, 270 7th Street, and 71 Langton Street. As discussed above, the Western SoMa PEIR identified two mitigation measures to reduce construction-related impacts on historic resources to less-than-significant levels. PEIR Mitigation Measures M-CP-7a (Protect Historical Resources from Adjacent Construction Activities) and M-CP-7b (Construction Monitoring Program for Historical Resources) would be implemented as Project Mitigation Measures 1 and 2 to reduce significant impacts on historic architectural resources to less than significant with mitigation. There are no other construction projects in proximity to these historic resources such that there would be a significant cumulative construction impact in combination with the project's construction.

As discussed above, the proposed project is not an individual historic resource. Although the subject building is located within the Western SoMa Light Industrial and Residential Historic District, it is a non-contributor to the district, and the district is large in area with many contributing resources. The loss of the existing non-contributing building would not combine with cumulative projects to adversely affect the district. In addition, the new construction would be compatible with the surrounding district. Therefore, the project would not contribute considerably to any cumulative historic resources impact.

The cumulative context for archeological resources and human remains is site specific and generally limited to the immediate construction area. For these reasons, the proposed project, in combination with

²⁰ San Francisco Planning Department, *Preliminary Archeological Review for 262 7th Street*, November 22, 2016.

²¹ California Public Resources Code section 5097.98

cumulative projects, would not result in a cumulatively considerable impact on archeological resources or human remains.

Conclusion

The proposed project would not result in significant impacts to historic resources and impacts to archeological resources would be mitigated to less-than-significant levels with implementation of mitigation measures identified in the Western SoMa PEIR. The project sponsor has agreed to implement Project Mitigation Measures 1, 2, and 3. Therefore, the proposed project would not result in significant impacts on cultural resources that were not identified in the Western SoMa PEIR.

E.4 TRIBAL CULTURAL RESOURCES

Western SoMa PEIR Cultural Findings

Based on discussions with Native American tribal representatives in San Francisco, prehistoric archeological resources are presumed to be potential tribal cultural resources. Additionally, based on discussions with Native American tribal representatives, there are no other currently identified tribal cultural resources in San Francisco. Therefore, based on the results of this consultation between the City and County of San Francisco and local Native American tribal representatives, all archaeological resources of Native American origin are assumed to be potential tribal cultural resources. The preferred mitigation of impacts to such resources developed in consultation with local Native American tribal representatives is preservation in place or, where preservation is not feasible, development and implementation of archaeological and public interpretation plans for the resource, in consultation with local Native American tribes. The Western SoMa PEIR found that implementation of the Western SoMa Community Plan could result in significant impacts on archeological resources and identified two mitigation measures that would reduce these potential impacts to a less than significant level. Western SoMa PEIR Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment and M-CP-4b: Procedures for Accidental Discovery of Archeological Resources would also mitigate impacts to tribal cultural resources to less than significant as they include the ability to require procedure for avoidance, as feasible, and interpretation as requested by local Native American tribal representatives.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.4.a) As discussed in the Cultural Resources topic, the project site is sensitive for prehistoric resources, which are also potential tribal cultural resources. Therefore, the project's proposed excavation to 9 feet and 6 inches below ground surface and proposed drilled piers extending to a minimum depth of 100 feet below the bottom of grade beams or at least 10 feet into approved dense sand materials, whichever is deeper would result in a significant impact, should tribal cultural resources be encountered.

Identification of potential tribal cultural resources that would be affected by a project, followed by preservation and/or archaeological treatment and public interpretation, are within the scope of Western SoMa PEIR Mitigation Measure M-CP-4a. Consistent with this measure, when a potential tribal cultural resource is found or suspected to be present on a project site based on results of the archeological testing program implemented under Project Mitigation Measure 3, and where preservation is not feasible, archaeological treatment and interpretive plans would developed and implemented in consultation with an Ohlone representative as required under Project Mitigation Measure 4. With implementation of Project Mitigation Measures 3 and 4, the proposed project would have a less-than-significant impact on tribal cultural resources.

Cumulative Analysis

The cumulative context for tribal cultural resources is site-specific and generally limited to the immediate construction area. For these reasons, the proposed project, in combination with other cumulative projects, would not result in a cumulatively considerable impact on tribal cultural resources.

Conclusion

For the reasons above, the proposed project would not result in either project-level or cumulative significant impacts on tribal cultural resources that were not identified in the Western SoMa PEIR.

E.5 TRANSPORTATION AND CIRCULATION

Western SoMa PEIR Transportation and Circulation Findings

The Western SoMa PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, emergency access, or construction. Transportation system improvements included as part of the Western SoMa Community Plan were identified to have significant impacts related to loading, but the impacts were reduced to less-than-significant levels with mitigation. The PEIR states that in general, the analyses of pedestrian, bicycle, loading, emergency access,

and construction transportation impacts are specific to individual development projects, and the PEIR stated the department would conduct project-specific analyses for future projects under the plan.

In addition, the Western SoMa PEIR anticipated that adoption of the Western SoMa Community Plan and rezoning of adjacent parcels could result in significant impacts for loading and traffic (intersection level of service), and identified transportation mitigation measures. One mitigation measure would improve loading conditions on Folsom Street and reduce loading impacts to less-than-significant levels. Other measures addressed traffic impacts related to auto delay but as discussed below these are no longer applicable and will not be discussed further. Adoption of the Western SoMa Community Plan and rezoning of adjacent parcels could result in a significant cumulative impact related to transit capacity. One mitigation measure would improve transit capacity levels on affected Muni transit lines under cumulative conditions. However, even with mitigation, it was anticipated that the significant cumulative transit capacity impacts on transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable.

This initial study reflects two changes because of state and local actions. The state amended CEQA to remove automobile delay as a consideration (CEQA section 21099(b)(2)). In March 2016, Planning Commission resolution 19579 implemented this state-level change in San Francisco. In February 2019, the department updated its Transportation Impact Analysis Guidelines (2019 guidelines). With that update, the department deleted the transit capacity criterion. This deletion is consistent with state guidance about the environmental benefits of new transit riders and reflects funding sources for and policies that encourage additional ridership.²² Accordingly, this initial study does not evaluate the project's impact on automobile delay or transit capacity.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.5.a to d) The department estimated the number of trips and ways people would travel to and from the project site. The department estimated these trips using data and methodology in the department's 2019 guidelines.²³ Table 1, Person and Vehicle Trip Estimates – Daily presents daily estimates. Table 2, Person and Vehicle Trip Estimates – P.M. Peak Hour, presents p.m. peak hour estimates.

²² San Francisco Planning Department, "Transportation Impact Analysis Guidelines Update: Summary of Changes Memorandum", February 14, 2019.

²³ San Francisco Planning Department, *Transportation Calculations 262 7th Street*, May 20, 2019.

Table 1: Person and Vehicle Trip Estimates – Daily

Land Use	Daily Person Trips						Daily Vehicle Trips ¹
	Automobile	For-Hire	Transit	Walking	Bicycling	Total	
Residential	107	26	121	163	13	429	91
Retail	15	6	36	75	5	136	14
Project Total	122	32	157	238	18	565	105
1. Automobile person trips, accounting for average vehicle occupancy data. Source: San Francisco Planning Department, Transportation Impact Analysis Guidelines 2019.							

Table 2: Person and Vehicle Trip Estimates – P.M. Peak Hour

Land Use	P.M. Peak Hour Person Trips						P.M Peak Hour Vehicle Trips ¹
	Automobile	For-Hire	Transit	Walking	Bicycling	Total	
Residential	10	2	11	14	1	38	8
Retail	1	1	3	7	0	12	1
Project Total	11	3	14	21	1	50	9
1. Automobile person trips, accounting for average vehicle occupancy data. Source: San Francisco Planning Department, Transportation Impact Analysis Guidelines 2019.							

The department used these estimates to inform the analysis of the project's impacts on transportation and circulation during both construction and operation. The following considers effects on potentially hazardous conditions, accessibility (including emergency access), public transit delay, vehicle miles traveled, and loading.

Construction

The 2019 guidelines set forth screening criteria for types of construction activities that would typically not result in significant construction-related transportation effects. Project construction would last approximately 18 months. During construction, the project may result in temporary closures of the public right-of-way. These closures may include the adjacent parking lanes (if available) to maintain pedestrian access but would likely otherwise have little effect on roadway capacity. Such closures within the public right-of-way would be requested from the SFMTA and would be required to comply with the San Francisco Regulations for Working in San Francisco Streets (the blue book).²⁴ The blue book is prepared and regularly updated by the San Francisco Municipal Transportation Agency, under the authority derived from the San Francisco Transportation Code. It serves as a guide for contractors working in San Francisco streets. The blue book establishes rules and guidance so that construction work can be done safely and with the least possible interference with pedestrians, bicycle, transit and vehicular traffic. Given the project site context and construction duration and magnitude, the project meets the screening criteria. Therefore, the project would have a less-than-significant construction-related transportation impact.

²⁴ San Francisco Municipal Transportation Agency. *Regulations for Working in San Francisco Streets*. Online at <https://www.sfmta.com/services/business-services/construction-regulations>. Accessed May 21, 2019.

Potentially Hazardous Conditions and Accessibility

The project would remove two existing curb cuts (one on 7th Street and one on Langton Street) and sidewalk and curb dimensions would be restored to 10 feet wide along 7th Street and 7 feet wide along Langton Street respectively. The project would add 9 p.m. peak hour vehicle trips. This amount of vehicle trips accessing the project site and crossing over the sidewalk is not substantial and would be dispersed along nearby streets.

People driving would have adequate visibility of people walking and bicycling and also of transit and private vehicles. In addition, the design of the project's driveway would be able to accommodate the anticipated number of vehicle trips without blocking access to a substantial number of people walking and bicycling within the sidewalk and bicycle lane. Further, the project includes several changes to the public right-of-way that would lessen the less than significant project impacts. Those changes include removing existing driveways and restoring sidewalk and curb dimensions along 7th and Langton streets. Therefore, the project would have less-than-significant potentially hazardous conditions and accessibility impacts.

Public Transit Delay

The 2019 guidelines set forth a screening criterion for projects that would typically not result in significant public transit delay effects. The project would add 7 inbound p.m. peak hour vehicle trips, which is less than the screening criterion of 300 vehicle trips. Therefore, the project meets the screening criterion and the project would have a less-than-significant public transit delay impact.

Vehicle Miles Traveled

The 2019 guidelines set forth screening criteria for types of projects that would typically not result in significant vehicle miles traveled impacts. The project site is an area where existing vehicle miles traveled per capita or per employee is more than 15 percent below the existing regional per capita and per employee average daily VMT. The project meets this locational screening criterion and the project would have a less-than-significant vehicle miles traveled impact.

The project also meets the proximity to transit screening criterion. The project site is within one-half mile of an existing major transit stop or an existing stop along a high-quality transit corridor (Market Street), and the project meets other characteristic requirements. This screening criterion also indicates the project's uses would not cause substantial additional VMT.

Loading

During the average and peak period, the project's freight, delivery, and passenger loading demand is negligible.²⁵ In addition, the project does not propose any on-street loading spaces. There are three existing metered commercial loading zones on the west side of 7th Street including one along the project's frontage along 7th Street, one in front of 270 7th Street and one in front of 230 7th Street. There are two existing metered passenger loading zones on the east side of 7th Street including one in front of 259 7th Street, and one in front of 227 7th Street, across the street from the project site. Given the context and the project's minimal loading demand, there are adequate facilities in the vicinity to meet project loading demand. There would be a less-than-significant loading impact.

²⁵ San Francisco Planning Department, *Travel Demand Distribution 262 7th Street*, May 20, 2019.

Cumulative Transportation Analysis

Construction

The following cumulative projects could overlap with the project's construction activities: 230 7th Street, 280 7th Street, and 30 Langton Street construction timelines. Combined these projects could result in temporary closures of the public right-of-way including temporary closures of the adjacent parking lanes (if available) to maintain pedestrian access, but would likely otherwise have little effect on roadway capacity. The cumulative projects would be subject to the blue book requirements. Given the context and temporary duration and magnitude of the cumulative projects' construction and the city regulations that each project would be subject to, the project, in combination with cumulative projects, would not result in a significant cumulative construction-related transportation impact.

Potentially Hazardous Conditions and Accessibility

The PEIR disclosed that vehicular and other ways of travel (e.g., walking, bicycling) volumes would increase in Western SoMa because of the plan, rezoning, and other cumulative projects. This volume increase would result in a potential for more conflicts between various ways (modes) of travel. The following cumulative projects including 230 7th Street, 280 7th Street, and 30 Langton Street could overlap with the project's vehicle trips near the project site.

The vehicle trips from these cumulative projects would not combine to result in a potentially hazardous condition at any nearby vehicular turning movement. These cumulative projects would also not block access to a substantial number of people walking within the sidewalk and bicycling in the bicycle lane. As described above, the project would include several changes to the public right-of-way that would lessen impacts. Cumulative projects would also include several changes to the public right-of-way that would lessen impacts. These changes include removing two existing curb cuts on 7th Street and one existing curb cut on Langton Street. Therefore, the project, in combination with cumulative projects, would not result in significant cumulative potentially hazardous conditions and accessibility impacts.

Public Transit Delay

Public transit delay typically occurs from traffic congestion, including transit reentry, and passenger boarding delay. The Western SoMa PEIR used transit delay as significance criterion. The PEIR identified significant and unavoidable traffic congestion impacts on streets that public transit travels upon (e.g., 5th and Bryant streets, 6th and Brannan streets, and 8th and Harrison streets). The Western SoMa PEIR found that neither implementation of the plan nor the rezoning of adjacent parcels would substantially affect local Muni and regional transit lines with respect to transit delay. Therefore, transit impacts would be less than significant, and no mitigation was required.²⁶

The project would add 9 p.m. peak hour vehicle trips and 14 p.m. peak hour transit trips. These trips would be dispersed along 7th and Folsom streets among 12-Folsom/Pacific and 19-Polk bus lines. This minor amount of trips would not contribute considerably to cumulative transit delay. Cumulative projects would also improve public transit, including Muni Forward Travel Time Reduction Proposal for the 14 Mission/14R Mission Rapid inner segment along Mission Street between South Van Ness Avenue and

²⁶ LCW Consulting, Western SoMa Community Plan Transportation Impact Study, Table 4, June 2012.

Spear Street and the 7th Street Improvement project.^{27,28} Therefore, the proposed project would not result in new or more severe transit delay impacts than were identified in the Western SoMa PEIR.

Vehicle Miles Traveled

VMT by its nature is largely a cumulative impact. As described above, the project would not exceed the project-level quantitative thresholds of significance for VMT. Furthermore, the project site is an area where projected year 2040 vehicle miles traveled per capita is more than 15 percent below the future regional per capita and per employee average. Therefore, the project, in combination with cumulative projects, would not result in a significant cumulative vehicle miles traveled impact.

Loading

The following cumulative projects including 230 7th Street, 280 7th Street, and 30 Langton Street could interact with the project's loading demand. The cumulative projects do not propose any on-street loading spaces. There are existing commercial and passenger loading zones along 7th Street and existing commercial loading zones along Langton Street. Given the context and the project's and cumulative projects' minimal loading demands, loading facilities are sufficient to meet demand such that there would be no secondary hazardous effects. Given the cumulative projects would not result in a loading deficit, the project, in combination with cumulative projects, would not result in a significant cumulative loading impact nor contribute to the significant cumulative loading impact identified in the PEIR which is located some distance from the project vicinity.

Conclusion

Implementation of the proposed project would not result in significant project-level or cumulative impacts related to transportation and circulation. Therefore, the proposed project would not result in significant transportation and circulation impacts that were not identified in the Western SoMa PEIR.

E.6 NOISE

Western SoMa PEIR Noise Findings

The Western SoMa PEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noise-generating uses such as PDR, retail, entertainment, office, and cultural/institutional/educational uses. In addition, the Western SoMa PEIR noted that implementation of the Western SoMa Community Plan could result in construction noise impacts from pile-driving and other construction activities and would incrementally increase traffic-generated noise on some streets in the plan area. The Western SoMa PEIR identified six noise mitigation measures that would reduce noise impacts to less-than-significant levels; three of these mitigation measures may be applicable to subsequent development projects.²⁹

²⁷ San Francisco Planning Department, Transit Effectiveness Project Final Environmental Impact Report, Case No. 2011112030, March 27, 2014.

²⁸ San Francisco Municipal Transportation Authority. 7th Street Improvement Project, Case No. 2017-002114ENV

²⁹ Western SoMa PEIR Mitigation Measures M-NO-1a, M-NO-1b, and M-NO-1d address the siting of sensitive land uses in noisy environments. In a decision issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents except where a project or its residents may exacerbate existing environmental hazards (*California Building Industry Association v. Bay Area Air Quality Management District*, December 17, 2015, Case No. S213478. Available at:

Project Analysis

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
Would the project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.6.a) Increases in ambient noise levels could result from increases in traffic and/or noise-generating equipment or activities. A potentially significant increase in the ambient noise level due to traffic resulting from a proposed project is unlikely unless the project would cause a doubling of existing traffic levels, which is generally assumed to result in a 3 dBA increase in the existing ambient noise environment.³⁰ An increase of less than 3 dBA is generally not perceptible outside of controlled laboratory conditions.³¹ The proposed project would generate 105 daily vehicle trips. These vehicle trips would be dispersed along the local roadway network and would not result in a doubling of vehicle trips on roadways in the vicinity of the project site. Therefore, traffic noise impacts resulting from the project would be less than significant.

PEIR Mitigation Measure M-NO-1c addresses impacts related to individual development projects containing land uses that could generate noise that exceeds ambient noise levels in their respective vicinities. The proposed project would include mechanical equipment consisting of one battery system providing emergency standby power, an exhaust fan, a heating, ventilation, and air conditioning unit, and two boilers on the roof for each proposed building. The project's mechanical equipment would be required to comply with the Noise Ordinance Section 2909(b). The mechanical equipment would be enclosed in the mechanical rooms on the roof of each building with exhaust and ventilation pipes in open air. In addition, the project does not include substantial noise-generating uses from project operations and project generated traffic. Therefore, PEIR Mitigation Measure M-NO-1c is not applicable.

Western SoMa PEIR Mitigation Measures M-NO-2a: General Construction Noise Control Measures and M-NO-2b: Noise Control Measures During Pile Driving require implementation of noise controls during

<http://www.courts.ca.gov/opinions/documents/S213478.PDF>). As noted above, the Western SoMa PEIR determined that incremental increases in traffic-related noise attributable to implementation of the *Western SoMa Community Plan* would be less than significant and thus would not exacerbate the existing noise environment. Therefore, Western SoMa PEIR Mitigation Measures M-NO-1a, M-NO-1b, and M-NO-1d are not applicable. Nonetheless, for all noise-sensitive uses, the general requirements for adequate interior noise levels of Mitigation Measures M-NO-1a and M-NO-1b would be met by compliance with the acoustical standards set forth in the California Building Standards Code (Title 24 of the California Code of Regulations).

³⁰ Caltrans, *Technical Noise Supplement*, November 2009. Available at: <http://www.dot.ca.gov/env/noise/docs/tens-sep2013.pdf>. Accessed: December 18, 2017.

³¹ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, pp. 2-44 to 2-45, September 2013. Available: http://www.dot.ca.gov/hq/env/noise/pub/TeNS_Sept_2013B.pdf. Accessed July 30, 2017.

construction in order to reduce construction-related noise impacts. The proposed project consists of the demolition of the existing building and the construction of two new seven-story buildings, which would generate construction noise. Therefore, PEIR Mitigation Measure M-NO-2a (Project Mitigation Measure 5) is applicable to the proposed project. The proposed building would be supported on drilled, cast-in-place, straight-shaft concrete piers connected by reinforced concrete grade beams. As impact pile driving is not proposed, PEIR Mitigation Measure M-NO-2b is not applicable to the proposed project.

In addition, all construction activities for the proposed project, which would occur over the course of approximately 18 months, are subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code).

The building department is responsible for enforcing the noise ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.), and the police department is responsible for enforcing the noise ordinance during all other hours. Nonetheless, during the approximately 18-month construction period for the proposed project, occupants of nearby properties could be disturbed by construction noise. There may be times when construction noise could interfere with indoor activities in residences and businesses near the project site and be perceived as an annoyance by the occupants of nearby properties. The closest sensitive receptors include a hotel located at 240 7th Street, adjacent to the project site on the west, residences at 221 7th Street and a hotel located at 259 7th Street, approximately 80 feet northeast of the project site. The increase in project-related construction noise in the project vicinity would not be considered a significant impact of the proposed project, because the construction noise would be temporary (approximately 18 months), intermittent, and restricted in occurrence and level, as the contractor is subject to and would comply with the noise ordinance. Compliance with the noise ordinance and Project Mitigation Measure 5 would reduce any construction-related noise effects on nearby residences to the greatest extent feasible.

