



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: MARCH 17, 2016

*Date:* March 7, 2015  
*Case No.:* **2014.0400CUA**  
*Project Address:* **430 Eddy Street**  
*Zoning:* RC-4 (Residential-Commercial, High Density)  
North of Market Residential 2  
80-T Height and Bulk District  
*Area Plan:* N/A  
*Block/Lot:* 0334 / 008  
*Project Sponsor:* John Kevlin  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94103  
*Staff Contact:* Tina Chang – (415) 575-9197  
[tina.chang@sfgov.org](mailto:tina.chang@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 proposed Project includes the construction of an eight-story, approximately 80-foot tall, 19,900 gross square foot, mixed-use building containing 23 dwelling units, 970 square feet of retail space and 2,900 square feet of private and common open space in the form of a rear yard, common courtyard at the proposed second level, common roof deck and private balconies on the proposed eighth floor. All 23 dwelling units contain one bedroom and are less than 500 square feet in size, therefore counting as only  $\frac{3}{4}$  of a dwelling unit for the purposes of residential density calculation, per Planning Code Section 209.3.

The Project will be designed to be compatible with the neighborhood character. The property is located in the Uptown Tenderloin Historic District, characterized, not only by revival style architecture and common materials, such as brick, concrete, terra cotta, ceramic tile, glass, but also denser uses, such as tourist and residential hotels, mixed with medium-density buildings, such as apartment buildings above ground floor-retail. The Project will be constructed with a three-part vertical composition which is characteristic of the neighborhood, with a high ground floor, standard upper levels and a terminus. Consistent with the Uptown Tenderloin Historic District, the building would be constructed of concrete, metal and glass.

### SITE DESCRIPTION AND PRESENT USE

The proposed Project is located mid-block, about four parcels west of Leavenworth Street on a vacant parcel that currently contains a surface parking lot. It is immediately adjacent to a five-story residential hotel building on the west and a three-story mixed residential / tourist hotel building on the east. The rest

of the block contains buildings ranging from one to six stories containing residential and industrial uses. The opposite side of the street has a similar development pattern, but also includes a 15-story residential building.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located in the Downtown / Civic Center neighborhood within the upper Tenderloin National Historic District. Land uses in the vicinity primarily include dwelling units above ground floor commercial uses. The District is described as “a largely intact, visually consistent, inner-city high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. It comprises 18 whole and 15 partial city blocks in the zone where the city has required fire-resistant construction since 1906. The district is formed around its predominant building type: a three- to seven- story, multi-unit apartment, hotel or apartment-hotel constructed of brick or reinforced concrete.”

The project site is located within the RC-4 (Residential Commercial, High Density) Zoning District. RC-4 Districts are intended to recognize, protect, conserve and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The predominant Residential uses are preserved, while provision is made for supporting Commercial uses, usually in or below the ground story, that meet the frequent needs of nearby residents without generating excessive vehicular traffic. The compact, walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-street parking requirements. The RC-4 Districts provide for a mixture of high-density Dwellings similar to those in RM-4 (Residential, Mixed, High Density) Districts with supporting Commercial uses.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 categorical exemption;

On March 10, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 26, 2016	February 24, 2016	22 days
Posted Notice	20 days	February 26, 2016	February 23, 2016	23 days
Mailed Notice	20 days	February 26, 2016	February 26, 2016	20 days

## **PUBLIC COMMENT & COMMUNITY OUTREACH**

- **Public Comment.** To date, the Department has received one phone call from one individual requesting additional information on, though no indication of support or opposition to the Project.

- **Community Outreach.** The Project Sponsors, as indicated in the enclosed letter to the Planning Commission, are working with the Tenderloin Neighborhood Development Corporation, the Tenderloin Housing Clinic and two adjacent hotels to ensure the Project is constructed in a way that minimizes impact on the neighborhood. One community meeting has been held with only two neighbors attending. The Project Sponsors also plan to meet with residents of the two adjacent hotels.