E.6.b) Pile driving, usually during construction, generates the greatest amount of vibration. As discussed above, the proposed project does not propose pile driving activities. However, other construction equipment can also result in construction vibration that may affect certain types of buildings, in particular historic and older buildings. As discussed in the Cultural Resources topic, the project site is adjacent to existing historic resources. The buildings that are designated as Category A – Historic Resource Present and within 25 feet of the proposed project are as follows: located immediately west of the project site are 240 7th Street and 250 7th Street, located immediately east of the project site are 268 7th Street, 270 7th Street, and 71 Langton Street. With implementation of PEIR Mitigation Measures M-CP-7a and M-CP-7b as Project Mitigation Measures 1 and 2, the potential impacts to historic resources within 25 feet of the project site as a result of project construction activities would be reduced to a less-than-significant level. Therefore, it is not anticipated that construction equipment would result in vibration at levels that could cause damage to adjacent buildings. Additionally, development projects, such as the proposed project, are not typically sources of operational vibration. Therefore, the proposed project would not result in significant impacts related to vibration.

E.6.c) The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, initial study checklist topics 6c is not applicable to the proposed project.

Cumulative Analysis

The cumulative context for traffic noise analyses are typically confined to the local roadways nearest the project site. As project generated vehicle trips disperse along the local roadway network, the contribution

of traffic noise along any given roadway segment would similarly be reduced. As discussed in initial study checklist question E.6.a, the proposed project would not result in a perceptible increase in traffic noise. Therefore, the proposed project would not result in a considerable contribution to ambient noise levels from project traffic.

The cumulative context for point sources of noise, such as building heating, ventilation and air conditioning systems and construction noise are typically confined to nearby noise sources, usually not further than about 900 feet from the project site.³² Based on the list of projects under the Cumulative Setting section above, 230 7th Street, 280 7th Street, 30 Langton Street, 1052-1060 Folsom Street and 190-194 Russ Street, 1025 Howard Street, 1082 Howard Street, 1088 Howard Street and 1075-1089 Folsom Street are cumulative projects within 900 feet of the project site that could combine with the proposed project's noise impacts to generate significant cumulative construction or operational noise. These development projects are similar in nature to the development changes evaluated in the Western SoMa PEIR. Furthermore, the noise ordinance establishes limits for both construction equipment and for operational noise sources. All projects within San Francisco are required to comply with the noise ordinance. Compliance with the noise ordinance would ensure that no significant cumulative noise impact would occur.

Conclusion

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would result in significant noise impacts during construction activities and due to conflicts between noise-sensitive uses in proximity to noisy uses. The proposed project would implement mitigation measures identified in the Western SoMa PEIR to reduce construction noise, referred to as Project Mitigation Measure 5. With implementation of Project Mitigation Measure 5, the proposed project would not result in new or more severe noise impacts than were identified in the Western SoMa PEIR.

E.7 AIR QUALITY

Western SoMa PEIR Air Quality Findings

The Western SoMa PEIR identified significant and unavoidable impacts related to violation of an air quality standard, uses that emit diesel particulate matter (DPM), and construction emissions. The Western SoMa PEIR identified five mitigation measures that would help reduce air quality impacts; however, they would not be able to reduce these impacts to a less-than-significant level.

Project Analysis

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

³² This distance was selected because typical construction noise levels can affect a sensitive receptor at a distance of 900 feet if there is a direct line-of-sight between a noise source and a noise receptor (i.e., a piece of equipment generating 85 dBA would attenuate to 60 dBA over a distance of 900 feet). An exterior noise level of 60 dBA will typically attenuate to an interior noise level of 35 dBA with the windows closed and 45 dBA with the windows open.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.7.a) The most recently adopted air quality plan for the air basin is the Bay Area Air Quality Management District's 2017 Clean Air Plan. The primary goals of the clean air plan are to: (1) protect air quality and health at the regional and local scale; (2) eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and (3) reduce greenhouse gas emissions. The clean air plan recognizes that to a great extent, community design dictates individual travel mode, and that a key long-term control strategy to reduce emissions of criteria pollutants, air toxics, and greenhouse gases from motor vehicles is to channel future Bay Area growth into vibrant urban communities where goods and services are close at hand, and people have a range of viable transportation options. The compact development of the proposed project and the availability of non-auto transportation options in the project area would ensure that the project would avoid substantial growth in automobile trips and consequent air pollutant emissions. In addition, as discussed above in the Population and Housing resource topic, the project site is located within the Eastern Neighborhoods priority development area. Channeling development within such areas is a key land use strategy under Plan Bay Area to meet statewide greenhouse gas reduction goals pursuant to Senate Bill 375. Furthermore, for the reasons described below under topics E.7.b through d, the proposed project would not result in significant air pollutant emissions or expose sensitive receptors to substantial pollutant concentrations. Therefore, the proposed project would not obstruct implementation of the 2017 Clean Air Plan.

E.7.b) While the Western SoMa PEIR determined that at a program-level the Western SoMa Community Plan would not result in significant regional air quality impacts, the PEIR states that "individual development projects undertaken in the future pursuant to the new zoning and area plans would be subject to a significance determination based on the BAAQMD's quantitative thresholds for individual projects."³³

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM_{2.5} and PM₁₀³⁴), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The bay area air basin is designated as either in attainment or unclassified for most criteria pollutants except for ozone, PM_{2.5}, and PM₁₀. For these pollutants, the air basin

³³ San Francisco Planning Department, *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report* (PEIR), Planning Department Cases No. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed January 23, 2019.

³⁴ PM₁₀ is often termed "coarse" particulate matter and is made of particulates that are 10 microns in diameter or smaller. PM_{2.5}, termed "fine" particulate matter, is composed of particles that are 2.5 microns or less in diameter.

is designated as non-attainment for either the state or federal standards. By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to, by itself, result in non-attainment of air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, then the project's impact on air quality would be considered significant.³⁵ Regional criteria air pollutant impacts resulting from the proposed project are evaluated below.

Construction Dust Control

The San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of this ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, to minimize public nuisance complaints, and to avoid orders to stop work by the building department. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. The proposed project would disturb less than a half of an acre. Therefore, a dust control plan per the Dust Control Ordinance is not required. However, in compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, street and sidewalk sweeping, and other measures. Compliance with the regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant.

The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements incorporate and expand upon the dust control provisions of PEIR Mitigation Measure G-1. Therefore, compliance with the dust control ordinance would ensure that the proposed project would not result in substantial amounts of fugitive dust, including particulate matter, during construction activities and portions of PEIR Mitigation Measure G-1 that address construction dust are not required.

Criteria Air Pollutants

The Bay Area Air Quality Management District prepared updated 2017 BAAQMD CEQA Air Quality Guidelines³⁶ which provide methodologies for analyzing air quality impacts. These guidelines also provide thresholds of significance for non-attainment criteria air pollutants (ozone and particulate matter). The planning department uses these thresholds to evaluate air quality impacts under CEQA.

The air district has developed screening criteria to determine whether to undertake detailed analysis of criteria pollutant emissions for construction and operations of development projects. Projects that are below the screening criteria would result in less-than-significant criteria air pollutant impacts, and no further project-specific analysis is required. The proposed mixed-use development involves the construction of 96 SRO units and 1,079 sf of ground-floor commercial retail and office uses, which would meet the Air Quality Guidelines criteria air pollutant screening levels for construction and operation.³⁷

³⁵ Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, May 2017, page 2-1.

³⁶ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, updated May 2017.

³⁷ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, 2017. Criteria air pollutant screening sizes for an Apartment, Low-Rise Building is 451 dwelling units for operational and 240 dwelling units for construction. Criteria air pollutant screening sizes for a Regional Shopping Center is 99,000 square feet for operational and 277,000 square feet for construction.

Therefore, because the proposed project is below the construction and operational screening levels for criteria air pollutants, the proposed project would not result in a significant impact with regards to violating an air quality standard or resulting in a cumulatively considerable net increase in criteria air pollutants.

Since construction of the proposed project would generate criteria air pollutant emissions below applicable thresholds, PEIR Mitigation Measures M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants would not apply to the proposed project. The project would not have a significant impact related to criteria air pollutants, and a detailed air quality assessment is not required.

Mitigation Measure M-AQ-2: Transportation Demand Management Strategies for Future Development Projects is required for projects generating more than 3,500 vehicle trips resulting in excessive criteria pollutant emissions. The proposed project would generate approximately 122 daily person trips by auto and 105 daily vehicle trips. Therefore, Mitigation Measure M-AQ-2 would not apply to the proposed project.

Therefore, because the proposed project's construction and operational emissions would not exceed the project-level thresholds for criteria air pollutants, the proposed project would not be considered to result in a cumulatively considerable contribution to regional air quality impacts.

E.7.c) In addition to regional criteria air pollutants analyzed above, the following air quality analysis evaluates localized health risks to determine whether sensitive receptors would be exposed to substantial pollutant concentrations. Since certification of the PEIR, the San Francisco Board of Supervisors approved amendments to the San Francisco Building and Health Codes, referred to as Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, amended December 8, 2014). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all new sensitive uses within this zone. The Air Pollutant Exposure Zone as defined in Article 38 includes areas that exceed health protective standards for cumulative PM_{2.5} concentration and cumulative excess cancer risk and incorporates health vulnerability factors and proximity to freeways. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

Projects located within the Air Pollutant Exposure Zone, such as the proposed project, must provide filtration to protect occupants from PM_{2.5} (fine particulate matter). Health Code Article 38 requires that the project sponsor submit an Enhanced Ventilation Proposal for approval by the Department of Public Health (health department) that achieves protection from PM_{2.5} (fine particulate matter) equivalent to that associated with a Minimum Efficiency Reporting Value 13 filtration. The building department will not issue a building permit without written notification from the Director of Public Health that the applicant has an approved Enhanced Ventilation Proposal. In compliance Article 38, the project sponsor has submitted an initial application to the health department.³⁸

Construction Health Risk

The project site is located within an identified Air Pollutant Exposure Zone; therefore, the ambient health risk to sensitive receptors from air pollutants is considered substantial. Construction would last approximately 18 months, and diesel-generating equipment would be required for the duration of the

³⁸ City and County of San Francisco Department of Public Health, *Application for Article 38 Compliance Assessment*. February 28, 2018.

proposed project's construction phase. Thus, Project Mitigation Measure M-AQ-7, (Project Mitigation Measure 6) – Construction Emissions Minimization Plan for Health Risks and Hazards, has been identified requiring projects to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. For projects with construction activities located in an APEZ, compliance with Mitigation Measure M-AQ-7 would require submittal of a Construction Emissions Minimization Plan to the Environmental Review Officer for review and approval. Construction activities from the proposed project would result in DPM and other TACs from equipment exhaust, construction-related vehicular activity, and construction worker automobile trips. Since the project site is located within an identified APEZ, Mitigation Measure M-AQ-7 (Project Mitigation Measure 6) would apply to the proposed project. Project Mitigation Measure 6 would reduce DPM exhaust from construction equipment by 89 to 94 percent compared to uncontrolled construction equipment.³⁹ Compliance with this mitigation measure would result in less-than-significant health risk impacts from project-related construction vehicles and equipment.

Operational Health Risk

Mitigation Measure M-AQ-4: Siting of Uses that Emit PM_{2.5} or DPM and Other TACs involves the siting of commercial, industrial, or other uses that emit TACs as part of everyday operations. The proposed project includes the construction of two seven-story mixed-use buildings with 96 SRO units and 1,079 sf of commercial uses. The project would not generate more than 10,000 vehicle trips per day, 1,000 truck trips per day, or include a new stationary source, such as a diesel emergency generator, that would emit TACs as part of everyday operations. Therefore, Mitigation Measure M-AQ-4 is not applicable to the proposed project, and project operations would not result in significant health risk impacts.

For the above reasons, the proposed project would not result in significant impacts on air quality that were not identified in the Western SoMa PEIR.

E.7.d) Typical odor sources of concern include wastewater treatment plants, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing facilities, fiberglass manufacturing facilities, auto body shops, rendering plants, and coffee roasting facilities. During construction, diesel exhaust from construction equipment would generate some odors. However, construction-related odors would be temporary and would not persist upon project completion. The proposed project includes residential and retail uses that would not be expected to create significant sources of new odors. Therefore, odor impacts would be less than significant.

Cumulative Analysis

As discussed above, regional air pollution is by its nature, a cumulative impact. Emissions from the cumulative projects past, present, and future projects contribute to the region's adverse air quality on a cumulative basis. No single project by itself would be sufficient in size to result in regional nonattainment

³⁹ PM emissions benefits are estimated by comparing off-road PM emission standards for Tier 2 with Tier 1 and 0. Tier 0 off-road engines do not have PM emission standards, but the United States Environmental Protection Agency's *Exhaust and Crankcase Emissions Factors for Nonroad Engine Modeling – Compression Ignition* has estimated Tier 0 engines between 50 hp and 100 hp to have a PM emission factor of 0.72 g/hp-hr and greater than 100 hp to have a PM emission factor of 0.40 g/hp-hr. Therefore, requiring off-road equipment to have at least a Tier 2 engine would result in between a 25 percent and 63 percent reduction in PM emissions, as compared to off-road equipment with Tier 0 or Tier 1 engines. The 25 percent reduction comes from comparing the PM emission standards for off-road engines between 25 hp and 50 hp for Tier 2 (0.45 g/bhp-hr) and Tier 1 (0.60 g/bhp-hr). The 63 percent reduction comes from comparing the PM emission standards for off-road engines above 175 hp for Tier 2 (0.15 g/bhp-hr) and Tier 0 (0.40 g/bhp-hr). In addition to the Tier 2 requirement, ARB Level 3 VDECSs are required and would reduce PM by an additional 85 percent. Therefore, the mitigation measure would result in between an 89 percent (0.0675 g/bhp-hr) and 94 percent (0.0225 g/bhp-hr) reduction in PM emissions, as compared to equipment with Tier 1 (0.60 g/bhp-hr) or Tier 0 engines (0.40 g/bhp-hr).

of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative adverse air quality impacts.⁴⁰ The project-level thresholds for criteria air pollutants are based on levels by which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants. Therefore, because the proposed project's construction and operational (Topics E.7.b and c) emissions would not exceed the project-level thresholds for criteria air pollutants, the proposed project would not be considered to result in a cumulatively considerable contribution to regional air quality impacts.

As discussed above, the project site is located in an area that already experiences poor air quality. The project would add new sources of TACs (e.g., construction emissions and new vehicle trips) within an area already adversely affected by poor air quality, resulting in a considerable contribution to cumulative health risk impacts on nearby sensitive receptors. This would be a significant cumulative impact. The proposed project would be required to implement Project Mitigation Measure 6 (PEIR Mitigation Measure M-AQ-7), Construction Emissions Minimization Plan for Health Risks and Hazards, which could reduce construction period emissions by as much as 94 percent. Implementation of this mitigation measure would reduce the project's contribution to cumulative localized health risk impacts to a less-than-significant level. Furthermore, compliance with Article 38 would ensure that new sensitive receptors are not substantially affected by existing or proposed sources of toxic air contaminants.

Conclusion

As explained above, the proposed project would not result in any significant air quality impacts, either individually or cumulatively that were not identified in the PEIR and Western SoMa PEIR M-AQ-7 mitigation measure is applicable to the proposed project.

E.8 GREENHOUSE GAS

Western SoMa PEIR Greenhouse Gas Emissions Findings

The Bay Area Air Quality Management District (BAAQMD) has prepared guidelines and methodologies for analyzing greenhouse gas (GHG) emissions. These guidelines are consistent with CEQA Guidelines Sections 15064.4 and 15183.5, which address the analysis and determination of significant impacts from a proposed project's GHG emissions and allow for projects that are consistent with a GHG reduction strategy to conclude that the project's GHG impact is less than significant. San Francisco's *Strategies to Address Greenhouse Gas Emissions*⁴¹ presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the BAAQMD and CEQA guidelines. These GHG reduction actions have resulted in a 23.3 percent reduction in GHG emissions in 2012 compared to 1990 levels,⁴² exceeding the year 2020 reduction goals outlined in the BAAQMD's *Bay Area 2017 Clean Air Plan*, Executive Order S-3-05, and Assembly Bill 32 (also known as the

⁴⁰ BAAQMD, *CEQA Air Quality Guidelines*, May 2017, page 2-1.

⁴¹ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, November 2010. Available at http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf, accessed January 23, 2019.

⁴² ICF International, Technical Review of the 2012 Community-wide Inventory for the City and County of San Francisco, January 21, 2015.

Global Warming Solutions Act).^{43,44} In addition, San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-05,⁴⁵ B-30-15,^{46,47} and Senate Bill (SB) 32.^{48,49} Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

The Western SoMa PEIR determined that the goals and policies of the area plan were consistent with San Francisco's GHG reduction strategy and that implementation of the area plan policies would ensure that subsequent development would be consistent with GHG plans and would result in less-than-significant impacts with respect to GHG emissions.

Project Analysis

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.8.a and b) The following analysis of the proposed project's GHG impact focuses on the project's contribution to cumulatively significant GHG emissions. Because no individual project could emit GHGs at a level that could result in a significant impact on global climate, this analysis is in a cumulative context only, and the analysis of this resource topic does not include a separate cumulative impact discussion.

Subsequent to adoption of the Western SoMa Community Plan, the air district updated its guidelines (see discussion in Topic E.7, Air Quality). The updated guidelines address the analysis of GHGs. These guidelines are consistent with CEQA Guidelines Sections 15064.4 and 15183.5 which address the analysis

⁴³ California Legislative Information, Assembly Bill 32, September 27, 2006. Available at http://www.leginfo.ca.gov/pub/05-06/bill_asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf, accessed January 23, 2019.

⁴⁴ Executive Order S-3-05, Assembly Bill 32, and the *Bay Area 2017 Clean Air Plan* set a target of reducing GHG emissions to below 1990 levels by year 2020.

⁴⁵ Executive Order S-3-05, sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO₂E); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO₂E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO₂E).

⁴⁶ Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available at https://www.climatechange.ca.gov/state/executive_orders.html, accessed January 23, 2019. Executive Order B-30-15 sets a State GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

⁴⁷ San Francisco's GHG Reduction Goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

⁴⁸ Senate Bill 32 amends California Health and Safety Code Division 25.5 (also known as the California Global Warming Solutions Act of 2006) by adding Section 38566, which directs that statewide greenhouse gas emissions to be reduced by 40 percent below 1990 levels by 2030.

⁴⁹ Senate Bill 32 was paired with Assembly Bill 197, which would modify the structure of the State Air Resources Board; institute requirements for the disclosure of greenhouse gas emissions criteria pollutants, and toxic air contaminants; and establish requirements for the review and adoption of rules, regulations, and measures for the reduction of greenhouse gas emissions.

and determination of significant impacts from a proposed project's GHG emissions and allow for projects that are consistent with an adopted GHG reduction strategy to conclude that the project's individual GHG impact is less than significant. San Francisco's Strategies to Address Greenhouse Gas Emissions⁵⁰ presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the air district and CEQA guidelines. These GHG reduction actions resulted in a 36 percent reduction in GHG emissions in 2017 compared to 1990 levels,⁵¹ exceeding the year 2020 reduction goals outlined in the air district's 2010 Clean Air Plan,⁵² Executive Order S-3-05⁵³, and Assembly Bill 32 (also known as the Global Warming Solutions Act).^{54,55} In addition, San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-05⁵⁶, B-30-15,^{57,58} and Senate Bill 32.^{59,60,61} Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy as demonstrated in the GHG checklist completed for the proposed project.⁶² The proposed project would comply with applicable regulations that would reduce the project's GHG emissions related to transportation, energy use, waste disposal, wood burning, and use of refrigerants.

⁵⁰ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, November 2010. Available at http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf, accessed April 24, 2019.

⁵¹ San Francisco Department of the Environment, *San Francisco's Carbon Footprint*. Available at <https://sfenvironment.org/carbon-footprint>, accessed April 24, 2019.

⁵² Bay Area Air Quality Management District, *Clean Air Plan*, September 2010. Available at <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>, accessed March 3, 2016.

⁵³ Office of the Governor, *Executive Order S-3-05*, June 1, 2005. Available at <https://www.gov.ca.gov/news.php?id=1861>, accessed March 3, 2016.

⁵⁴ California Legislative Information, *Assembly Bill 32*, September 27, 2006. Available at http://www.leginfo.ca.gov/pub/05-06/bill_asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf, accessed March 3, 2016.

⁵⁵ Executive Order S-3-05, Assembly Bill 32, and the Bay Area 2010 Clean Air Plan set a target of reducing GHG emissions to below 1990 levels by year 2020.

⁵⁶ Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO₂E); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO₂E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO₂E).

⁵⁷ Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available at <https://www.gov.ca.gov/news.php?id=18938>, accessed March 3, 2016. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

⁵⁸ San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

⁵⁹ Senate Bill 32 amends California Health and Safety Code Division 25.5 (also known as the California Global Warming Solutions Act of 2006) by adding Section 38566, which directs that statewide greenhouse gas emissions to be reduced by 40 percent below 1990 levels by 2030.

⁶⁰ Senate Bill 32 was paired with Assembly Bill 197, which would modify the structure of the State Air Resources Board; institute requirements for the disclosure of greenhouse gas emissions criteria pollutants, and toxic air contaminants; and establish requirements for the review and adoption of rules, regulations, and measures for the reduction of greenhouse gas emissions.

⁶¹ Executive Order B-15-18, which was signed in September 2018, establishes a statewide goal to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions after. Available at <https://www.gov.ca.gov/wp-content/uploads/2018/09/9.10.18-Executive-Order.pdf>, accessed September 25, 2018. The statewide executive order is slightly more aggressive than the commitment made by Mayor Mark Farrell in April 2018 for the City to reach net-zero greenhouse gas emissions by 2050. The San Francisco Department of the Environment is currently developing a plan to meet the goal of carbon neutrality.

⁶² San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist for 262 7th Street*, July 29, 2019.

Therefore, the proposed project would not generate significant GHG emissions and would not conflict with state, regional, and local GHG reduction plans and regulations.

Conclusion

For the reasons stated above, the proposed project would not result in a significant individual or cumulative GHG impact. Therefore, the proposed project would not result in significant GHG impacts that were not identified in the Western SoMa PEIR.

E.9 WIND

Western SoMa PEIR Wind Findings

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would have a potentially significant impact related to the alteration of wind in a manner that would substantially affect public areas. However, the PEIR determined that this impact could be reduced to a less-than-significant level with implementation of Mitigation Measure M-WS-1: Screening-Level Wind Analysis and Wind Testing, which would require a wind analysis for any new structures within the Community Plan area that have a proposed height of 80 feet or taller.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Create wind hazards in publicly accessible areas of substantial pedestrian use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.9.a) To determine whether a project would alter wind in a manner that substantially affects public areas, the planning department applies the wind hazard criterion established in section 148 of the San Francisco Planning Code. In accordance with section 148, a project would result in hazardous wind conditions if it would cause ground-level wind speeds that exceed 26 mph for one hour or more per year.⁶³ In most cases, projects under 80 feet in height do not result in wind impacts in accordance with this criterion. Although the two proposed 65-foot-tall (81-foot-tall including the elevator penthouse), six-story buildings would be four stories (approximately 40 feet) taller than the immediately adjacent two-story buildings, these buildings would be less than 80 feet tall, and would be similar in height to the existing five-story buildings nearby.⁶⁴ Therefore, the two proposed 65-foot tall buildings have a low potential to cause substantial changes to ground-level wind conditions adjacent to and near the project site. In addition, given that the penthouses occupy only a small portion of each buildings' roof and the locations are within the center of the building's orientation, the increased height of these elements would not change this conclusion.

⁶³ San Francisco Planning Code Section 148. Available at: [http://library.amlegal.com/nxt/gateway.dll/California/planning/article12dimensionsareasandopenspaces?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_138.1.8](http://library.amlegal.com/nxt/gateway.dll/California/planning/article12dimensionsareasandopenspaces?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_138.1.8)

⁶⁴ Google Maps, 2019.

Therefore, the proposed project would not contribute to the significant wind impact identified in the Western SoMa PEIR, and Mitigation Measure M-WS-1 is not applicable.

For the above reasons, the proposed project would not cause significant wind impacts that were not identified in the Western SoMa PEIR.

Cumulative Analysis

As discussed above, structures that are less than 80 feet in height typically do not result in wind impacts. Due to the fact that the buildings in the proposed project would be under 80 feet in height, it would therefore not result in a significant wind impact. Cumulative projects that are greater than 80 feet in height would be located at 1082 and 1025 Howard streets, approximately 0.1 miles north and 0.15 northeast of the project site. Other nearby proposed projects included in the cumulative projects list above are also under 80 feet in height, and none are located close enough to result in combined wind effects with the proposed project. Therefore, the proposed project would not likely combine with other projects to create, or contribute to, a cumulative wind impact.

Conclusion

For the reasons stated above, the proposed project would not result in a significant individual or cumulative wind impact. Therefore, the proposed project would not result in significant wind impacts that were not identified in the Western SoMa PEIR.

E.10 SHADOW

Western SoMa PEIR Shadow Findings

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would have a significant and unavoidable impact related to the creation of new shadows in a manner that would substantially affect outdoor public recreation facilities or other public areas, including the Howard & Langton Mini Park Community Garden (Howard-Langton Mini Park). No mitigation measures were identified in the PEIR.

The Western SoMa Community Plan increased the height limit on parcels east and west of the Howard & Langton Mini Park by 5 feet (from 50 feet to 55 feet) while parcels along Seventh Street were increased by 15 feet (from 50 feet to 65 feet). The PEIR concluded that these changes would permit development that could substantially increase shadow on the Howard & Langton Mini Park, but would maintain substantial mid-day sunlight. Additional shading on the park from structures on Seventh Street would occur during summer morning hours, when shadows would extend in a southwesterly direction over the park. The PEIR noted that the enjoyment of the park would likely not be substantially or adversely affected by any modest new shading that could occur, as the park would not be affected by new shading most times of the day or times of the year. However, as stated above, the PEIR found this impact to be significant and unavoidable.

Project Analysis

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
---------	--	---	---	---

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create new shadow that substantially adversely affects the use and enjoyment of publicly accessible open spaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

E.10.a) Planning Code section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The proposed project would construct two 65-foot-tall (81-foot-tall with elevator penthouse), seven-story, mixed-use buildings; therefore, the Planning Department prepared a preliminary shadow fan analysis to determine whether the project would have the potential to cast new shadow on nearby parks.⁶⁵ The shadow fan analysis found that the project would cast new shadow on the Howard & Langton Mini Park, located about 200 feet northwest from the project site.⁶⁶ Therefore, a more refined project-specific shadow analysis was conducted for the proposed project to determine the project's shadow impact on the Howard & Langton Mini Park, and this analysis is summarized below.⁶⁷

The Howard & Langton Mini Park is under the jurisdiction of Recreation and Park Commission. It is 0.23 acres (10,218 square feet) in size and is located at the corner of Howard and Langton streets. The park includes layered garden plots, flowerbeds, towering trees, gurgling fountains, and a meditation corner. Benches and chairs are set up throughout the park/garden for group gatherings. A large gazebo serves the occasional wedding. Fruit trees populate the garden, as well as a variety of vegetables and other flowers. The park is locked and gated, and access is available to persons who pay annual membership dues and with an assigned plot. The park includes approximately 40 plots, and there is a waiting list of approximately 44 people for a plot.⁶⁸ Members can grow produce and ornamental plants for personal use.

The shadow study consists of quantitative and qualitative analysis of the potential shadow impacts to Howard & Langton Mini Park, including shadow from existing surrounding buildings and cumulative projects (i.e. reasonably foreseeable development projects with the potential to shadow Howard & Langton Mini Park). The shadow analysis was conducted for representative times of the day for three representative days of the year. The representative days are the summer solstice (June 21), when the midday sun is at its highest and shadows are shortest; the winter solstice (December 21), when the midday sun is at its lowest and shadows are longest; and the spring/fall equinox (March 21/September 21), when shadows are midway through a period of lengthening.

Under existing conditions, the Howard & Langton Mini Park is partially shaded during the months around the spring and fall equinoxes; maximum sunlight occurs around 7:57 a.m. to 9:45 a.m. During this time, the portion of the park affected would be the planter beds, decorative well, pathways, and seating areas. On

⁶⁵ CADP, 262 7th Street Shadow Analysis, July 23, 2019.

⁶⁶ San Francisco Planning Department, *Shadow Fan for 262 7th Street*, May 9, 2014.

⁶⁷ CADP, 262 7th Street Shadow Analysis, July 23, 2019.

⁶⁸ San Francisco Recreation & Parks, *Garden Wait List Form Howard & Langton Mini Park*, <https://sfrecpark.org/park-improvements/urban-agriculture-program-citywide/community-gardens-program/request/#tabs-2>, accessed May 31, 2019.

the months around the winter solstice, a small portion on the northeastern edge of the park would be shaded around 8:04 a.m. to 8:30 a.m. The portion of the park shaded during this time would include the eastern entry gate. During the months around the summer solstice, Howard & Langton Mini Park is 95 percent shaded by existing buildings between 6:47 a.m. and 7:15 a.m. However, during this time, the park would not be affected by any net new shadow from the proposed project.

As noted above, use of the park is limited to those with garden plots. The existing shadow load on the park is 48.86 percent of theoretical annual available sunlight, meaning that 48.86 percent of the sunlight that would otherwise fall on the mini park during the hours governed by section 295 is obscured by existing buildings. The calculations undertaken for the project shadow analysis indicate that net new shadow from the proposed project would eliminate approximately 0.09 percent of the available sunlight, and that new shadow would fall on the park in the early morning from late September through late March.

On November 1st (February 8th mirrored), the largest net new shadow would total about 1,639 sf and would occur at 7:37 a.m. and leave the park no later than 8:30 a.m. and last for approximately 45 minutes and 36 seconds. The new shadow resulting from the proposed project would not be expected to substantially affect the use and enjoyment of the park as the shadow would occur for a limited time during the early morning hours when usage is low. Therefore, the proposed project would result in less-than-significant shadow impacts on Howard & Langton Mini Park.

The proposed project would also shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows on streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

Cumulative Analysis

There are nearby cumulative projects on file with the Planning Department that could add new shadow to the Howard-Langton Mini Park. These projects range in height from 65 to 85 feet. Cumulative shadow analysis performed for these projects along with the proposed project determined that, of the cumulative projects, only the project at 230 7th Street would add net new shadow to this same park. This project would add an additional 1.589 percent of available sunlight to the project-only shadow coverage, for a total of 50.439 percent, compared to 48.850 percent by the project alone. The cumulative project would add a small amount of additional shadow to shadow that would be cast by the project. During the months around the Spring/Fall Equinox, *February – April* & August – October, net new shadow would begin at the park around 7:13 a.m. and disappear by 9:00 a.m. During this time, the net new shadow would move in an easterly direction across the park. The portion of the park affected would be the planter beds, decorative well, pathways, and possible seating areas. During the months around the Winter Solstice, November – *January*, a small portion of the very northeastern edge of the park extending south, would be shaded with net new shadow around 7:37 a.m., and disappear by 8:30 a.m. The portion of the park shaded during the time would include the eastern entry gate. No cumulative buildings would shade the park at this time and the only contributing net new shadow would be from the proposed project. Under cumulative conditions, the maximum amount of new shadow cast by area would total 3,996 square feet, which would occur at 8:00 a.m., and last for 15 minutes and the shadow would result from 230 7th Street.

Conclusion

For the reasons stated above, the proposed project would not result in significant shadow impacts, either individually or cumulatively. Therefore, the proposed project would not result in significant shadow impacts that were not identified in the Western SoMa PEIR.

E.11. RECREATION

Western SoMa PEIR Recreation Findings

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the PEIR.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.11.a) As discussed in Topic E.2, Population and Housing, the proposed project would add new residential and commercial space resulting in approximately 96 new residents and three new employees. New residents and employees would be within walking distance of Victoria Manolo Draves Park located 0.10 miles west of the project site. Additionally, the proposed project would provide passive recreational uses onsite for the residents, including 5,955sf of common open space including 1,900 sf situated in the mid-block open space on the ground floor between the two buildings, and 4,055 sf on the roof deck available to residents and 374 sf of private open space. Although the proposed project would introduce a new permanent population to the project site, the number of new residents and/or employees projected would not be large enough to substantially increase demand for, or use of, neighborhood parks or recreational facilities, such that substantial physical deterioration of the facilities would be expected.

E.11.b) The permanent residential population on the site and the incremental on-site daytime population growth that would result from the proposed commercial use would not require the construction of new recreational facilities or the expansion of existing facilities.

Cumulative Analysis

Cumulative development in the project vicinity would result in an intensification of land uses and an increase in the use of nearby recreational resources and facilities. The Recreation and Open Space Element of the General Plan provides a framework for providing a high quality open space system for its residents,

while accounting for expected population growth through year 2040. In addition, San Francisco voters passed two bond measures, in 2008 and 2012, to fund the acquisition, planning, and renovation of the City's network of recreational resources. As discussed above, there are several parks, open spaces, or other recreational facilities within a quarter-mile of the project site. These existing recreational facilities would be able to accommodate the increase in demand for recreational resources generated by nearby cumulative development projects without resulting in physical degradation of those resources. For these reasons, the proposed project would not combine with reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on recreational facilities.

Conclusion

As discussed above, the proposed project would not result in a significant individual or cumulative impact related to recreational resources. Therefore, the proposed project would not result in a significant recreational impact that was not disclosed in the Western SoMa PEIR.

E.12 UTILITIES AND SERVICE SYSTEMS

Western SoMa PEIR Utilities and Service Systems Findings

The Western SoMa PEIR determined that the anticipated increase in population would not result in a significant impact on the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.12.a and c) The project site is served by San Francisco's combined sewer system, which handles both sewage and stormwater runoff. The Southeast Water Pollution Control Plant provides wastewater and stormwater treatment and management for the east side of the city, including the project site. Project related wastewater and stormwater would flow into the city's combined sewer system and would be treated to standards contained in the city's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge into the San Francisco Bay. The NPDES standards are set and regulated by the Regional Water Quality Control Board. The Southeast Plant is designed to treat up to 85 million gallons per day of average dry weather wastewater flows and up to 250 million gallons per day of wet weather combined wastewater and stormwater flows. Average dry weather flows to the Southeast Plant ranged from 58 to 61 million gallons per day for the years 2012 to 2014 and are projected to increase to 69 million gallons per day by 2045.⁶⁹

The San Francisco Public Utilities Commission (SFPUC) is in the process of implementing the Sewer System Improvement Program, which is a multi-billion dollar citywide upgrade to the city's sewer and stormwater infrastructure to ensure a reliable and seismically safe system. The program includes planned improvements that will serve development in the Western SoMa plan area including at the Southeast Water Pollution Control Plant, the Central Bayside System, and green infrastructure projects, such as the Mission and Valencia Green Gateway.

The proposed project would not substantially increase the amount of stormwater entering the combined sewer system because the project would reduce the amount of impervious surface coverage at the project site. The project provides a common open space situated in the mid-block open space on the ground floor between the two buildings, which would reduce the amount of stormwater entering the combined sewer system. Compliance with the city's Stormwater Management Ordinance and the Stormwater Management Requirements and Design Guidelines would ensure that the design of the proposed project includes installation of appropriate stormwater management systems that retain runoff on site, promote stormwater reuse, and limit discharges from the site from entering the city's combined stormwater/sewer system. Under the Stormwater Management ordinance, stormwater generated by the proposed project is required to meet a performance standard that reduces the existing runoff flow rate and volume by 25 percent for a two-year 24-hour design storm and therefore would not contribute additional volume of polluted runoff to the city's stormwater infrastructure.

The project site is located within a developed area served by existing electric power, natural gas, and telecommunications. While the project would require local connection to those utilities, it would not necessitate the construction of new power generation, natural gas, or telecommunications infrastructure. Although the proposed project would add 96 residents and three employees to the project site, the combined sewer system has capacity to serve projected growth through year 2045. Therefore, the incremental increase in wastewater treatment resulting from the project would be met by the existing sewer system and would not require expansion of existing wastewater facilities or construction of new facilities.

E.12.b) Water would be supplied to the proposed project from the SFPUC's Hetch-Hetchy regional water supply system. Under sections 10910 through 10915 of the California Water Code, urban water suppliers like the SFPUC must prepare water supply assessments for certain large "water demand" projects, as defined in CEQA Guidelines section 15155.⁷⁰ The proposed project does not qualify as a "water-demand"

⁶⁹ San Francisco Planning Department, *Biosolids Digester Facilities Project, Final Environmental Impact Report*, Case No. 2015-000644ENV, State Clearinghouse No. 2015062073, certified March 8, 2018.

⁷⁰ Pursuant to CEQA Guidelines section 15155(1), "a water-demand project" means:
(A) A residential development of more than 500 dwelling units.

project as defined by CEQA Guidelines section 15155(a)(1); therefore a water supply assessment has not been prepared for the project. However, the SFPUC estimates that a typical development project in San Francisco comprised of either 100 dwelling units, 100,000 square feet of commercial use, 50,000 square feet of office, 100 hotel rooms, or 130,000 square feet of PDR use would generate demand for approximately 10,000 gallons of water per day, which is the equivalent of 0.011 percent of the total water demand anticipated for San Francisco in 2040 of 89.9 million gallons per day.⁷¹ Because it would result in 96 SRO residential units and 1,079 sf of commercial uses, the proposed project would generate less than 0.011 percent of water demand for the city as a whole in 2040, which would constitute a negligible increase in anticipated water demand.

The SFPUC uses population growth projections provided by the planning department to develop the water demand projections contained in the urban water management plan. As discussed in the Population and Housing Section above, the proposed project would be encompassed within planned growth in San Francisco and is therefore also accounted for in the water demand projections contained in the urban water management plan. Because the proposed project would comprise a small fraction of future water demand that has been accounted for in the city's urban water management plan, sufficient water supplies would be available to serve the proposed project in normal, dry, and multiple dry years, and the project would not require or result in the relocation or construction of new or expanded water supply facilities the construction or relocation of which could cause significant environmental effects. This impact would be less than significant, and no mitigation measures are necessary.

E.12.d and e) The city disposes of its municipal solid waste at the Recology Hay Road Landfill, and that practice is anticipated to continue until 2025, with an option to renew the agreement thereafter for an additional six years. San Francisco Ordinance No. 27-06 requires mixed construction and demolition debris to be transported to a facility that must recover for reuse or recycling and divert from landfill at least 65 percent of all received construction and demolition debris. San Francisco's Mandatory Recycling and Composting Ordinance No. 100-09 requires all properties and persons in the city to separate their recyclables, compostables, and landfill trash.

The proposed project would incrementally increase total city waste generation; however, the proposed project would be required to comply with San Francisco ordinance numbers 27-06 and 100-09. Due to the existing and anticipated increase of solid waste recycling in the city and the requirements to divert construction debris from the landfill, any increase in solid waste resulting from the proposed project would be accommodated by the existing Hay Road landfill. Thus, the proposed project would have less-than-significant impacts related to solid waste.

(B) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.

(C) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor area.

(D) A hotel or motel, or both, having more than 500 rooms, (e) an industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.

(F) a mixed-use project that includes one or more of the projects specified in subdivisions (a)(1)(A), (a)(1)(B), (a)(1)(C), (a)(1)(D), (a)(1)(E), and (a)(1)(G) of this section.

(G) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

⁷¹ San Francisco Public Utilities Commission, *2015 Urban Water Management Plan for the City and County of San Francisco*, June 2016. This document is available at <https://sfwater.org/index.aspx?page=75>

Cumulative Analysis

As explained in the analysis above, existing service management plans for water, wastewater, and solid waste disposal account for anticipated citywide growth. Furthermore, all projects in San Francisco would be required to comply with the same regulations described above which reduce stormwater, potable water, and waste generation. Therefore, the proposed project, in combination with other cumulative development projects would not result in a cumulative utilities and service systems impact.

Conclusion

As discussed above, the proposed project would not result in a significant individual or cumulative impact with respect to utilities and service systems. Therefore, the proposed project would not result in a significant utilities and service system impact that was not disclosed in the Western SoMa PEIR.

E.13 PUBLIC SERVICES

Western SoMa PEIR Public Services Findings

The Western SoMa PEIR determined that the anticipated increase in population would not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.13.a) Project residents and employees would be served by the San Francisco Police Department and Fire Departments. The project site is served by the Southern Station (1251 3rd Street), located approximately 1.1 miles southeast from the site.⁷² The closest fire station to the project site is Fire Station 8 (36 Bluxome Street), located approximately 0.63 miles east from the project site. The increased population at the project site could result in more calls for police, fire, and emergency response. However, the increase in demand for these services would not be substantial given the overall demand for such services on a citywide basis. Moreover, the proximity of the project site to police and fire stations would help minimize the response time for these services should incidents occur at the project site.

⁷² San Francisco Police Department, *Station Finder*, <https://www.sanfranciscopolice.org/station-finder>, accessed June 6, 2019.

The San Francisco Unified School District (school district) maintains a property and building portfolio that has capacity for almost 64,000 students.⁷³ A decade-long decline in district enrollment ended in the 2008-2009 school year at 52,066 students, and total enrollment in the district has increased to about 54,063 in the 2017-2018 school year, an increase of approximately 1,997 students since 2008.^{74,75} Thus, even with increasing enrollment, the school district currently has more classrooms district-wide than needed.⁷⁶ However, the net effect of housing development across San Francisco is expected to increase enrollment by at least 7,000 students by 2030 and eventually enrollment is likely to exceed the capacity of current facilities.⁷⁷

Lapkoff & Gobalet Demographic Research, Inc. conducted a study in 2010 for the school district that projected student enrollment through 2040.⁷⁸ This study is being updated as additional information becomes available. The study considered several new and ongoing large-scale developments (Mission Bay, Candlestick Point, Hunters Point Shipyard/San Francisco Shipyard, and Treasure/Yerba Buena Islands, Parkmerced, and others) as well as planned housing units outside those areas.⁷⁹ In addition, it developed student yield assumptions informed by historical yield, building type, unit size, unit price, ownership (rented or owner-occupied), whether units are subsidized, whether subsidized units are in standalone buildings or in inclusionary buildings, and other site-specific factors. For most developments, the study establishes a student generation rate of 0.80 Kindergarten through 12th grade students per residential unit in a standalone affordable housing site, 0.25 students per unit for inclusionary affordable housing developments, and 0.10 students per unit for market-rate housing.