## ISSUES AND OTHER CONSIDERATIONS

- **Density.** The subject RC Zoning District permits a density of one dwelling unit per 200 square feet of lot area, permitting 17 dwelling units on the subject lot measuring approximately 3,575 square feet. However, dwelling units that are less than 500 square feet and consisting of no more than one habitable room in addition to a kitchen and bathroom can be counted as three-quarters of a Dwelling Unit. Since each of the 23 proposed units meet the criteria stated above, the Project contains 17 Dwelling Units for the purposes of density calculations.
- **Height.** The Project site is on a parcel zoned for 80-feet. However Conditional Use Authorization is required for the construction of any building exceeding a height of 50-feet in an Residential Commercial (RC) Zoning District.
- **Shadow.** Although the preliminary shadow fan analysis prepared for the Project's Preliminary Project Assessment (PPA) found that the proposed structure could potentially cast shadow on the Tenderloin Recreation Center, which falls under the jurisdiction of the Recreation and Park Department, a shadow analysis dated January 13, 2016 found that the Project would not cast any shadow on the subject park. Therefore the Project is compliant with Section 295.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to approve the new construction of a building exceeding the height of 50-feet to allow the establishment of a mixed-used, eight story, approximately 80-foot tall, 19,900 gross square feet building containing 23 dwelling units and approximately 970 square feet of ground floor retail within an RC-4 (Residential Commercial, High Density) Zoning District, and an 80-T Height and Bulk District pursuant to Planning Code Sections 303, 253.

## BASIS FOR RECOMMENDATION

- The Project would add 23 dwelling units to the City's housing stock, in a walkable and transit-rich area suited for dense, mixed-use development.
- The Project would replace underutilized surface parking lot with housing and retail, activating Eddy Street.
- The Project is compatible with the surrounding neighborhood character in terms of height, scale and massing.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

**Attachments:**

Draft Motion for Conditional Use Authorization

**Exhibits:**

Parcel Map  
Sanborn Map  
Zoning Map  
Aerial Photograph  
Site Photograph

First Source Affidavit  
Affordable Housing Affidavit  
Project Sponsor Letter  
Exhibit B – Proposed Plans

**Attachment Checklist**

☒ Executive Summary

☒ Draft Motion

☐ Environmental Determination

☒ Zoning District Map

☐ Height & Bulk Map

☒ Parcel Map

☒ Sanborn Map

☒ Aerial Photo

☒ Context Photos

☒ Site Photos

☒ Project sponsor submittal

☒ Letter

☒ Letter in support

Drawings: Proposed Project

☐ Check for legibility

Health Dept. review of RF levels

☐ RF Report

☐ Community Meeting Notice

☒ Inclusionary Affordable Housing Program:  
Affidavit for Compliance

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

TC

Planner's Initials

TC G:\Documents\CONDITIONAL USE\430 Eddy Street\_2014.0400CUA\430 Eddy Street.--Exec Summary.docx



# SAN FRANCISCO PLANNING DEPARTMENT

---

*Subject to: (Select only if applicable)*

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413)  | <input type="checkbox"/> Child Care Requirement (Sec. 414)            |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)             | <input type="checkbox"/> Other (Market & Octavia Impact Fees)         |

## Planning Commission Draft Motion

HEARING DATE: MARCH 17, 2016

*Date:* March 7, 2015  
*Case No.:* **2014.0400CUA**  
*Project Address:* **430 Eddy Street**  
*Zoning:* RC-4 (Residential-Commercial, High Density)  
North of Market Residential 2  
80-T Height and Bulk District  
*Area Plan:* N/A  
*Block/Lot:* 0334 / 008  
*Project Sponsor:* John Kevlin  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94103  
*Staff Contact:* Tina Chang – (415) 575-9197  
[tina.chang@sfgov.org](mailto:tina.chang@sfgov.org)  
*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 253 AND 303 TO ALLOW A BUILDING TO EXCEED A HEIGHT OF 50-FEET TO CONSTRUCT AN EIGHT-STORY, APPROXIMATELY 80-FOOT TALL MIXED-USE BUILDING CONTAINING 23 DWELLING UNITS AND 970 SQUARE FEET OF GROUND FLOOR RETAIL IN AN RC-4 (RESIDENTIAL COMMERCIAL, HIGH DENSITY) ZONING AND 80-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On December 31, 2014, John Kevlin on behalf of 430 Eddy Street Associates, LLC (hereinafter "Project Sponsor") filed Application No. 2014.0400CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") seeking authorization to permit the construction of a building exceeding a height of 50-feet in an Residential Commercial (RC) District, pursuant to Planning Code Sections 253 and 303.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption;

On March 10, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

The Planning Department, Jonas O. Ionin, is the custodian of records, located in the File for Case No. 2014.0400CUA at 1650 Mission Street, 4<sup>th</sup> Floor, San Francisco, California.