The Leroy F. Greene School Facilities Act of 1998, or SB 50, restricts the ability of local agencies to deny land use approvals on the basis that public school facilities are inadequate. SB 50, however, permits the levying of developer fees to address local school facility needs resulting from new development. Local jurisdictions are precluded under state law from imposing school-enrollment-related mitigation beyond the school development fees. The school district collects these fees, which are used in conjunction with other school district funds, to support efforts to complete capital improvement projects within the city. The proposed project would be subject to the school impact fees.

The proposed project consists of 96 SROs which would be expected to generate a limited number of school-aged children, if any. The school district currently has capacity to accommodate this minor increase in demand without the need for new or physically altered schools, the construction of which may result in environmental impacts.

Impacts on parks and recreational facilities are addressed above in Topic E.11, Recreation.

⁷³ This analysis was informed, in part, by a Target Enrollment Survey the San Francisco Unified School District performed of all schools in 2010.

⁷⁴ San Francisco Unified School District, *Facts at a Glance, 2018*, <http://www.sfusd.edu/en/assets/sfusd-staff/about-SFUSD/files/sfusd-facts-at-a-glance.pdf>, accessed September 13, 2018.

⁷⁵ Note that enrollment summaries do not include charter schools. Approximately 4,283 students enrolled in charter schools are operated by other organizations but located in school district facilities.

⁷⁶ San Francisco Unified School District, *San Francisco Bay Area Planning and Urban Research (SPUR) Forum Presentation, Growing Population, Growing Schools*, August 31, 2016, https://www.spur.org/sites/default/files/events_pdfs/SPUR%20Forum_August%2031%202016.pptx_.pdf, accessed October 5, 2018.

⁷⁷ Lapkoff & Gobalet Demographic Research, Inc., *Demographic Analyses and Enrollment Forecasts for the San Francisco Unified School District*, February 16, 2018, p. 2, <http://www.sfusd.edu/en/assets/sfusd-staff/about-SFUSD/files/demographic-analysesenrollment-forecast.pdf>, accessed October 5, 2018.

⁷⁸ Ibid.

⁷⁹ Ibid.

Cumulative Analysis

The proposed project, combined with projected citywide growth through 2040, would increase demand for public services, including police and fire protection and public schooling. The fire department, the police department, the school district, and other city agencies have accounted for such growth in providing public services to the residents of San Francisco. For these reasons, the proposed project, in combination with projected cumulative development, would not result in a significant cumulative impact resulting from substantial adverse physical impacts associated with the construction of new or expanded governmental facilities.

Conclusion

As discussed above, the proposed project would not result in a significant individual or cumulative impact with respect to public services. Therefore, the proposed project would not result in a significant public services impact that was not disclosed in the Western SoMa PEIR.

E.14 BIOLOGICAL RESOURCES

Western SoMa PEIR Biological Resources Findings

As discussed in the Western SoMa PEIR, the plan area is almost fully developed with buildings and other improvements such as streets and parking lots. Most of the plan area consists of structures that have been in industrial use for many years. As a result, landscaping and other vegetation is sparse, except for a few parks. Because future development projects under the Western SoMa Community Plan would largely consist of new construction in heavily built-out former industrial neighborhoods, loss of vegetation or disturbance of wildlife other than common urban species would be minimal. Therefore, the Western SoMa PEIR concluded that implementation of the Western SoMa Community Plan and the rezoning of adjacent parcels would not result in any significant effects related to riparian habitat, wetlands, movement of migratory species, local policies or ordinances protecting biological resources, or habitat conservation plans.

The Western SoMa PEIR determined that the Western SoMa Community Plan would result in significant but mitigable impacts on special-status birds and bats that may be nesting in trees or roosting in buildings that are proposed for removal/demolition as part of an individual project. As identified in the PEIR, Mitigation Measures M-BI-1a: Pre-Construction Special-Status Bird Surveys and M-BI-1b: Pre-Construction Special-Status Bat Surveys would reduce these impacts to less-than-significant levels.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.14.a-f) The project site is located within the Western SoMa Community Plan area, and therefore, the project site does not support habitat for any candidate, sensitive or special status species. Further, there are no riparian corridors, estuaries, marshes or wetlands on or adjacent to the project site and there are no environmental conservation plans applicable to the project site. Additionally, the project would be required to comply with the Urban Forestry Ordinance, *Public Works Code* section 801 *et. seq.*, which requires a permit from Public Works to remove any protected trees (landmark, significant, and street trees). The proposed project does not involve the removal of existing trees. The proposed project would retain the two existing street trees in front of the project site along 7th Street and would plant one new street tree along the 7th Street frontage and four new street trees along the Langton Street frontage.

Western SoMa PEIR Mitigation Measure M-BI-1a requires that building permits issued for construction of projects within the plan area include conditions of approval requiring pre-construction special-status bird surveys when trees would be removed or buildings would be demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between January 15 and August 15 if tree removal or building demolition is scheduled to take place during that period. The proposed project, which involves demolition of a building, is subject to PEIR Mitigation Measure M-BI-1a, which is identified as Project Mitigation Measure 7.

PEIR Mitigation Measure M-BI-1b requires pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or when vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. The proposed project would not remove any trees; however, the existing building that is proposed for demolition contains vacant areas not in use. Therefore, the demolition of the existing building could contribute to the impact on bats identified in the Western Soma PEIR and PEIR Mitigation Measure M-BI-1b is applicable and identified as Project Mitigation Measure 8.

As the proposed project includes the mitigation measures discussed above and is within the geographic area of the Western SoMa Community Plan, there would be no additional impacts on biological resources beyond those analyzed in the Western SoMa PEIR.

Cumulative Analysis

Cumulative development in the project vicinity would also be implemented in a developed urban area with no natural vegetation communities remaining and no riparian corridors, estuaries, marshes, wetlands, or other sensitive or protected habitats. Therefore, these cumulative projects would not affect any such habitat areas. In addition, these cumulative projects would also be subject to the requirements of the California Fish and Game Code and the federal Migratory Bird Treaty Act, and the city's bird-safe building standards and Urban Forestry Ordinance. Furthermore, the proposed project is within the scope of development projected under the Western SoMa Plan. Therefore, the proposed project in combination with other cumulative projects would not result in new or more severe biological resource impacts than previously identified in the Western SoMa PEIR.

Conclusion

As discussed above, the proposed project would not result in a significant individual or cumulative impact with respect to biological resources. Therefore, the proposed project would not result in a significant biological resources impact that was not disclosed in the Western SoMa PEIR.

E.15 GEOLOGY AND SOILS

Western SoMa PEIR Geology and Soils Findings

The Western SoMa PEIR concluded that implementation of the Western SoMa Community Plan would indirectly increase the population that would be subject to geologic hazards, including earthquakes, seismically induced ground shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risk, but would reduce them to an acceptable level given the seismically active characteristics of the San Francisco Bay Area. Therefore, the PEIR concluded that implementation of the Western SoMa Community Plan would not result in significant impacts related to geologic hazards. No mitigation measures were identified in the PEIR.

The Western SoMa PEIR determined that implementation of the plan would have low potential to uncover unique or significant fossils as geological materials that would be disturbed by construction excavation in the plan area would have little to no likelihood of containing unique or significant fossils. Therefore, the PEIR found less-than-significant impacts on paleontological resources. No mitigation measures were identified in the PEIR.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.15.a, c, and d) A preliminary geotechnical investigation was prepared for the proposed project.⁸⁰ The investigation included reconnaissance of the project site, and vicinity, subsurface exploration, and engineering analysis of the obtained data. Given that the project site is currently occupied by an existing building, two test borings were performed in the general area of 1082 Howard Street, a site 0.10 miles from the project site with correlating stratigraphy. Based on the geotechnical investigation, the site is likely underlain by approximately 33 feet of artificial fill, 62 feet of bay mud, and at least 10 ½ feet of surficial deposits. Groundwater was encountered at approximately 14 feet below ground surface at the time of the field study. The geotechnical investigation recommends that the proposed seven-story structure over basement be supported on drilled, cast-in-place, straight-shaft concrete piers connected by reinforced

⁸⁰ Modern Technology Resources, Inc., Geotechnical Report Planned Development 262 7th Street, San Francisco, September 15, 2015.

concrete grade beams or mat slab.⁸¹ Drilled piers may be used for temporary shoring and/or underpinning. Piers are anticipated to be 8 to 12-inches in diameter, and consist of pressure grouted steel reinforced cylinders that are extended into the dense sand Colma Formation between the sides of the piers and the surrounding subsurface materials. All piers would extend to a minimum depth of 100 feet below the bottom of grade beams or at least 10 feet into approved dense sand materials, whichever is deeper.

The project site is located within a state seismic hazard zone for liquefaction hazard. To ensure that the potential for adverse effects related to geology and soils are adequately addressed, San Francisco relies on the state and local regulatory process for review and approval of building permits pursuant to the California Building Code (state building code), California Code of Regulations, Title 24); the local building code, which is the state building code plus local amendments that supplement the state code, including the building department's administrative bulletins. The building department also provides its implementing procedures in information sheets. The project is required to comply with the building code, which ensures the safety of all new construction in the City. The building department would review the project plans for conformance with the recommendations in the project-specific geotechnical report during its review of the building permit for the project. In addition, the building department may require additional site-specific report(s) through the building permit application process and its implementing procedures, as needed. The building department's requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the building code would ensure that the proposed project would not result in any significant impacts related to soils, seismicity or other geological hazards.

E.15.b) The project site is occupied by an existing building and is entirely covered with impervious surfaces. For these reasons, construction of the proposed project would not result in the loss of substantial topsoil. Site preparation and excavation activities would disturb soil to a depth of approximately 9 foot 6 inches below ground surface, creating the potential for windborne and waterborne soil erosion. Furthermore, the project would be required to comply with the Construction Site Runoff Ordinance, which requires all construction sites to implement best management practices to prevent the discharge of sediment, non-stormwater and waste runoff from a construction site. Therefore, the proposed project would not result in significant impacts related to soil erosion or the loss of top soil.

E.15.e) The project would connect to the City's existing sewer system. Therefore, septic tanks or alternative waste disposal systems would not be required and this topic is not applicable to the project.

E.15.f) A unique geologic or physical feature embodies distinctive characteristics of any regional or local geologic principles, provides a key piece of information important to geologic history, contains minerals not known to occur elsewhere in the county, and/or is used as a teaching tool. There are no known unique geologic or physical features at the project site. Paleontological resources include fossilized remains or traces of animals, plants, and invertebrates, including their imprints, from a previous geological period. The proposed project would involve excavation to approximately 9 feet and 6 inches below ground surface resulting in approximately 932 cubic yards of soil removal, and the project site is anticipated to be underlain by 33 feet of artificial fill, 62 feet of bay mud, and at least 10 feet and 6 inches of surficial deposits.⁸² Under present plans, depth of excavation would extend to fill for which the potential for paleontological resources would be low. Therefore, there would be no impact on geologic features, and impacts on paleontological resources would be less than significant.

Cumulative Analysis

⁸¹ Modern Technology Resources, Inc., *Geotechnical Engineering Report verification for 262 7th Street*, San Francisco, California, June 18, 2019.

⁸² Modern Technology Resources, Inc. *Geotechnical Report Planned Development 262 7th Street*, San Francisco, September 15, 2015.

The project would have no impact with regards to environmental effects of septic systems or alternative waste disposal systems and paleontological resources or unique geologic features. Therefore, the proposed project would not have the potential to combine with effects of reasonably foreseeable projects to result in cumulative impacts to those topics.

Environmental impacts related to geology and soils are generally site-specific. All development within San Francisco would be subject to the same seismic safety standards and design review procedures of the California and local building codes and be subject to the requirements of the Construction Site Runoff Ordinance. These regulations would ensure that cumulative effects of development on seismic safety, geologic hazards, and erosion are less than significant.

Environmental impacts related to paleontological resources are also site-specific. No cumulative projects are located such that there would be a combined effect on paleontological resources with the project's construction activities. The project would not contribute to a significant cumulative impact on paleontological resources.

For these reasons, the proposed project would not combine with cumulative projects in the project vicinity to create a significant cumulative impact related to geology and soils.

Conclusion

As discussed above, the proposed project would not result in a significant individual or cumulative impact with respect to geology and soils. Therefore, the proposed project would not result in a significant geology and soils impact that was not disclosed in the Western SoMa PEIR.

E.16 HYDROLOGY AND WATER QUALITY

Western SoMa PEIR Hydrology and Water Quality Findings

The Western SoMa PEIR determined that the anticipated increase in population would not result in a significant impact related to hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.16.a) The project would generate wastewater and stormwater discharges typical of urban residential and commercial uses. Wastewater and stormwater from the project site would be accommodated by the city's sewer system and treated at the Southeast Water Pollution Control Plant to the standards contained in the city's NPDES permit. The NPDES standards are set and regulated by the San Francisco Bay Regional Water Quality Control Board, therefore, the proposed project would not exceed the waste discharge requirements of the water quality board. Furthermore, as discussed in topic E. 16.b, the project is required to comply with the Construction Site Runoff Ordinance, which requires all construction sites to implement best management practices to prevent the discharge of sediment, non-stormwater and waste runoff from a construction site. The city's compliance with the requirements of its NPDES permit and the project's compliance with Construction Site Runoff Ordinance would ensure that the project would not result in significant impacts to water quality. During construction, and pursuant to public works code sections 146 and 147, the proposed project would be required to implement and maintain best management practices to minimize surface runoff erosion and to comply with a stormwater control plan. As a result, the proposed project would not increase stormwater runoff, alter the existing drainage, or violate water quality or waste discharge standards. Adherence to public utilities commission requirements would ensure that stormwater is managed appropriately so as to not adversely affect water quality.

E.16.b) As discussed under Topic E.15, groundwater is approximately 14 feet below the ground surface in the project vicinity. Groundwater may be encountered during excavation. Therefore, dewatering is likely to occur during construction. The project would not require long-term dewatering, and does not propose to extract any underlying groundwater supplies. In addition, the project site is located in the Downtown San Francisco Groundwater Basin. This basin is not used as a drinking water supply and there are no plans

for development of this basin for groundwater production.⁸³ For these reasons, the proposed project would not deplete groundwater supplies or substantially interfere with groundwater recharge. This impact would be less than significant, and no mitigation measures are necessary.

E.16.c) No streams or rivers exist in the vicinity of the project site. Therefore, the proposed project would not alter the course of a stream or river, or substantially alter the existing drainage pattern of the project site or area. For the reasons discussed in Topics E.12.a and E.15.b, the proposed project would not substantially increase the rate or amount of surface runoff such that substantial flooding, erosion, or siltation would occur on or offsite.

E.16.d) The project site is not located within a 100-year flood hazard zone,⁸⁴ a dam failure area,⁸⁵ or a tsunami or seiche hazard area.⁸⁶ However, the project site is located within a flood-prone area in the city.⁸⁷ Applicants for building permits for either new construction, change of use (planning department) or change of occupancy (building department), or for major alterations or enlargements are referred to the public utilities commission for a determination of whether the project would result in ground-level flooding during storms. The public utilities commission and/or its delegate (San Francisco public Works, Hydraulics Section) would review the permit application for the potential for flooding during wet weather. The permit applicant shall refer to PUC requirements for information required for the review of projects in flood-prone areas.⁸⁸

E.16.e) For the reasons discussed in Topic E.16a, the project would not interfere with the San Francisco Bay water quality control plan. Further, the project site is not located within an area subject to a sustainable groundwater management plan and the project would not extract groundwater supplies.

Cumulative Analysis

The proposed project would have no impact with respect to the following topics and therefore would not have the potential to contribute to any cumulative impacts for those resource areas: location of the project site within a 100-year flood hazard area, tsunami or seiche zone, alterations to a stream or river or changes to existing drainage patterns. The proposed project and other development within San Francisco would be required to comply with the stormwater management and construction site runoff ordinances that would reduce the amount of stormwater entering the combined sewer system and prevent discharge of construction-related pollutants into the sewer system. As the project site is not located in a groundwater basin that is used for water supply, the project would not combine with cumulative projects to result in significant cumulative impacts to groundwater. Therefore, the proposed project in combination with other projects would not result in significant cumulative impacts related to hydrology and water quality.

⁸³ The San Francisco Public Utilities Commission (SFPUC) supplies water to all of San Francisco residents and businesses. The SFPUC's groundwater supply program includes two groundwater projects: one along the peninsula and the other supplying groundwater from San Francisco's Westside Groundwater Basin aquifer, approximately 400 feet below ground surface. For more information see: <https://sfwater.org/index.aspx?page=184>. Accessed July 26, 2019.

⁸⁴ Federal Emergency Management Agency *Preliminary Flood Insurance Rate Map, San Francisco Interim Floodplain Map NE San Francisco*, November 12, 2015. Available online at: https://sfgsa.org/sites/default/files/Document/SF_NE.pdf, accessed January 25, 2019.

⁸⁵ San Francisco Planning Department. *San Francisco General Plan, Community Safety Element Map 6*. October 2012. Available online at: http://www.sf-planning.org/ftp/General_Plan/Community_Safety_Element_2012.pdf, accessed January 25, 2019.

⁸⁶ San Francisco Planning Department. *San Francisco General Plan, Community Safety Element Map 5*. October 2012. Available online at: http://www.sf-planning.org/ftp/General_Plan/Community_Safety_Element_2012.pdf, accessed January 25, 2019.

⁸⁷ San Francisco Planning Department, *Planning Bulletin Review of Projects in Identified Areas Prone to Flooding*, April 1, 2007.

⁸⁸ Ibid.

Conclusion

As discussed above, the proposed project would not result in a significant individual or cumulative impact with respect to hydrology and water quality. Therefore, the proposed project would not result in a significant hydrology and water quality impact that was not disclosed in the Western SoMa PEIR.

Therefore, the proposed project would not result in any significant impacts related to hydrology and water quality that were not identified in the Western SoMa PEIR.

E.17 HAZARDS AND HAZARDOUS MATERIALS

Western SoMa PEIR Hazards and Hazardous Materials Findings

The Western SoMa PEIR identified less-than-significant impacts related to the routine transport, use, or disposal of hazardous material; the potential for the Western SoMa Community Plan and rezoning of adjacent projects, or subsequent development projects within the plan area to interfere with an adopted emergency response plan; and the potential for subsequent development projects within the plan area to expose people or structures to a significant risk with respect to fires.

The Western SoMa PEIR identified potentially significant impacts related to exposing the public or the environment to unacceptable levels of hazardous materials as a result of subsequent development projects within the plan area. The PEIR determined that Mitigation Measure M-HZ-3: Site Assessment and Corrective Action, would reduce these impacts to a less-than-significant level.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.17.a) The proposed project's residential and commercial uses could use hazardous materials for building maintenance such as household chemicals for cleaning, and herbicides and pesticides for landscape maintenance. These materials are properly labeled to inform the user of potential risks as well as handling procedures. The majority of these hazardous materials would be consumed upon use and would produce very little waste. Any hazardous wastes that are produced would be managed in accordance with Article 22 of the San Francisco Health Code. In addition, the transportation of hazardous materials, is regulated by the California Highway Patrol and the California Department of Transportation. The use of any of these hazardous materials are not expected to cause any substantial health or safety hazards. Therefore, potential impacts related to the routine use, transport, and disposal of hazardous materials would be less than significant.

E.17.b and c) The following discusses the project's potential to emit hazardous materials.

Hazardous Building Materials

The proposed project would involve demolition of the existing building on the project site, which was constructed in 1945. Because this structure was built before the 1970s, hazardous building materials such as polychlorinated biphenyls (PCBs), mercury, asbestos and lead-based paint are likely to be present in this structure. Demolishing the existing structure could expose workers or the community to hazardous building materials. In compliance with the Western SoMa PEIR, the proposed project would be required to implement PEIR Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement, identified as Project Mitigation Measure 9. Project Mitigation Measure 9 would require the project sponsor to ensure that any equipment containing PCBs or mercury, 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. Project Mitigation Measure 9 would reduce potential impacts related to hazardous building materials to a less-than-significant level.

For these reasons, the proposed project would not result in significant impacts related to hazardous building materials that were not identified in the Western SoMa PEIR.

Soil and Groundwater Contamination

Since certification of the PEIR, Article 22A of the Health Code, also known as the Maher Ordinance, was expanded to include properties throughout the city where there is potential to encounter hazardous materials, primarily industrial zoning districts, sites with current or former industrial uses or underground storage tanks, sites with historic bay fill, and sites close to freeways or underground storage tanks. The Maher Ordinance, which is implemented by the San Francisco Department of Public Health (the health department), requires appropriate handling, treatment, disposal, and remediation of contaminated soils that are encountered in the building construction process. All projects in the city that disturb 50 cubic yards or more of soil that are located on sites with potentially hazardous soil or groundwater are subject to this

ordinance. Amendments to the Maher Ordinance became effective August 24, 2013 and require that sponsors for projects that disturb more than 50 cubic yards of soil retain the services of a qualified professional to prepare a *phase I environmental site assessment* that meets the requirements of Health Code Section 22.A.6. PEIR Mitigation Measure M-HZ-3, related to contaminated soil and groundwater, is therefore superseded by the Maher Ordinance.

The project site is located in a Maher Area, meaning that it is known or suspected to contain contaminated soil and/or groundwater.⁸⁹ The proposed project would require excavation to a depth of 9 feet and 6 inches below ground surface and the removal of 932 cubic yards of soil. The proposed building would be supported on drilled, cast-in-place, straight-shaft concrete piers connected by reinforced concrete grade beams or mat slab. Drilled piers may be used for temporary shoring and underpinning. All piers would extend to a minimum depth of 100 feet below the bottom of grade beams or at least 10 feet into approved dense sand materials, whichever is deeper. Therefore, the project sponsor is required to retain the services of a qualified professional to prepare an environmental site assessment that meets the requirements of Health Code Section 22.A.6.

The environmental site assessment would determine the potential for site contamination and level of exposure risk associated with the proposed project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the health department or other appropriate state or federal agencies and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor submitted a Maher Application and an environmental site assessment to the health department.^{90,91} Based on the environmental site assessment, the project site was occupied by iron works from 1944 to 1950. By 1952, the subject property was occupied by a rug and upholstery cleaning company. From 1960 to the early 1990s, the subject property was occupied by sheet metal works machine shop and from 1996 to 1999, the subject property was occupied by a printing shop. From 2002 to 2006, the subject property was occupied by an automobile repair shop, and since 2006, it has been occupied by various retail and general office tenants. Given the length of time these operations were conducted, the historical light industrial use and printing operations are considered a *recognized environmental condition*, indicating the potential for soil or groundwater contamination related to the use and storage of hazardous materials at the site. In addition, according to the records reviewed at the health department, one approximately 400-gallon gasoline underground storage tank (UST), located beneath the sidewalk at the south side of the subject property was removed from the site by Golden Gate Tank Removal, Inc. in September 2005. The health department determined that further site investigation and cleanup was not required and issued a Notice of Completion – UST Closure letter on September 26, 2005. The former UST is not expected to represent a significant environmental concern; however, limited levels of containment may remain in the subsurface. Other environmental considerations not qualified as recognized environmental conditions include, but are not limited to, the presence of asbestos-containing materials, lead-based paint, radon, mold, and lead in drinking water, which can affect the health and safety of project site's occupants. The environmental site assessment recommends a subsurface investigation. The

⁸⁹ San Francisco Planning Department, *Expanded Maher Area Map*, March 2015. Available online at http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf. Accessed January 15, 2019.

⁹⁰ AEI Consultants, *Phase I Environmental Site Assessment*, January 8, 2015.

⁹¹ SIA Consulting Corporation, *Maher Ordinance Application for 262 7th Street*, July 17, 2014.

proposed project would be required to remediate potential soil and/or groundwater contamination described above in accordance with Article 22A of the Health Code.

As discussed above, implementation of Project Mitigation Measure 9 and compliance with all applicable federal, state, and local regulations would ensure that the proposed project would not result in significant impacts related to hazards or hazardous materials that were not identified in the Western SoMa PEIR.

E.17.d) The proposed project is not located on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5.⁹² For the reasons described in the analysis of Topic E.17.b and c, above, the proposed project would not create a significant hazard to the public or environment.

E.17.e) The project site is not located within an airport land use plan area or within two miles of a public airport. Therefore, topic 17.e is not applicable to the proposed project.

E.17.f) The proposed project, located within a city block, would not impair implementation of an emergency response or evacuation plan adopted by the City of San Francisco. Project construction and operation would not close roadways or impede access to emergency vehicles or emergency evacuation routes. Thus, the proposed project would not obstruct implementation of the city's emergency response and evacuation plans, and potential impacts would be less than significant.

E.17.g) As discussed above, the Western SoMa plan area is not located in or near wildland areas with high fire risk. Construction of the proposed project would conform to the provisions of the building code and fire code. Final building plans would be reviewed by the building and fire departments to ensure conformance with the applicable life-safety provisions, including development of an emergency procedure manual and an exit drill plan. Therefore, the proposed project would not obstruct implementation of the city's emergency response plan, and potential emergency response and fire hazard impacts would be less than significant.

Cumulative Analysis

Environmental impacts related to hazards and hazardous materials are generally site-specific. Nearby cumulative development projects would be subject to the same regulations addressing use of hazardous waste (Article 22 of the health code), hazardous soil and groundwater (Article 22B of the health code) and building and fire codes addressing emergency response and fire safety. For these reasons, the proposed project would not combine with past, present, or reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact related to hazards and hazardous materials.

Conclusion

The proposed project's impact related to hazardous materials would be less than significant and would not result in significant hazards and hazardous materials impacts that were not identified in the Western SoMa PEIR.

⁹² Department of Toxic Substances Control Envirostor, *Hazardous Waste and Substances Site List*, <https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/>, accessed June 12, 2019.

E.18 MINERAL RESOURCES

Western SoMa PEIR Mineral Resources Findings

The Western SoMa PEIR determined that the Western SoMa Community Plan would facilitate the construction of both new residential and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the building department. The plan area does not include any natural resources routinely extracted, and the rezoning does not result in any natural resource extraction programs. Therefore, the Western SoMa PEIR concluded that implementation of the Western SoMa Community Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

Project Analysis

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.18.a and b) The project site is not located in an area with known mineral resources and would not routinely extract mineral resources. Therefore, the proposed project would have no impact on mineral resources.

Cumulative

The proposed project would have no impact on mineral resources and therefore would not have the potential to contribute to any cumulative mineral resource impact.

Conclusion

For the reasons stated above, the proposed project would not result in significant impacts either individually or cumulatively related to mineral resources. Therefore, the proposed project would not result in new or more severe impacts on mineral resources not identified in the Western SoMa PEIR.

E.19 ENERGY RESOURCES

Western SoMa PEIR Energy Resources Findings

The Western SoMa PEIR determined that development under the area plan would not encourage the use of large amounts of fuel, water, or energy or use these in a wasteful manner. Therefore, the Western SoMa

PEIR concluded that implementation of the area plan would not result in a significant impact on energy resources. No mitigation measures were identified in the PEIR.

Project Analysis

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.19.a) Energy demand for the proposed project would be typical of residential mixed-use projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including the Green Building Ordinance and Title 24 of the California Code of Regulations. As documented in the GHG compliance checklist for the proposed project, the project would be required to comply with applicable regulations promoting water conservation and reducing potable water use. As discussed in topic E.5, Transportation and Circulation, the project site is located in a transportation analysis zone that experiences low levels of VMT per capita. Therefore, the project would not encourage the use of large amounts of fuel, water, or energy or use these in a wasteful manner.

E.19.b) In 2002, California established its Renewables Portfolio Standard Program, with the goal of increasing the percentage of renewable energy in the state's electricity mix to 20 percent of retail sales by 2017. In November 2008, Executive Order S-14-08 was signed requiring all retail sellers of electricity to serve 33 percent of their load with renewable energy by 2020. In 2015, Senate Bill 350 codifies the requirement for renewables portfolio standard to achieve 50 percent renewable by 2030, and in 2018, Senate Bill 100 requires 60 percent renewable by 2030 and 100 percent by 2045.⁹³

San Francisco's electricity supply is 41 percent renewable, and San Francisco's goal is to meet 100 percent of its electricity demand with renewable power.⁹⁴ CleanPowerSF is the city's Community Choice Aggregation Program operated by the SFPUC, which provides renewable energy to residents and businesses. GreenFinanceSF allows commercial property owners to finance renewable energy projects, as well as energy and water efficiency projects, through a municipal bond and repay the debt via their property tax account.

As discussed above in Topic E.19.a, the project would comply with the energy efficiency requirements of the state and local building codes and would not conflict with or obstruct implementation of city and State plans for renewable energy and energy efficiency.

⁹³ California Energy Commission, *California Renewable Energy Overview and Programs*. Available at: <https://www.energy.ca.gov/renewables/>. Accessed April 24, 2019.

⁹⁴ San Francisco Mayor's Renewable Energy Task Force Recommendations Report, September 2012. Accessed on April 24, 2019. Available at: https://sfenvironment.org/sites/default/files/fliers/files/sfe_re_renewableenergytaskforcerecommendationsreport.pdf.

Cumulative

All development projects within San Francisco would be required to comply with applicable regulations in the City's Green Building Ordinance and Title 24 of the California Code of Regulations that reduce both energy use and potable water use. The majority of San Francisco is located within a transportation analysis zone that experiences low levels of VMT per capita compared to regional VMT levels. Therefore, the proposed project, in combination with other reasonably foreseeable cumulative projects would not encourage activities that result in the use of large amounts of fuel, water, or energy or use these in a wasteful manner.

Conclusion

For the reasons stated above, the proposed project would not result in significant impacts either individually or cumulatively related to energy resources. Therefore, the proposed project would not result in new or more severe impacts on energy resources not identified in the Western SoMa PEIR.

E.20 AGRICULTURE AND FOREST RESOURCES

Western SoMa PEIR Agriculture and Forest Resources Findings

The Western SoMa PEIR determined that no agriculture or forest resources exist in the plan area; therefore, the Western SoMa Community Plan would have no effect on agriculture and forest resources. No mitigation measures were identified in the PEIR.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.20.a-e) The project site is within an urbanized area in the City and County of San Francisco that does not contain any prime farmland, unique farmland, or farmland of statewide importance; forest land; or land under Williamson Act contract. The area is not zoned for any agricultural uses. Topics 20 a through e are not applicable to the proposed project and the project would have no impact either individually or cumulatively on agricultural or forest resources.

Conclusion

For the above reasons, the proposed project would not result in new or more severe impacts to agricultural or forest resources not identified in the Western SoMa PEIR.

E.21 WILDFIRE

Western SoMa PEIR Wildfire Findings

The plan area is located within an urbanized area that lacks an urban-wildland interface. Therefore, the Western SoMa PEIR concluded that implementation of the area plan and rezoning would not result in a significant impact related to risk of loss, injury or death involving wildland fires. No mitigation measures were identified in the PEIR.

Project Analysis

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E.21.a - d) The project site is not located in or near state responsibility lands for fire management or lands classified as very high fire hazard severity zones. Therefore, this topic is not applicable to the project.

F. PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on July 11, 2016 to adjacent occupants and owners of properties within 300 feet of the project site, South of Market, and City-wide neighborhood group lists. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. There was only one comment received requesting project information. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Western SoMa PEIR.

G. COMMUNITY PLAN EVALUATION PREPARERS

Report Authors

Planning Department, City and County of San Francisco
Environmental Planning Division
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Environmental Review Officer: Lisa Gibson
Principal Environmental Planner: Debra Dwyer
Senior Environmental Planner: Alesia Hsiao
Senior Preservation Planner: Allison Vanderslice
Archeologist: Allison Vanderslice
Current Planner: Ella Samonsky
Shadow Planner: Seema Adina

Project Sponsor

SIA Consulting Corp.
1256 Howard Street
San Francisco, CA 94103

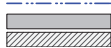
Exhibit 1

BLOCK & LOT: 3739-007

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS:



LANGTON STREET
35' WIDE

(B) CURB CUT
TO DRIVEWAY

47'-6"

165'-0"

240-250 7th STREET
BLOCK & LOT
3739-003

262 7th STREET
BLOCK & LOT
3739-007

71 LANGTON STREET
BLOCK & LOT
3739-015

72-73 LANGTON STREET
BLOCK & LOT
3739-016

268-270 7th STREET
BLOCK & LOT
3739-004

(E) CURB CUT
TO DRIVEWAY

40' TREE

40' TREE

47'-6"

7th STREET
46.3' WIDE

SIDEWALK
15' WIDE

Existing Site Plan
1/8" = 1'-0"



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Site Plan

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

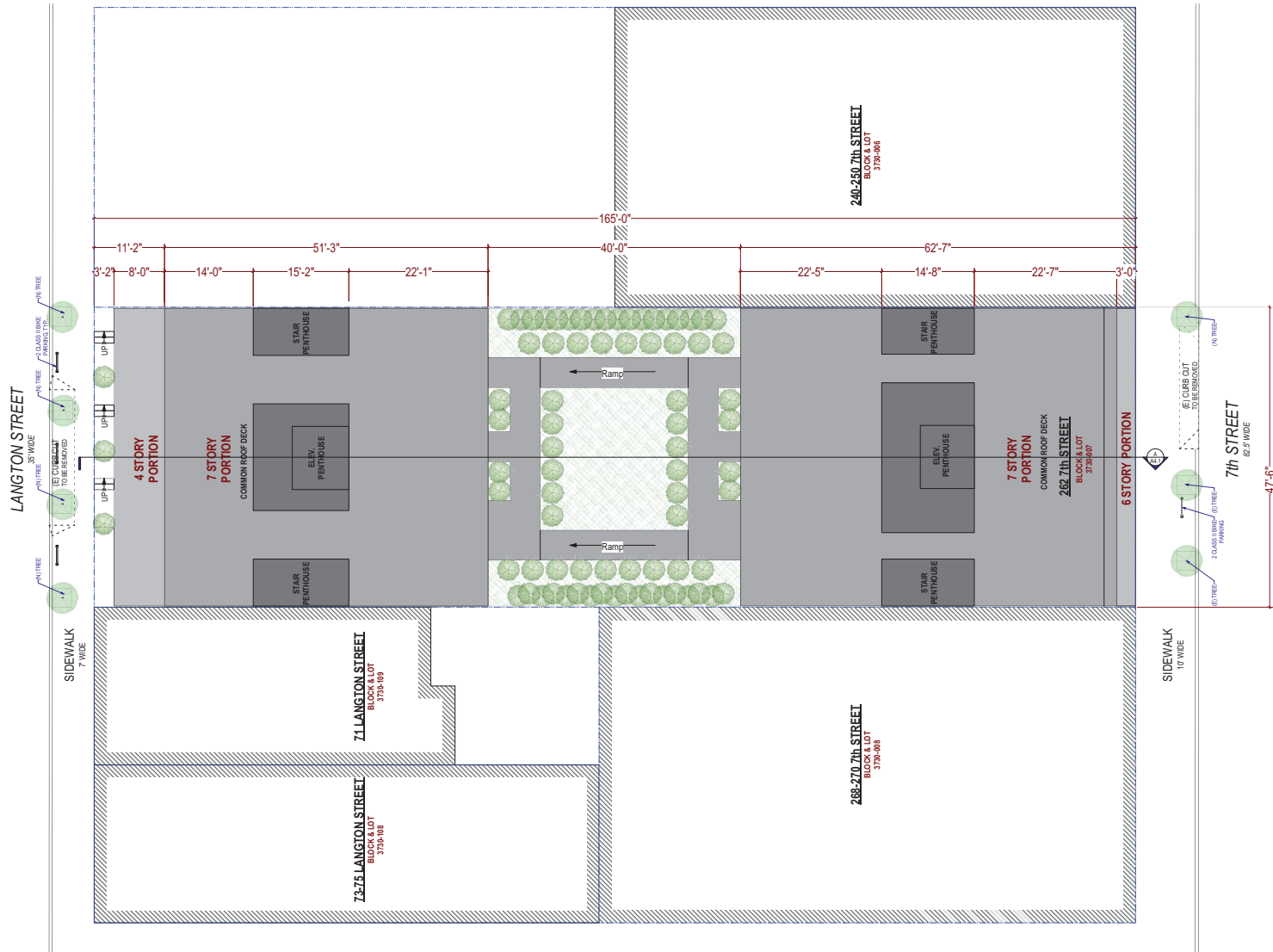
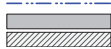
A-1.1

BLOCK & LOT: 3739-007

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS:



Proposed Site Plan
1/8" = 1'-0"



PROPERTY LINE

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Site Plan

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN A.A

CHECKED R.K.

DATE 12/09/2013

REVISED DATE 03/18/2019

JOB NO. 13-1601

SHEET NO.

A-1.2

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Existing / Demo Floor Plans & Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

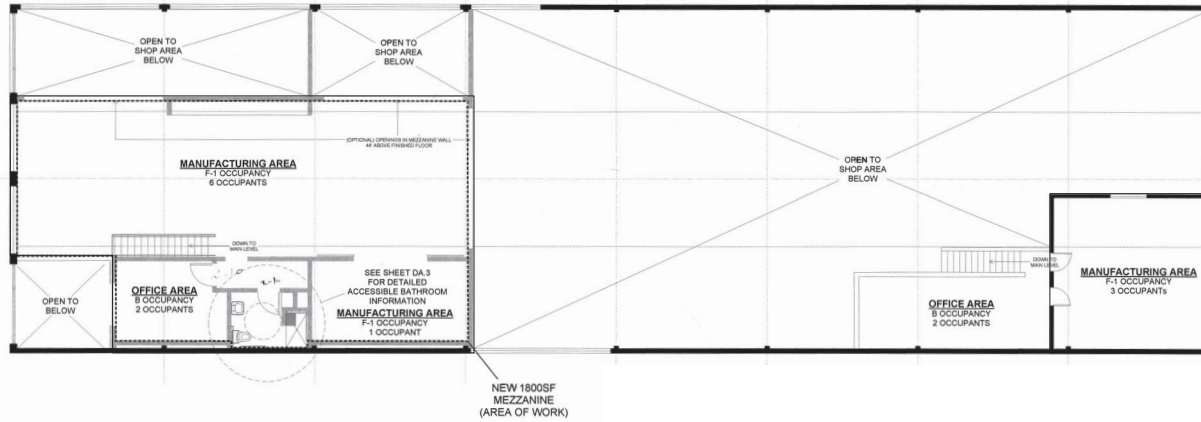
DATE 12/09/2013

REVISED DATE 03/18/2019

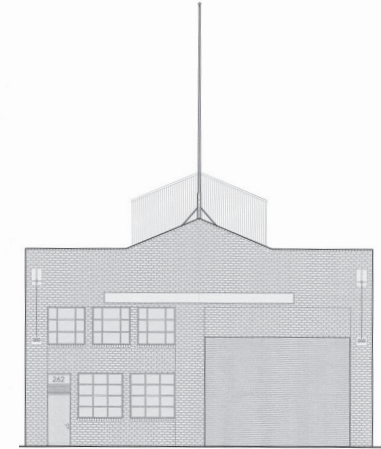
JOB NO. 13-1601

SHEET NO.

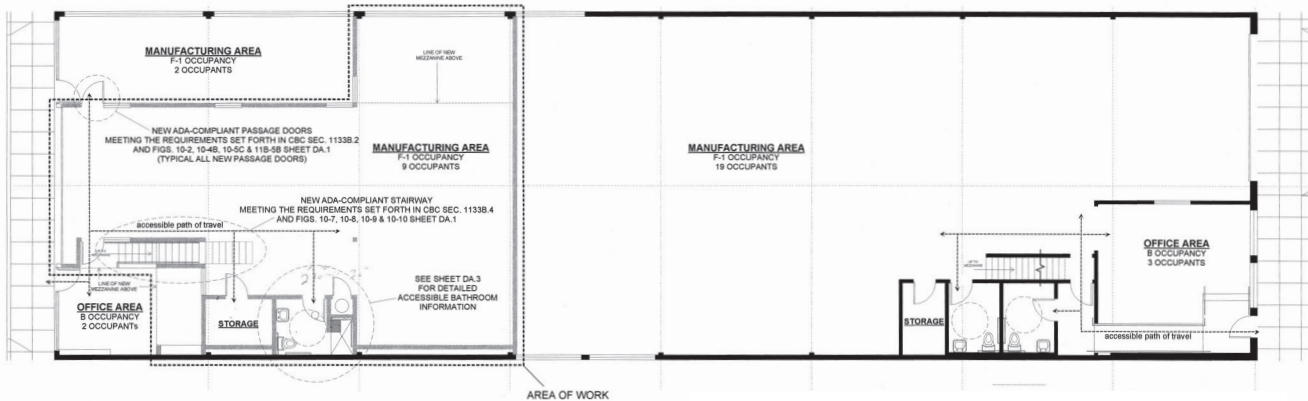
A-2.0



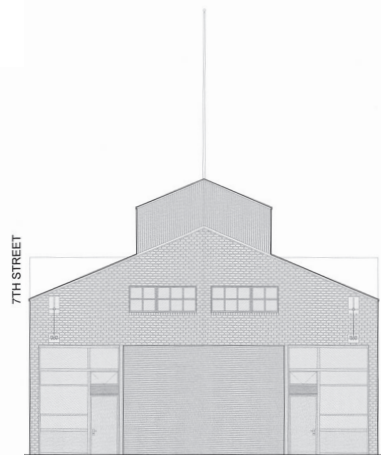
Existing Mezzanine Plan
1/8" = 1'-0"



Existing Front Elevation (7th Street)
1/8" = 1'-0"



Existing First Floor Plan
1/8" = 1'-0"



Existing Rear Elevation (Langton Street)
1/8" = 1'-0"

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Basement Plan

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

A-2.1

Basement Plan

1/8" = 1'-0"



PLAN KEY NOTES:

- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
- 02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- 03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
- 04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.