On March 17, 2016, the Planning Commission ("Commission") conducted public hearing at a regularly scheduled meeting on Case No. 2014.0400CUA.

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 approves the Conditional Use Authorization to permit the construction of a building exceeding 50-feet in height in a Residential Commercial zoning district pursuant to Planning Code Sections 253 and 303, to construct an eight-story, mixed-use project providing approximately 23 residential units, 970 gross square feet of retail space and 2,900 square feet of open space under Case No. 2014.0400CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed Project is located mid-block, about four parcels west of Leavenworth Street on a vacant parcel that currently contains a surface parking lot. It is immediately adjacent to a five-story residential hotel building on the west and a three-story mixed residential / tourist hotel building on the east. The rest of the block contains buildings ranging from one to six stories containing residential and industrial uses. The opposite side of the street has a similar development pattern, but also includes a 15-story residential building.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Downtown / Civic Center neighborhood within the upper Tenderloin National Historic District. Land uses in the vicinity primarily include dwelling units above ground floor commercial uses. The District is described as "a largely intact, visually consistent, inner-city high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. It comprises 18 whole and 15 partial city blocks in the zone where the city has required fire-resistant construction since 1906. The district is formed around its predominant building type: a three- to seven- story, multi-unit apartment, hotel or apartment-hotel constructed of brick or reinforced concrete."

The project site is located within the RC-4 (Residential Commercial, High Density) Zoning District. RC-4 Districts are intended to recognize, protect, conserve and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The predominant Residential uses are preserved, while provision is made for supporting Commercial uses, usually in or below the ground story, that meet the frequent needs of nearby residents without generating excessive vehicular traffic. The compact, walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-street parking requirements. The RC-4 Districts provide for a mixture of high-density Dwellings similar to those in RM-4<sup>1</sup> (Residential, Mixed, High Density) Districts with supporting Commercial uses.

4. **Project Description.** The proposed Project includes the construction of an eight-story, approximately 80-foot tall, 19,900 gross square foot, mixed-use building containing 23 dwelling units, 970 square feet of retail space and 2,900 square feet of private and common open space in the form of a rear yard, common courtyard at the proposed second level, common roof deck and private balconies on the proposed eight floor. All 23 dwelling units contain one bedroom and are less than 500 square feet in size, therefore counting as only  $\frac{3}{4}$  of a dwelling unit for the purposes of residential density calculation, per Planning Code Section 209.3.
5. **Public Comment & Community Outreach.**
  - A. **Public Comment.** To date, the Department has received one phone call from one individual requesting additional information on, though no indication of support or opposition to the Project.
  - B. **Community Outreach.** The Project Sponsors, as indicated in the enclosed letter to the Planning Commission, are working with the Tenderloin Neighborhood Development Corporation, the Tenderloin Housing Clinic and two adjacent hotels to ensure the Project is constructed in a way that minimizes impact on the neighborhood. One community meeting has been held with only two neighbors attending. The Project Sponsors also plan to meet with residents of the two adjacent hotels.
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. **Rear Yard (Section 134).** Planning Code Section 209.3 requires that projects in the RC-4 Zoning Districts provide a minimum rear yard depth equal to 25 percent of lot depth at the first residential level and above.

---

<sup>1</sup> RM-4 Districts are devoted almost exclusively to apartment buildings of high density, usually with smaller units, close to downtown. Buildings over 40-feet in height are very common, and other tall buildings may be accommodated in some instances.

*The Project has a lot depth of approximately 137.5 feet, with are required rear yard of approximately 34'-5" and provides a rear yard of 34'-5", meeting Planning Code Requirements.*

- B. Residential Open Space (Section 135).** Planning Code Section 209.3 requires 36 square feet of private open space per dwelling unit and 48 square feet of common open space per dwelling unit. Section 135 requires that private open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court. Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum area of 300 square feet.