- 05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
- 07 ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC. 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER

- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
- 10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
- 11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
- 13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10

- 14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 15 FLOOR DRAIN, TYP. 1/4"-1'-0" SLOPE TO MAIN DRAIN SYSTEM
- 16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
- 17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING

◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	---	PROPERTY LINE
CS	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
SD	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

First & Second Floor Plans

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

A-2.2

First Floor Plan
1/8" = 1'-0"

PLAN KEY NOTES:

- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
- 02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- 03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
- 04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.
- 05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
- 07 ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC. 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER
- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
- 10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
- 11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
- 13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10
- 14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 15 FLOOR DRAIN, TYP. 1/4"-1'-0" SLOPE TO MAIN DRAIN SYSTEM
- 16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
- 17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING

Second Floor Plan
1/8" = 1'-0"

◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	---	PROPERTY LINE
☼	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
☼	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Third & Fourth Floor Plans

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A

CHECKED R.K.

DATE 12/09/2013

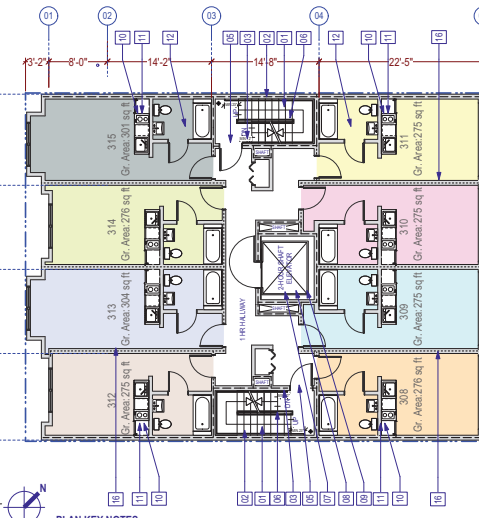
REVISED DATE 03/18/2019

JOB NO. 13-1601

SHEET NO.

A-2.3

Third Floor Plan
1/8" = 1'-0"



PLAN KEY NOTES:

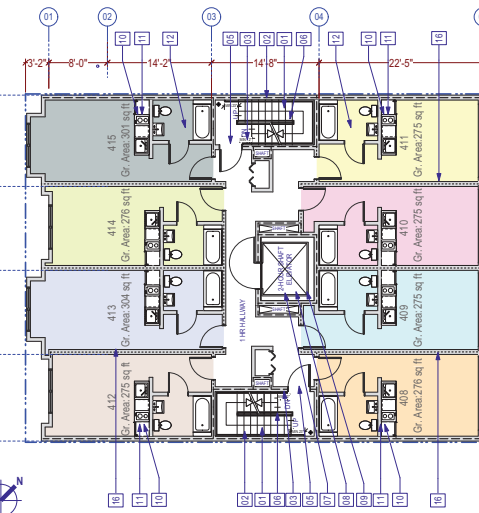
- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
- 02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- 03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
- 04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.

- 05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
- 07 ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER

- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
- 10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
- 11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
- 13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10

- 14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 15 FLOOR DRAIN, TYP. 1/4"-1'-0" SLOPE TO MAIN DRAIN SYSTEM
- 16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
- 17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING

Fourth Floor Plan
1/8" = 1'-0"



◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	---	PROPERTY LINE
Ⓢ	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
Ⓢ	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL

Fifth & Sixth Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A

CHECKED R.K.

DATE 12/09/2013

REVISED DATE 03/18/2019

JOB NO. 13-1601

SHEET NO.

A-2.4

Fifth Floor Plan
1/8" = 1'-0"



PLAN KEY NOTES:

- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.

- 05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
07 ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER

- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10

- 14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
15 FLOOR DRAIN, TYP. 1/4"-1'-0" SLOPE TO MAIN DRAIN SYSTEM
16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING

Sixth Floor Plan
1/8" = 1'-0"



◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	---	PROPERTY LINE
☼	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
☼	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Seventh and Roof Plan

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A

CHECKED R.K.

DATE 12/09/2013

REVISED DATE 03/18/2019

JOB NO. 13-1601

SHEET NO.

A-2.5

Seventh Floor Plan

1/8" = 1'-0"



PLAN KEY NOTES:

- 01 11" MIN. RUN, 7" MAX. RISE, 44" MIN. WIDE FOR COMMON STAIRS
02 PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
03 PROV. STAIR IDENTIFICATION PER CBC. 1022.8
04 2-HR FIRE RATED FLR.-CEILING SEPARATION UNDER STAIR SHAFT, TYP.
05 PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
06 PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH, TYP.
07 ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC. 3002.4 TO ACCOMMODATE 24" X 76" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
08 PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER

- 09 ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4A
10 ALL KITCHENS IN UNITS SHALL COMPLY WITH SEC. 1133A
11 THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
12 ADA BATHROOMS IN UNITS SHALL COMPLY WITH SEC. 1134A
13 PROV. PANIC HARDWARE FOR DOOR PER CBC 1008.1.10
14 PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
15 FLOOR DRAIN, TYP. 1/4"-1'-0" SLOPE TO MAIN DRAIN SYSTEM
16 PROV. MIN. 1-HR FIRE RATED & 55 STC SEPARATION
17 PROV. 90 MINUTES BACK UP POWER FOR ELEVATOR & LIGHTING

Roof Plan

1/8" = 1'-0"



◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	---	PROPERTY LINE
☼	CARBON MONOXIDE DETECTOR/ALARM	=====	WALL
☼	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	=====	1-HR FIRE RATED WALL
		=====	2-HR FIRE RATED WALL

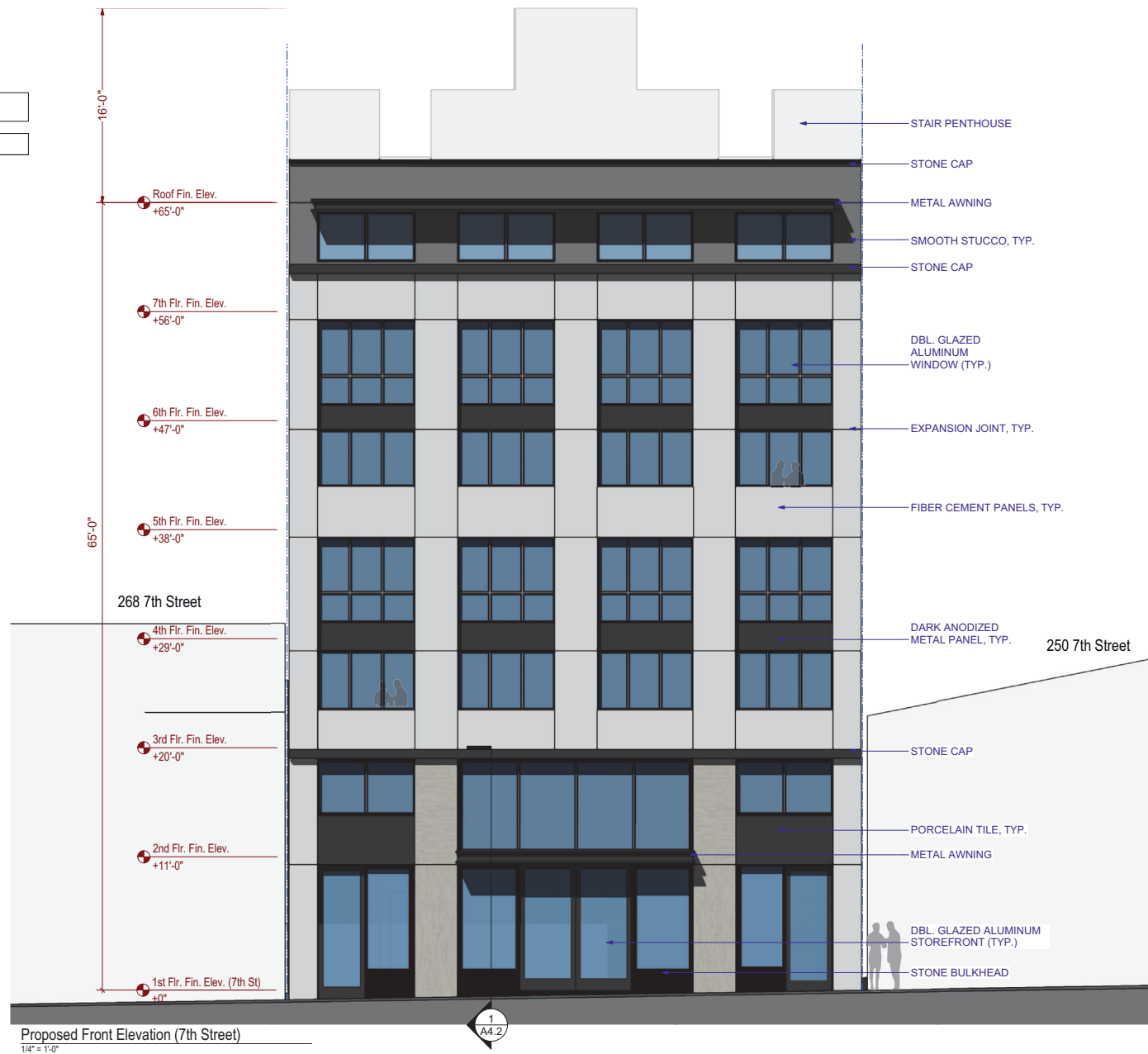
PROPERTY LINE

—STONE BULKHEAD

Front Elevation
(7th Street)

SHEET NO.

A-3.1



BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

PROPERTY LINE

Window Schedule

Mark	Width	Height	Configuration	Comments
W- 01	3'8"	8'0"	Fixed Glass	
W- 02	4'8"	8'0"	Fixed Glass	
W- 03	6'0"	7'0"	Custom	
W- 04	10'0"	7'0"	Custom	
W- 05	10'2 5/8"	4'8"	Custom	
W- 06	10'2 5/8"	2'0"	Custom	
W- 07	10'3 3/8"	4'8"	Custom	
W- 08	10'3 3/8"	2'0"	Custom	
W- 09	10'11 1/4"	4'8"	Custom	
W- 10	10'11 1/4"	2'0"	Custom	

Door Schedule

Mark	Width	Height	Configuration	Comments
D- 01	3'0"	7'0"	Saving Simple	90 Min. Fire rated Solid Core Door w/ Self Closure & Smoke Gasket
D- 02	3'0"	7'0"	Saving Simple	w/ Smoke Gasket, Remain Open
D- 03	3'0"	6'8"	Saving Simple	
D- 04	2'8"	6'8"	Saving Simple	
D- 05	6'0"	7'0"	Saving Bi-part	
D- 06	6'0"	6'8"	Bi-fold Bi-part	
D- 07	5'0"	6'8"	Bi-fold Bi-part	

250 7th Street

268 7th Street

Proposed Rear Elevation (7th Street)

1/4" = 1'-0"

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Rear Elevation
(7th Street)

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.	
-----------	--

A-3.2

BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

--- PROPERTY LINE

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Front Elevation
(Langton St)

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A

CHECKED R.K.

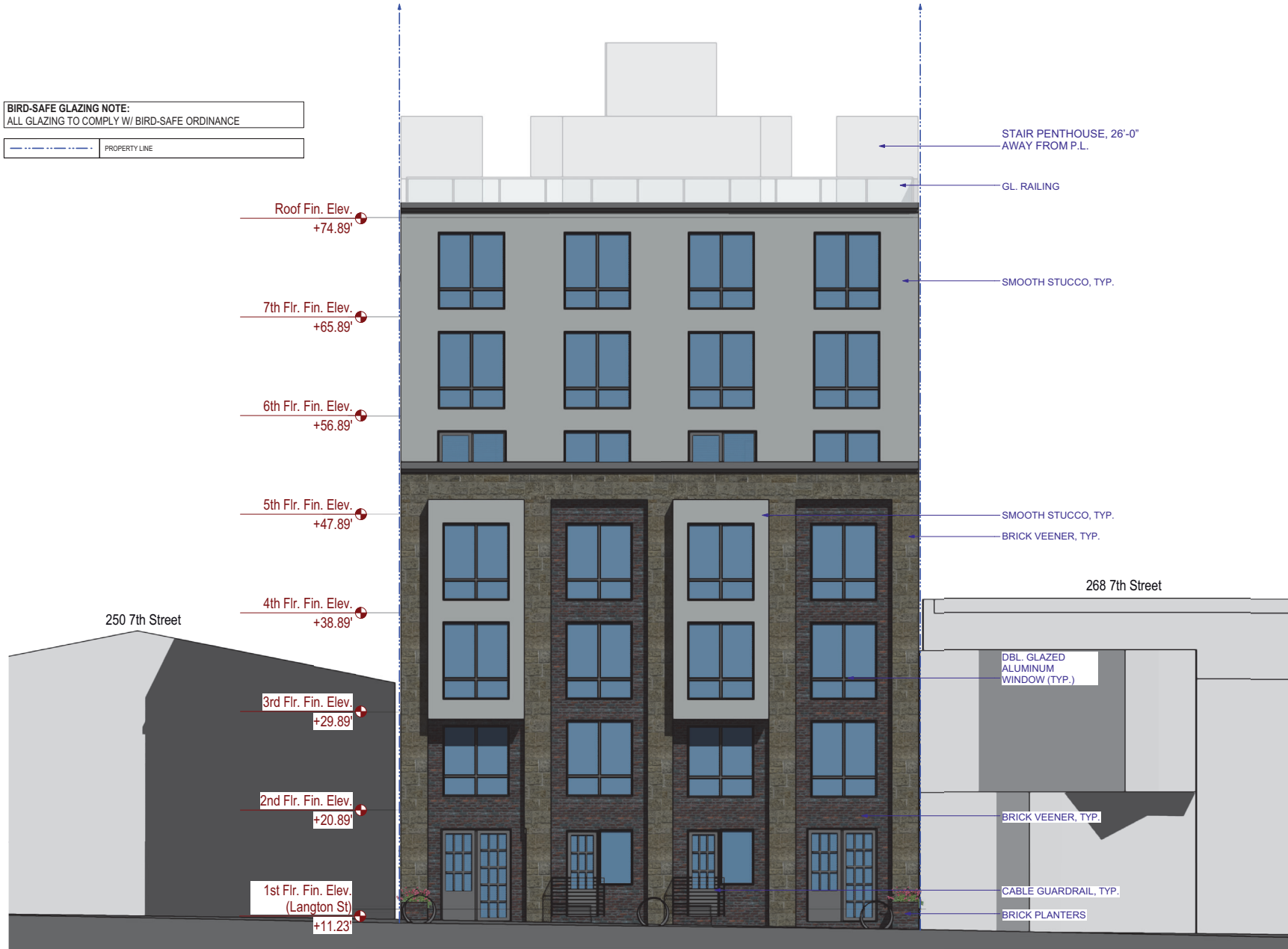
DATE 12/09/2013

REVISED DATE 03/18/2019

JOB NO. 13-1601

SHEET NO.

A-3.4



BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

PROPERTY LINE

Window Schedule

Mark	Width	Height	Configuration	Comments
W- 18	3'8"	8'8"	Fixed Glass	
W- 08	4'8"	8'8"	Fixed Glass	
W- 05	6'0"	7'0"	Custom	
W- 09	10'0"	7'0"	Custom	
W- 10	10'2 5/8"	4'8"	Custom	
W- 11	10'2 5/8"	2'0"	Custom	
W- 12	10'3 3/8"	4'8"	Custom	
W- 13	10'3 3/8"	2'0"	Custom	
W- 15	10'11 1/4"	4'8"	Custom	
W- 16	10'11 1/4"	2'0"	Custom	

Door Schedule

Mark	Width	Height	Configuration	Comments
D- 01	3'0"	7'0"	Swing Simple	90 Min. Fire rated Solid Core Door w/ Self Closure & Smoke Gasket
D- 02	3'0"	7'0"	Swing Simple	w/ Smoke Gasket, Remain Open
D- 05	3'0"	6'8"	Swing Simple	
D- 06	2'8"	6'8"	Swing Simple	
D- 12	6'0"	7'0"	Swing Bi-part	
D- 17	6'0"	6'8"	Bi-fold Bi-part	
D- 18	5'0"	6'8"	Bi-fold Bi-part	

250 7th Street

Roof Fin. Elev.
+74.89'

7th Flr. Fin. Elev.
+65.89'

6th Flr. Fin. Elev.
+56.89'

5th Flr. Fin. Elev.
+47.89'

4th Flr. Fin. Elev.
+38.89'

3rd Flr. Fin. Elev.
+29.89'

2nd Flr. Fin. Elev.
+20.89'

1st Flr. Fin. Elev.
(Langton St)
+11.23'

STAIR PENTHOUSE

SMOOTH STUCCO, TYP.

DBL. GLAZED
ALUMINUM
WINDOW (TYP.)

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Rear Elevation
(Langton St)

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

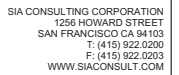
REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

SHEET NO.

A-3.5

Proposed Rear Elevation (Langton Street)
1/4" = 1'-0"



South Elevation

A-36



BIRD-SAFE GLAZING NOTE:
ALL GLAZING TO COMPLY W/ BIRD-SAFE ORDINANCE

--- PROPERTY LINE

PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

North Elevation

These documents are property of SIA CONSULTING
and are not to be produced changed or copied
without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	12/09/2013
------	------------

REVISED DATE	03/18/2019
--------------	------------

JOB NO.	13-1601
---------	---------

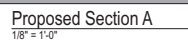
SHEET NO.	
-----------	--

A-3.7

7TH STREET

LANGTON STREET

Proposed South Elevation
1/8" = 1'-0"



PROJECT NAME

262 7th St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 922.0200
F: (415) 922.0203
WWW.SIACONSULT.COM

SHEET TITLE

Building Sections

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN A.A

CHECKED R.K.

DATE 12/09/2013

REVISÉ DATE 03/18/2019

JOB NO. 13-1601

SHEET NO.

A-4.1

ATTACHMENT B: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
MITIGATION MEASURES				
<p>Project Mitigation Measure 1: Protect Historical Resources from Adjacent Construction Activities (Implementing Western SoMa PEIR Mitigation Measure M-CP-7a)</p> <p>The project sponsor shall consult with Planning Department environmental planning/preservation staff to determine whether adjacent or nearby buildings constitute historical resources that could be adversely affected by construction-generated vibration. For purposes of this measure, nearby historic buildings shall include those within 100 feet of a construction site if pile driving would be used; otherwise, it shall include historic buildings within 25 feet, if heavy equipment would be used. (No measures need be applied if no heavy equipment would be employed.) If one or more historical resources is identified that could be adversely affected, the project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings. Such methods may include maintaining a safe distance between the construction site and the historic buildings (as identified by the Planning Department preservation staff),</p>	Project sponsor and construction contractor(s) under the direction of the Environmental Review Officer (ERO).	Prior to and during demolition and construction activities.	Planning Department Preservation Technical Specialist to review monitoring reports provided by Project sponsor and/or contractor.	Considered complete upon end of construction and documentation by a qualified historic preservation profession at the direction of preservation staff that all identified protection methods were undertaken.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>using construction techniques that reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.</p> <p>Project Mitigation Measure 2: Construction Monitoring Program for Historical Resources (Implementing Western SoMa PEIR Mitigation Measure M-CP-7b)</p> <p>For those historical resources identified in Mitigation Measure M-CP-7a, and where heavy equipment would be used, the project sponsor shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 100 feet where pile driving would be used and within 25 feet otherwise, shall include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of historical resource(s) identified by the San Francisco Planning Department within 125 feet of planned construction to document and photograph the buildings' existing conditions. Based on the construction and condition of the resource(s), the consultant shall also establish a maximum vibration level that shall not be exceeded at each building, based on existing condition, character-defining features, soils conditions, and anticipated construction practices (a common standard is</p>	<p>Project sponsor, construction contractor(s), and qualified historic preservation professional under the direction of the ERO.</p>	<p>Prior to and during ground-disturbing, demolition, or construction activities.</p>	<p>The project sponsor and construction contractor(s) at the direction of preservation staff shall monitor vibration levels during ground-disturbing, demolition, or construction activities and provide monthly monitoring reports to Planning Department Preservation Technical Specialist</p> <p>In the event that vibration levels exceed the maximum limit established by the historic preservation professional and preservation staff, construction shall be halted and alternative construction techniques shall be implemented to the extent feasible. All damage will be repaired to pre-construction</p>	<p>Considered complete upon end of construction and documentation by a qualified historic preservation profession at the direction of preservation staff that either no damage occurred during construction or all damage was remediated to pre-construction conditions.</p>

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>0.2 inch per second, peak particle velocity). To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard.</p> <p>Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques put in practice, to the extent feasible. (For example, pre-drilled piles could be substituted for driven piles, if feasible based on soils conditions; smaller, lighter equipment might be able to be used in some cases.) The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to either building occur, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.</p>			conditions.	
<p>Project Mitigation Measure 3: Procedures for Archeological Testing (Implementing Western SoMa PEIR Mitigation Measure M-CP-4a)</p> <p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological</p>	Project sponsor/ archeological consultant at the direction of the ERO.	Prior to issuance of site permits	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO.</p> <p>Qualified archeological consultant will scope archeological testing program with ERO.</p>	Considered complete when ERO approves archeological testing plan scope.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this 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 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) and (c).</p> <p><i>Consultation with Descendant Communities:</i> On discovery of Project sponsor's an archeological site¹ associated with descendant Native qualified</p>				
		In the event that an	Consult with descendant communities to determine	Considered complete after

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

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative ² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.	archeological consultant	archeological site is uncovered during the construction period	appropriate treatment of archeological finds and report findings as appropriate	Final Archeological Resources Report is approved and provide to descendant groups.
<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	Archeological consultant at the direction of the ERO.	Prior to soil disturbing activities.	Submittal of draft ATP to ERO for review and approval. Distribution of the ATP by the archeological consultant. Archeological consultant undertake activities specified in ATP and immediately notify ERO of any encountered archeological resource.	Considered complete upon completion of the archeological testing program outlined in the ATP.

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

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed

under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. 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:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) 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.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</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 	Project sponsor/ archeological consultant at the direction of the ERO.	During soils-disturbing activities.	<p>Project sponsor/archeological consultant shall meet and consult with ERO on scope of AMP.</p> <p>Archeological consultant to monitor soils-disturbing activities specified in AMP and immediately notify ERO of any encountered archeological resource.</p>	<p>Considered complete upon completion of archeological monitoring plan as outlined in the AMP.</p>

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</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 deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the deep foundation activities may affect an archeological resource, the deep foundation activities 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, 				

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting 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 of the archeological resources if nondestructive methods are practical.</p>	ERO, archeological consultant, and project sponsor	In the event that an archeological site is uncovered during the construction period	Archeological consultant to prepare an ADRP and to undertake the archeological data recovery program in consultation with ERO.	Considered complete upon completion of archeological data recovery plan as outlined in the ADRP.

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities,

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>and a summary of the accession policies of the curation facilities.</p> <p><i>Human Remains, 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, including 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 ERO shall also be immediately notified upon discovery of human remains. The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human</p>	Archeological Consultant, ERO, and Coroner.	Following discovery of human remains.	Notification of ERO, Coroner and, as warranted, notification of NAHC.	Considered complete on finding by ERO that all State laws regarding human remains/burial objects have been adhered to, consultation with MLD is completed as warranted, and that sufficient opportunity has been provided to the archeological consultant for scientific and historical analysis of remains and funerary objects.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached State regulations shall be followed including the reinternment of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).				
<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.	Archeological consultant at the direction of the ERO.	Following completion of cataloguing, analysis, and interpretation of recovered archeological data.	Archeological consultant to prepare FARR.	Considered complete upon review and approval of FARR by ERO.
Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF	Archeological consultant at the direction of the ERO.	Following completion of FARR and review and approval by ERO.	Following approval from the ERO, archeological consultant to distribute FARR.	Considered complete upon certification to ERO that copies of FARR have been distributed.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>copy on CD 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 above.</p>				
<p>Project Mitigation Measure 4: Tribal Cultural Resources Interpretive Program (Implementing Western SoMa PEIR Mitigation Measure M-CP-4a)</p> <p>If the Environmental Review Officer (ERO) determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource (TCR) and that the resource could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible.</p> <p>If the ERO determines that preservation-in-place of the TCR is both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP). Implementation of the approved ARPP by the archeological consultant shall be required</p>	<p>Project sponsor, archaeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives.</p>	<p>If significant archeological resources are present, during implementation of the project.</p>	<p>Project sponsor, archaeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives shall implement the project redesign, completion of archeological resource preservation plan, or interpretive program of the TCR, if required.</p>	<p>Considered complete upon project redesign, completion of ARPP, or interpretive program of the TCR, if required.</p>

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
when feasible.				
<p>If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the TCR in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long- term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>				
<p>Project Mitigation Measure 5: General Construction Noise Control Measures (Implementing Western SoMa PEIR Mitigation Measure M-NO-2a)</p> <p>To ensure that project noise from construction activities is minimized to the maximum extent feasible, the project sponsor shall undertake the following:</p>	Project sponsor and construction contractor(s).	Prior to and during demolition or construction activities.	The project sponsor and construction contractor(s) shall submit a noise attenuation plan to the Department of Building Inspection and monthly reports to the Planning	Considered complete upon final monthly report.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<ul style="list-style-type: none"> The project sponsor shall conduct noise monitoring at the beginning of major construction phases (e.g., demolition, excavation) to determine the need and the effectiveness of noise-attenuation measures. The project sponsor shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible). The project sponsor shall require the general contractor to avoid placing stationary noise sources (such as generators and compressors) within noise-sensitive buffer areas (measured at linear 20 feet) between immediately adjacent neighbors. The project sponsor shall construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible. The project sponsor shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are 			Department.	

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.</p> <ul style="list-style-type: none"> • The project sponsor shall require that all construction equipment be in good working order and that mufflers are inspected and determined to be functioning properly. The project sponsor shall require that all construction equipment and engines be operated so as to avoid unnecessary idling. • The project sponsor shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to: performing all work in a manner that minimizes noise to the extent feasible; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible. • Prior to the issuance of each building permit, along with the submission of construction 				

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
documents, the sponsor shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater at 50 feet) about the estimated duration of the activity.				
Project Mitigation Measure 6: Construction Emissions Minimization Plan for Health Risks and Hazards (Implementing Western SoMa PEIR Mitigation Measure M-AQ-7) The project sponsor or the project sponsor's Contractor shall comply with the following:	Project sponsor, contractor(s).	Submit certification statement prior to construction activities requiring the	Project sponsor, contractor(s) to submit certification statement to the ERO.	Considered complete upon submittal of certification statement.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
A. <i>Engine Requirements.</i>				
1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.		use of off-road equipment.		
2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.				
3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the				

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>construction site to remind operators of the two-minute idling limit.</p> <p>4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>B. <i>Waivers.</i></p> <p>1. The Planning Department's Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for on-site power generation meets the requirements of Subsection (A)(1).</p> <p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the</p>				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed

equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to the table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Engine Emission Standard	Emissions Control
Tier 2	ARB Level 2 VDECS
Tier 2	ARB Level 1 VDECS
Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3. Alternative fuels are not a VDECS.

C. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.	Project sponsor, contractor(s).	Prepare and submit a Plan prior to issuance of a permit specified in Section	Project sponsor, contractor(s) and the ERO.	Considered complete upon findings by the ERO that the Plan is complete.
--	---------------------------------	--	---	---

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<ol style="list-style-type: none"> The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. The ERO shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan. The Contractor shall make the Plan available to the public for review on-site 		106A.3.2.6 of the San Francisco Building Code.		

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				
D. <i>Monitoring.</i> After start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.	Project sponsor, contractor(s).	Submit quarterly reports.	Project sponsor, contractor(s) and the ERO.	Considered complete upon findings by the ERO that the Plan is being/has been implemented.
Project Mitigation Measure 7: Pre-Construction Special-Status Bird Surveys (Implementing Western SoMa PEIR Mitigation Measure M-BI-1a) Conditions of approval for building permits issued for construction within the Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction	Project sponsor, construction contractor(s), and qualified biologist.	Prior to the issuance of demolition or building permits when tree or shrub removal or	Project sponsor/qualified biologist to report results of pre-construction surveys to ERO, if conducted. If birds protected under the Migratory Bird Treaty Act or	Prior to demolition or tree removal activities.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
<p>special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between January 15 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Wildlife (CDFW) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.</p> <p>Project Mitigation Measure 8: Pre-Construction Special-Status Bat Surveys (Implementing Western SoMa PEIR Mitigation Measure M-BI-1b)</p> <p>Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent</p>		<p>demolition activities would occur.</p>	<p>the California Fish and Game Code are found to be nesting in or near any work area, the qualified biologist shall designate a no-work buffer zone.</p>	
	Project sponsor and qualified biologist.	Prior to demolition and construction activities the	Project sponsor, qualified biologist to provide completed surveys to Planning Department.	Prior to issuance of building or demolition permits.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
Parcels shall include a requirement for pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFW. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.		qualified biologist shall conduct a pre-construction special-status bat survey. If active day or night roosts are found, the qualified biologist shall take actions to make roosts unsuitable habitat and designate a no-distance buffer zone around active bat roosts used for maternity or hibernation purposes.		
Project Mitigation Measure 9: Hazardous Building Materials Abatement (Implementing Western SoMa PEIR Mitigation Measure M-HZ-2) The project sponsor shall ensure that any equipment	Project sponsor and construction contractor(s).	During demolition and construction activities.	The project sponsor and construction contractor(s) to submit a report to the Department of Public Health, with copies to the Planning	Considered complete upon submittal of report.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring and Reporting Responsibility	Status / Date Completed
containing polychlorinated biphenyls (PCBs) or mercury, 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 tube fixtures, which could contain mercury, are similarly removed intact 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.			Department and the Department of Building Inspection, at the end of the construction period.	



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 262 07TH ST
RECORD NO.: 2014.0334ENX/SHD

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

Reception:
415.558.6378

Fax:
415.558.6409

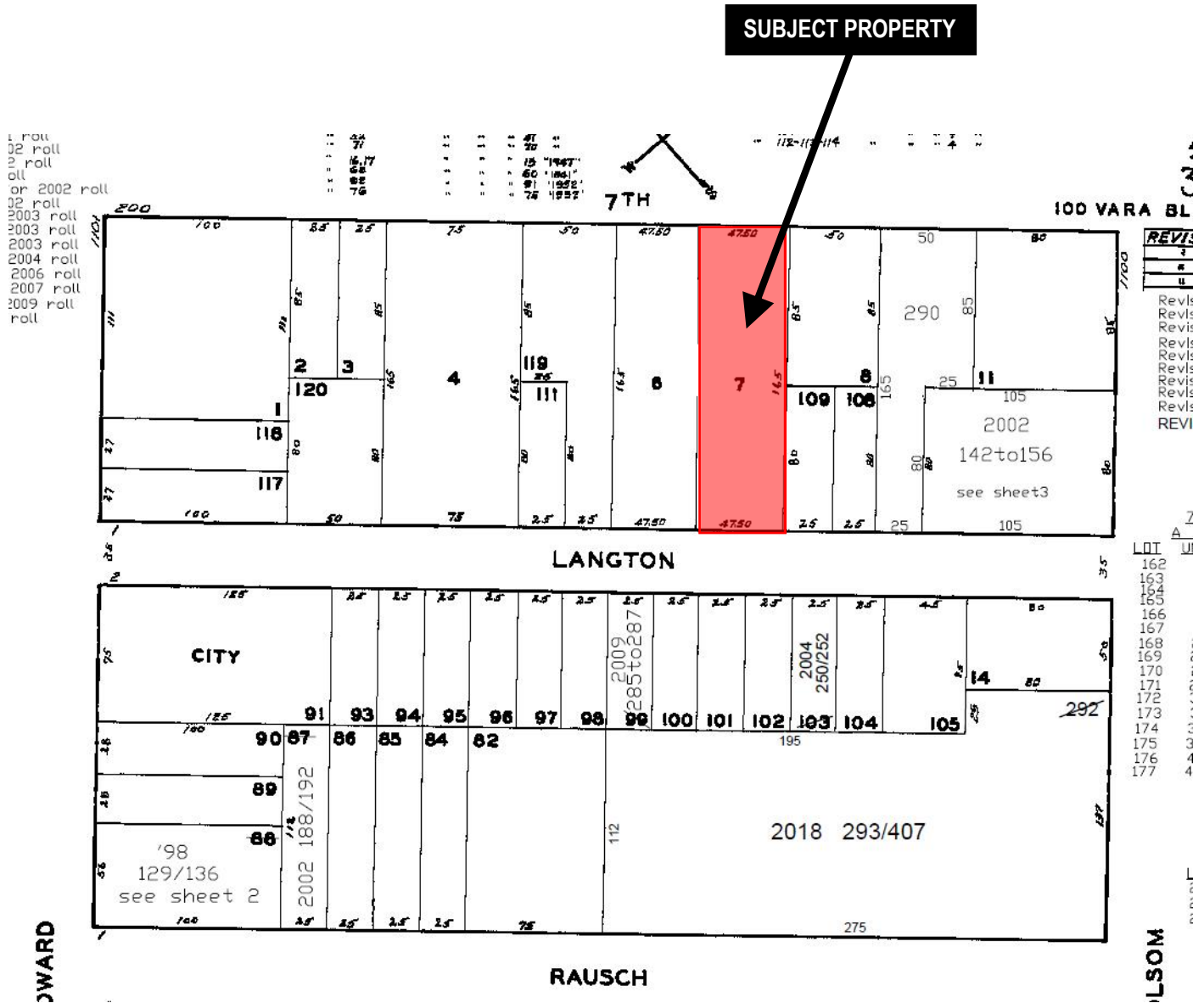
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	-	-	-
Bicycle Parking GSF	0	1,156	1,156
Residential GSF	0	36,059	36,059
Retail/Commercial GSF	0	1,079	1,079
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	7,755	-	-7,755
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	0	374 ¹	374
Public Open Space	-	-	
TOTAL GSF	7,755	38,295	30,540
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	17	17
Dwelling Units - Market Rate	0	79	79
Dwelling Units - Total	0	96	96
Hotel Rooms	-	-	-
Number of Buildings	1	2	1
Number of Stories	1	7	6
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	96	96
Car Share Spaces	0	0	0

¹ Project proposes a 1,900-sf courtyard and 4,055 sf of roof decks, however they do not qualify as common useable open space per Planning Code Section 135 and 832.

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	-	-	-
One Bedroom Units	-	-	-
Two Bedroom Units	-	-	-
Three Bedroom (or +) Units	-	-	-
Group Housing - Rooms	-	-	-
Group Housing - Beds	-	-	-
SRO Units	0	96	96
Micro Units	-	-	-
Accessory Dwelling Units	-	-	-

Parcel Map

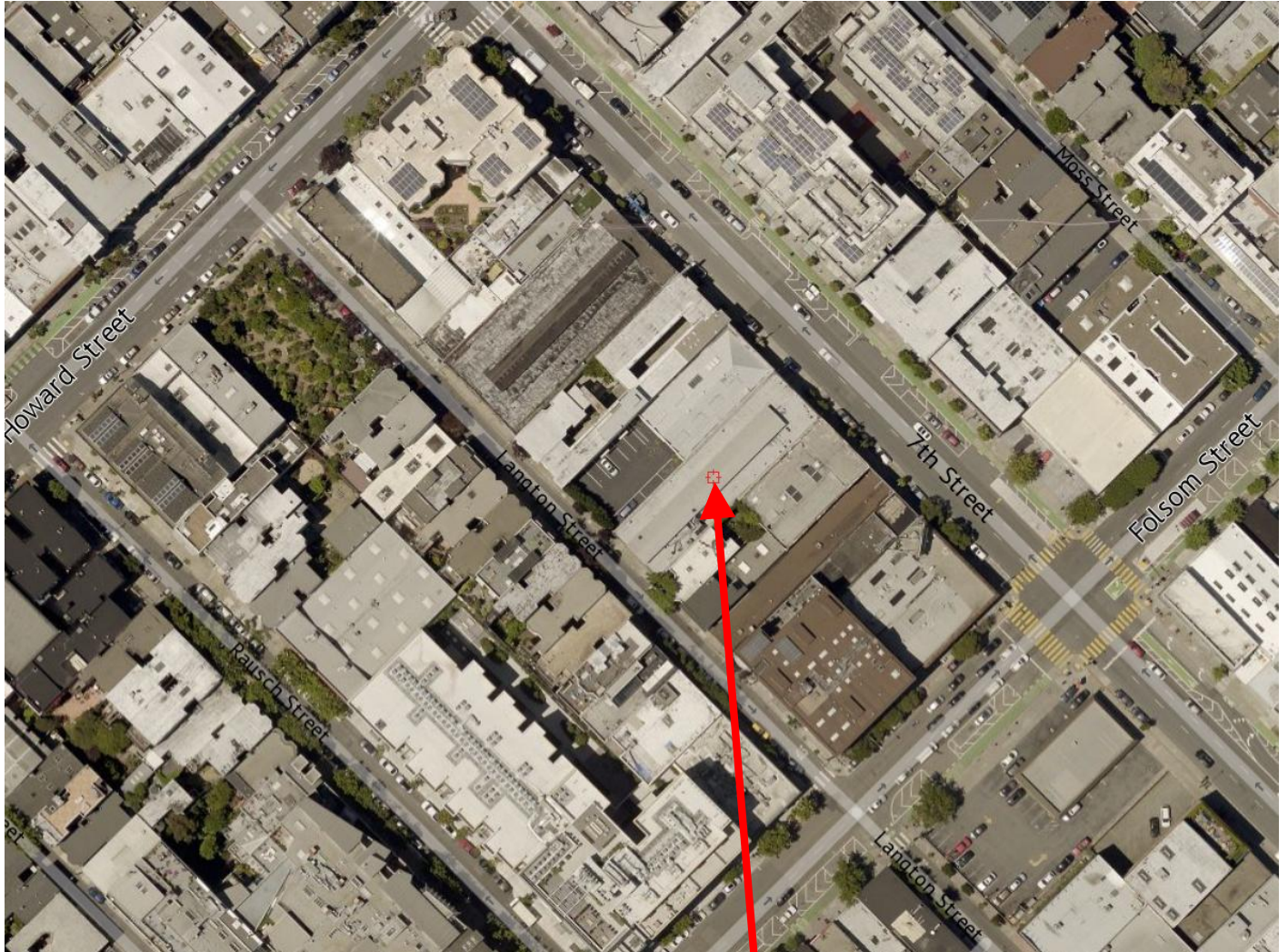


7TH ST.



Planning Commission Hearing
Case Number 2014.0334ENX/SHD
 262 7th Street
 October 3, 2019

Aerial Photo



SUBJECT PROPERTY



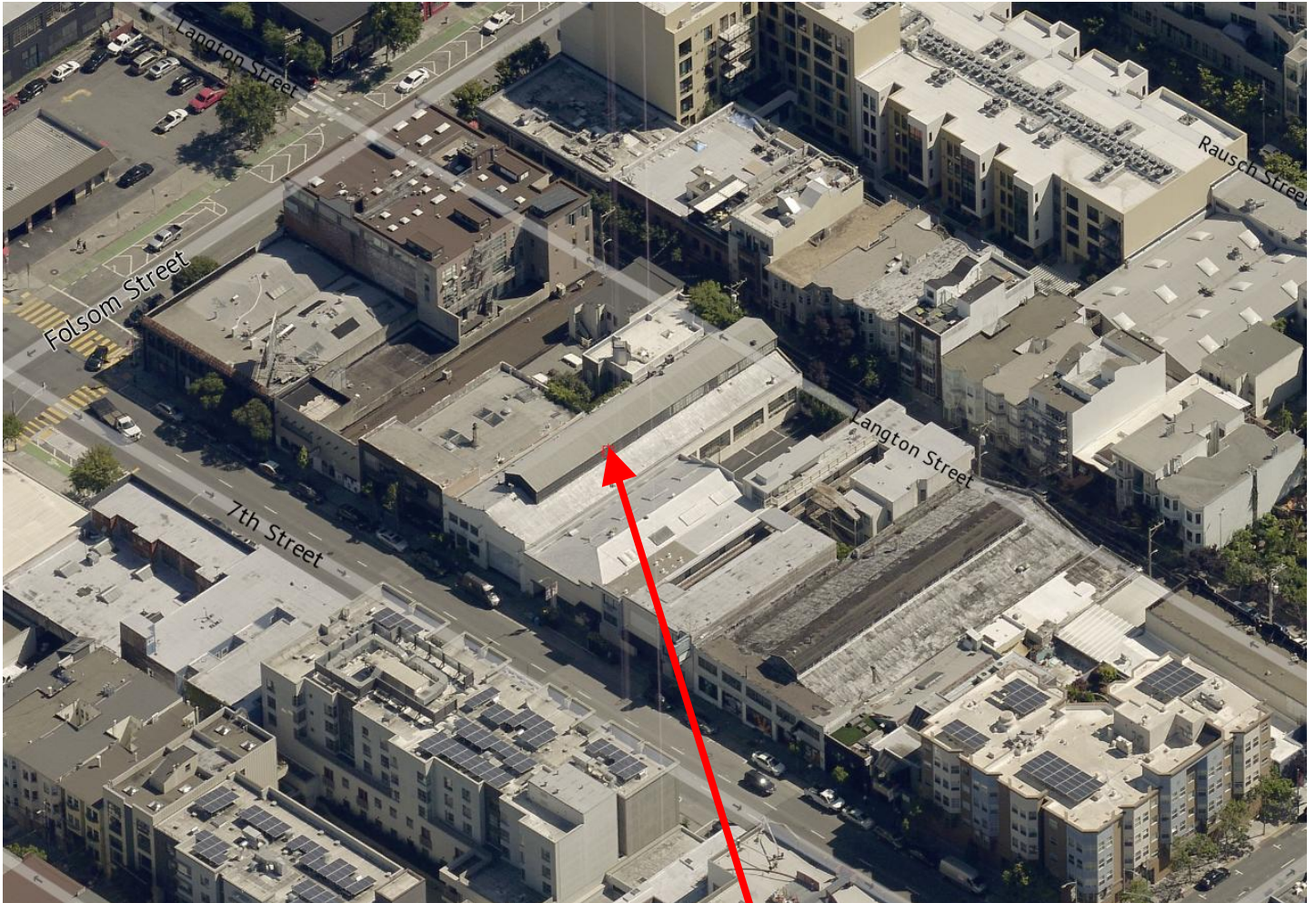
Aerial Photo – View from South



SUBJECT PROPERTY



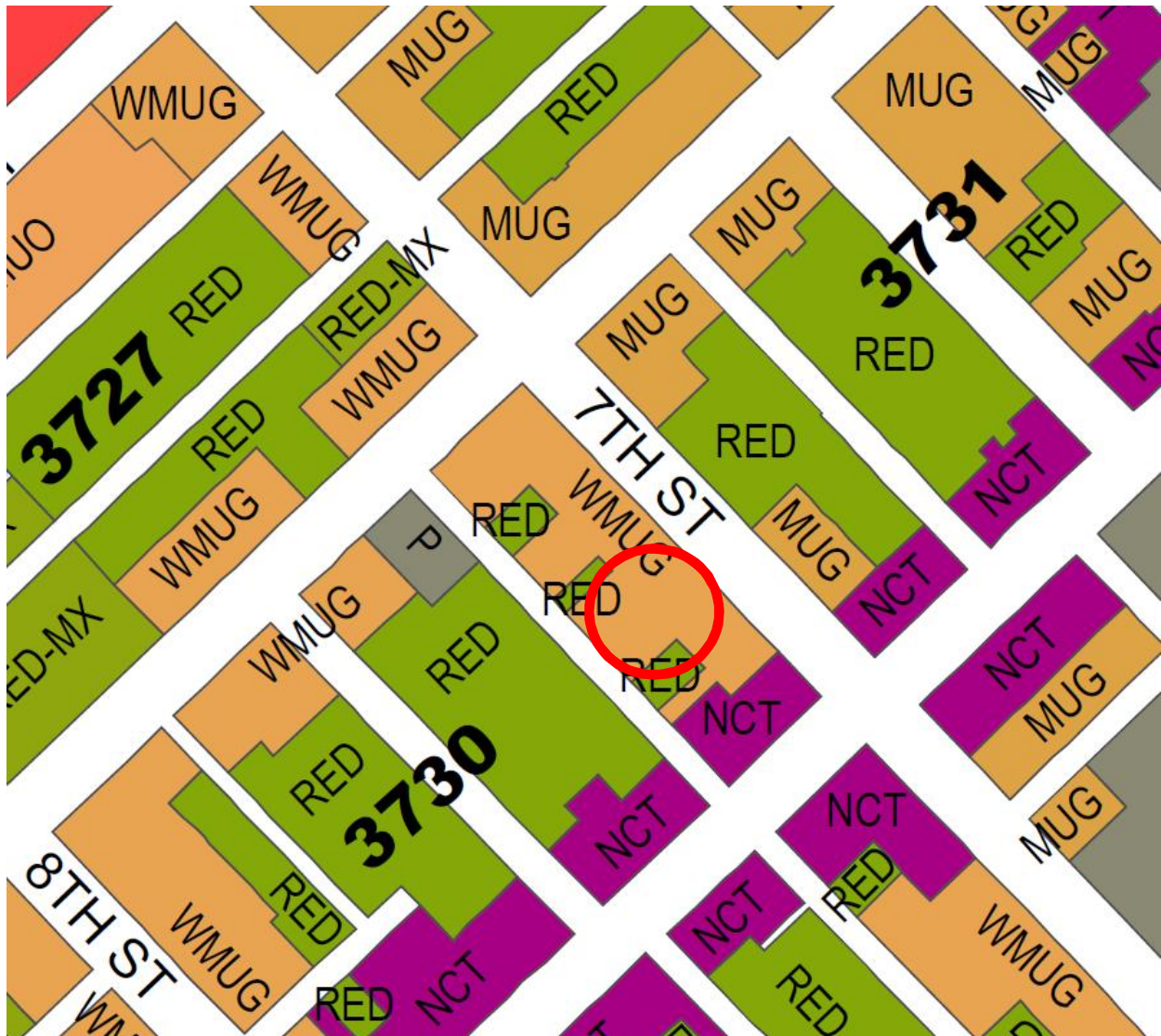
Aerial Photo – View from North



SUBJECT PROPERTY



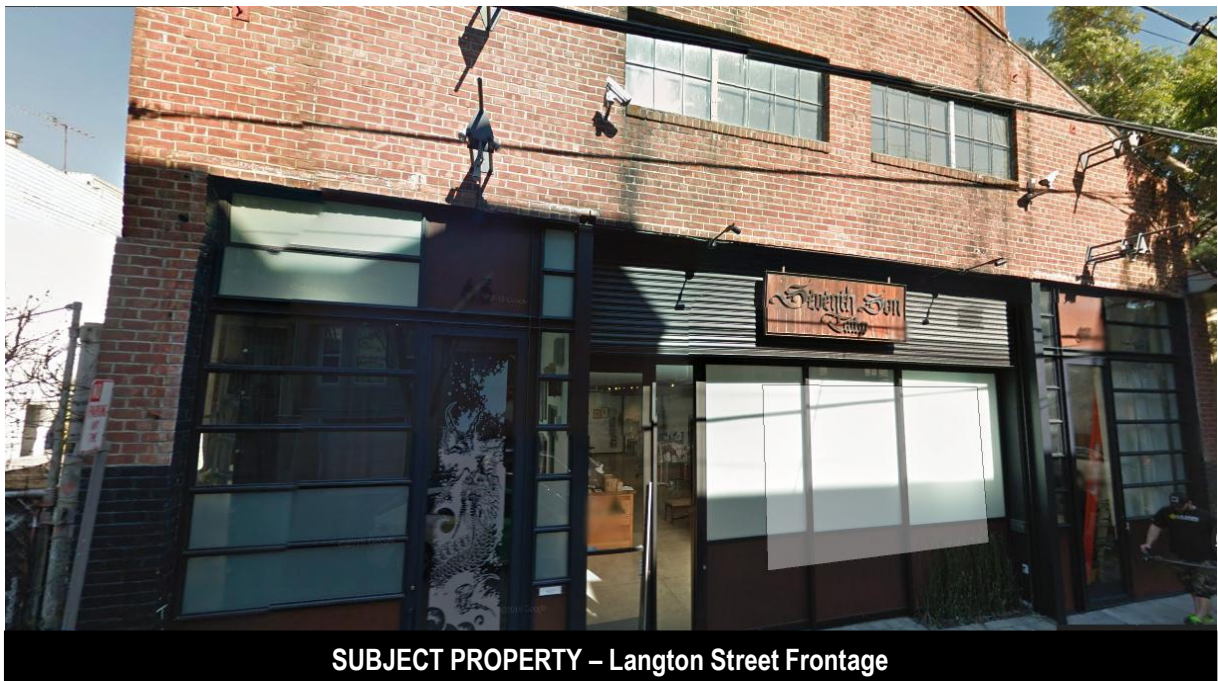
Zoning Map



Site Photo



SUBJECT PROPERTY – 7th Street Frontage



SUBJECT PROPERTY – Langton Street Frontage

REUBEN, JUNIUS & ROSE, LLP

Mark Loper
mloper@reubenlaw.com

September 5, 2019

Delivered Via Email (ella.samonsky@sfgov.org)

Myrna Melgar, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 96107
Attn: Ella Samonsky

Re: 262 7th Street
Planning Case Number: 2014.0334ENX, SHD
Hearing Date: October 3, 2019
Our File No.: 8651.01

Dear President Melgar and Commissioners:

This office represents 262 7th Street LLC, the sponsor of a residential project (the “Project”) at 262 7th Street between Howard and Folsom Streets in the South of Market neighborhood (the “Property”). The Project proposes nearly 100 dwelling units and ground floor commercial at an appropriate infill location. It has been designed to minimize the appearance of bulk and massing, and will provide on-site affordable units. Although it casts shadow on Howard & Langton Community Garden, the Recreation and Parks Commission determined this shadow would not be significant. We ask you to approve this project.

A. Project Description and Neighborhood Setting

The Property is located in the middle of the block bounded by Howard, 7th, Folsom, and Langton Streets in the South of Market area. It is a through lot, with frontages on 7th and Langton Streets. The Project proposes two buildings 65 feet in height with a shared ground floor interior courtyard, one building fronting 7th Street and one fronting Langton. It proposes a total of 96 single-room occupancy dwelling units, 18% of which will be below-market rate. The proposed building along 7th Street would include 49 single-room occupancy (SRO) residential dwelling units, and the building fronting Langton Street will include 47 SRO units over a basement. In total, 17 of the Project’s units will be affordable. A retail space will front 7th Street. For open space, 1,900 square feet would be located on the ground floor and 4,055 square feet on roof decks. The Project will not have any car parking.

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

Howard Langton Community Garden is located approximately one-half block to the northwest of the Project site. It has 40 garden plots that are offered for rent. Although it is under Recreation and Parks jurisdiction, as a community garden it is not open to the general public. Instead, it is locked and inaccessible to anyone except individuals who rent the garden plots and their invitees, or members of the public who attend special events. Rec and Park staff estimate that about 80 people hold keys. According to seven field observations done as part of the Project's shadow study, the maximum number of individuals using the garden at a given time ranged from zero to seven people, all adults. No children were observed in the garden.

B. Discussion of Shadow Effects, Project Alternative, and 230 7th Street

As noted above, the Recreation and Parks Commission determined the Project's shadow was not significant and recommended this Commission reach the same conclusion. A number of factors informed that decision relating to the quality of the shadow that the Project would cast on the garden.

First, the Project's shadow would not be cast when individuals were observed using the garden. The Project does not cast any afternoon or evening shadow; in fact, its shadow is gone by 9:15 AM at the latest. According to field observations done by the shadow consultant on three different mornings, the earliest anyone entered the garden was 10:30, an hour and fifteen minutes after the latest shadow the Project would cast on the garden.

Next, the duration of this morning shadow would be relatively short. It would last for an average of 21 minutes per day; the maximum duration would be 45 minutes. Although it would cast shadow 27 weeks out of the year, in the winter months it would only cast shadow on an entry gate.

Finally, the actual percentage of net new shadow cast by the Project on an annual basis is low. It would add 0.09% net new shadow, less than one tenth of one percent. It would increase cumulative shadow from 48.85% to 48.96%, an amount of net new shadow that is unlikely to be perceived by any of the garden's users. The maximum new Project shadow size would be 290 square feet, or 3% of park area.

If the Project were reduced in size to eliminate its 0.09% net new shadow, it would result in the loss of 17 of the Project's 96 units—representing 18% of the total unit count, and including three BMR units. The Recreation and Parks Commission identified the loss of these residential units and the relatively minimal shadow impact as one of the reasons it recommended a finding of insignificance.

In 2017, this Commission unanimously approved a 40-unit, 65-foot tall project at 230 7th Street, located two lots to the north of the Property and closer to the garden. That project provided 13.5% on-site affordability, equal to 5 units in total. It cast 1.53% net new shadow on the garden. In contrast, the 262 7th Street Project will cast 0.09% net new shadow—seventeen times less

shadow—and will provide 17 on-site affordable units—more than three times the number of BMR units than 230 7th Street.

C. Project Benefits

The Project provides a number of benefits, including:

- 96 new rental dwelling units, at a size that will be affordable by design and therefore appealing to a wider range of San Franciscans than typical new construction projects;
- 17 on-site affordable units, representing 18% affordability. Despite being proposed almost exactly four years before the Commission hearing, the Project is not grandfathered;
- A contextual design of two separate buildings each fronting a street, contributing to a growing pattern of mid-block open space within the block;
- A minimal amount of shadow that will shade a community garden that is not open to the public, and only in the early morning when observations show the garden was not used;
- The Project furthers San Francisco's transit goals in a number of different ways. It proposes zero off-street parking spaces even though it is permitted to have up to 24 spaces (one space for every four units), and includes 96 Class 1 bicycle spaces, one space for each unit, and 8 Class 2 spaces where 7 are required, fitting for a project located close to a major bicycle transit route.
- The Project's impact fees will support child care service, fund public schools, and construct transportation and infrastructure improvements both in the neighborhood and throughout the city.

D. Conclusion

This thoughtfully-designed infill Project will not have a significant effect on the use and enjoyment of Howard & Langton Community Garden, either quantitatively or as experienced by one of the 80 people who are permitted to access the garden. Instead, the Project will deliver a high percentage of rental affordable units for a mixed-income project, with a unit type that is not predominant in the neighborhood and will be affordable to a comparably wider range of future tenants.

Sincerely,

REUBEN, JUNIUS & ROSE, LLP



Mark Loper

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



**San Francisco
Planning**

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

Date: October 24, 2018

To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*

From: San Francisco Planning Department

Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

At least 30 days before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by the date that the Environmental Evaluation Application (EEA) or Project Application (PRJ) was deemed complete by the Department ("EEA/PRJ accepted date"). There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For projects with complete EEA's/PRJ's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, EEA/PRJ accepted date, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **Any project with 25 units or more and with a complete EEA accepted between January 1, 2013 and January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to higher Inclusionary Housing rates and requirements. Generally, rental projects with 25 units or more be subject to an 18% on-site rate and ownership projects with 25 units or more will be subject to a 20% on-site rate.**

Summary of requirements. Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) or complete Project Application (PRJ) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA/PRJ accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

The applicable requirement for projects that received a first discretionary approval prior to January 12, 2016 are those listed in the "EEA accepted before 1/1/13" column on Chart 1-A.

CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
On-site				
10-24 unit projects	12.0%	12.0%	12.0%	12.0%
25+ unit projects	12.0%	13.0%	13.5%	14.5%
Fee or Off-site				
10-24 unit projects	20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'	20.0%	25.0%	27.5%	30.0%
25+ unit projects over 120' in height *	20.0%	30.0%	30.0%	30.0%

*except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to the requirements of 25+ unit projects at or below 120 feet.

CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
On-site UMU				
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects	14.4%	15.4%	15.9%	16.4%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	16.0%	17.0%	17.5%	18.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	17.6%	18.6%	19.1%	19.6%
Fee or Off-site UMU				
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	23.0%	28.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	25.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT				
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	40.0%	42.5%	45.0%
Tier A 25+ unit > 30K	30.0%	35.0%	37.5%	40.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	45.0%	47.5%	50.0%
Tier B 25+ unit > 30K	35.0%	40.0%	42.5%	45.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	50.0%	52.5%	55.0%
Tier C 25+ unit > 30K	40.0%	45.0%	47.5%	50.0%

CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	19.6%	19.6%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

CHART 3-B: Requirements for Owner Projects UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.4%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

**Complete EEA/PRJ Accepted
BEFORE: →**

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

**Complete EEA/PRJ Accepted
BEFORE: →**

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Low Income (55% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (80% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Middle Income (110% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

**Complete EEA/PRJ Accepted
BEFORE: →**

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

**Complete EEA/PRJ Accepted
BEFORE: →**

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Low Income (80% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (105% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (130% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

CHART 5: Income Levels for Projects with a complete EEA/PRJ on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordability levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projects with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Low Income (55% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (80% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Middle Income (110% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Low Income (80% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (105% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Middle Income (130% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Low Income (55% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (80% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (110% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Low Income (80% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (105% AMI)	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Middle Income (130% AMI)	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco
Planning

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

September 11, 2019

Date

I, Nader Heydeyan,
do hereby declare as follows:

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

262 7th Street

Address

3730/007

Block / Lot

The subject property is located within the following Zoning District:

WMUG

Zoning District

65-X

Height and Bulk District

Youth and Family Zone; Western SoMa

Special Use District, if applicable

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

☐ Yes ☒ No

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

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

2014.0334

Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Ella Samonsky

Planner Name

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

10/6/2015

Date

The project contains 96 total dwelling units and/or group housing rooms.

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

(If yes, please indicate HOME-SF Tier)

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

☐ Yes ☒ No

C Please indicate the tenure of the project.

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

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

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

The applicable inclusionary rate is:

18%

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

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

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
96	96				

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

$$96 * 0.18 = 17.28 \rightarrow 17$$

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

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
96	96				

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	9	10%	55%
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	4	4%	80%
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	4	4%	110%

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

Number of Affordable Units to be Located OFF-SITE:

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

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

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

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

3. Fee % of affordable housing requirement.

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

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

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

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

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

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Company Name

Nader Heydeyan

Name (Print) of Contact Person

77 Grace Street

Address

San Francisco, CA 94103

City, State, Zip

415-558-8244

Phone / Fax

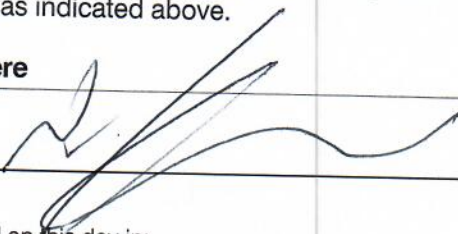
nader@sabariainc.com

Email

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

Sign Here

Signature:



Name (Print), Title:

Nader Heydeyan

Executed on this day in:

Location:

San Francisco

Date:

9/11/2019**Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)**

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
262 7th Street, LLC - Nader Heydayian	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
77 Grace Street	(415) 558-8244
San Francisco, CA 94103	EMAIL:
	nader@sabariainc.com

APPLICANT'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Reuben, Junius & Rose, LLP - John Kevlin	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
One Bush Street, Suite 600	(415) 567-9000
San Francisco, CA 94104	EMAIL:
	jkevin@reubenlaw.com

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

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
262 7th Street		94103
CROSS STREETS:		
Howard and Folsom Streets		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
3730 / 007	WMUG/W. SoMa SUD/Youth and Family Zone	65-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	96	96
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

☐ YES ☒ NO

1a. If yes, in which States? _____

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

☐ YES ☐ NO

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

☐ YES ☐ NO

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

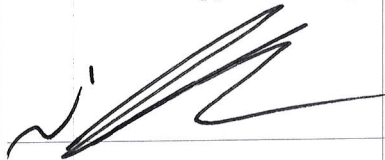
Human Rights Commission contact information
Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

12/7/17

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

Nader Heydayian

Owner / Authorized Agent (circle one)



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS	BLOCK/LOT(S)		
262 7th St	3730/007		
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2014.0334		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
262 7th Street, LLC	Nader Heydayian	(415) 558-8244	
ADDRESS			
77 Grace Street			
CITY, STATE, ZIP	EMAIL		
San Francisco, CA 94103	nader@sabariainc.com		
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
96	1,166	65/7 floors	\$10,000,000
ANTICIPATED START DATE			
September 2018			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT
<input type="checkbox"/> Project is wholly Residential
<input type="checkbox"/> Project is wholly Commercial
<input checked="" type="checkbox"/> Project is Mixed Use
<input checked="" type="checkbox"/> A: The project consists of ten (10) or more residential units;
<input type="checkbox"/> B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/> C: Neither 1A nor 1B apply.

NOTES:

- If you checked **C**, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.
- If you checked **A** or **B**, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.
- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer	20/hr	5	10
Boilermaker				Operating Engineer			
Bricklayer				Painter	35/hr	4	8
Carpenter	\$ 50/hr	5	10	Pile Driver	80/hr	2	4
Cement Mason	\$ 50/hr	7	15	Plasterer	55/hr	3	6
Drywall/Latherer	\$ 40/hr	6	12	Plumber and Pipefitter	60/hr	4	8
Electrician	\$ 60/hr	3	6	Roofer/Water proofer	60/hr	3	6
Elevator Constructor	100/hr	2	4	Sheet Metal Worker	48/hr	4	8
Floor Coverer	42/hr	2	4	Sprinkler Fitter	55/hr	3	6
Glazier	45/hr	3	6	Taper	42/hr	6	12
Heat & Frost Insulator	45/hr	3	6	Tile Layer/Finisher	48/hr	3	6
Ironworker	50/hr	2	4	Other:			
TOTAL: 67				TOTAL: 74			

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?
3. Will hiring and retention goals for apprentices be established?
4. What is the estimated number of local residents to be hired?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>30</u>	

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Nader Heydayian, Owner	nader@sabariainc.com	(415) 558-8244

I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.

(SIGNATURE OF AUTHORIZED REPRESENTATIVE)

(DATE)

12/7/17

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

Cc: Office of Economic and Workforce Development, CityBuild
Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848
Website: www.workforcedevelopment.org Email: CityBuild@sfgov.org