*The Project has elected to meet the open space requirements of Section 135 through a combination of private and common open space. The Project includes private open space for four (4) of the 23 units. Units on the eighth floor each have a 42 square-foot patio that exceed minimum dimensional requirements, whereas the two ground floor units have access to an approximately 894 square-foot private rear yard. Accordingly 19 units require access to at least 48 square feet per dwelling unit of common open space for a total of 912 square feet. The Project includes approximately 320 square feet of common open space on the second floor and 1600 square feet of common open space on the roof for a total of approximately 1,920 square feet, exceeding Planning Code requirements. Therefore the Project complies with Section 135 of the Planning Code.*

- C. Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1 requires one new street tree for every 20 feet of street frontage for projects proposing new construction.

*The Project includes the new construction of an eight-story mixed-use building with approximately 26 feet of frontage along Eddy Street and is thus required to provide one street trees. The Project proposes the planting of two new street trees, exceeding the Planning Code requirement; therefore the Project complies with Planning Code Section 138.1. It should be noted that the location and type of trees shall be reviewed by the Department of Public Works for feasibility of planting. Should any proposed tree planted prove infeasible, an in-lieu fee of \$1,799 shall be paid.*

- D. Bird Safety (Section 139).** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards. The subject property is not located within close proximity to a bird refuge. However, feature related hazards such as free-standing glass walls, wind barriers, skywalks and balconies that have unbroken glazed segments 24 square feet and larger in size must also be treated with bird safe glazing. Alternatively, feature related hazards with unbroken glazed segments can be reduced to less than 24 square feet.

*The Project does not propose any feature related hazards. However, should feature related hazards be implemented in the Project, such hazards must be treated with bird-safe glazing.*



- E. **Dwelling Unit Exposure (Section 140).** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

*Each of the 23 units directly face onto a Code-compliant rear yard or a public street. Therefore, the Project complies with Section 140.*

- F. **Street Frontage in Residential Commercial Districts (Section 145.1).** Planning Code Section 145.1(c)(3) requires that within Residential Commercial Districts, space for “active uses” shall be provided within the first 25 feet of building depth on the ground floor. Building systems including mechanical, electrical and plumbing features may be exempted from this requirement by the Zoning Administrator only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space.

Planning Code Section 145.1(c)(4) requires that ground floor non-residential uses in RC Zoning Districts have a minimum floor-to-floor height of 14 feet. Planning Code Section 145.1(c)(5) requires the floors of street-fronting interior spaces housing non-residential active uses and lobbies to be as close as possible to the level of adjacent sidewalks at the principal entrances to these spaces. Planning Code Section 145.1(c)(6) requires frontages with active uses that are not residential or PDR to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

*The Project provides active with direct access to the sidewalk within the first 25 feet of building depth and is thus compliant with this Code Section. All mechanical and electrical spaces will be located in the basement. The Project provides a 14’ floor-to-floor height for the ground floor level along the Eddy Street frontage. Additionally, aside from the bulk head and mullions, the non-residential portion of the Eddy Street façade is transparent. Therefore, the Project fully complies with Planning Code Sections 145.1.*

- G. **Section 151. Off-Street Parking:** Planning Code Section 151.1 does not require any parking in RC Zoning Districts.

*The Project does not provide any off-street vehicular parking spaces and therefore complies with Section 151.1.*

- H. **Bicycle Parking (Section 155.1):** Planning Section 155.2 requires one Class1 bicycle parking space per dwelling unit, and one Class 2 bicycle parking space for every 20 dwelling units. One Class 2 bicycle parking spaces is also required for every 2,500 square feet of occupied floor area, though a minimum of two Class 2 bicycle parking spaces is required.

*The Project requires at least 23 Class 1 and three Class 2 bicycle parking spaces. The project provides 24 Class 1 and 4 Class 2 bicycle parking spaces, exceeding the Planning Code requirement. Therefore, the project complies with Planning Code Section 155.1.*

- I. **Density (Section 209.3).** The RC Zoning District permits a density of one dwelling unit per 200 square feet of lot area.

*With approximately 3,575 square feet of lot area, the project site can accommodate a density of 18 dwelling units. Section 209.3 allows dwelling units that are less than 500 square feet and consisting of no more than one habitable room in addition to a kitchen and bathroom to be counted as three-quarters of a Dwelling Unit. Each of the proposed 23 units do not contain more than 500 square feet of net floor area, consisting of not more than one habitable room in addition to a kitchen and bathroom, and may thus be counted as three-quarters of a dwelling unit. Therefore, for the purposes of density calculations, the Project proposes 17 dwelling units, which meets Planning Code requirements with respect to density.*

- J. **Uses (Sections 210.1).** Residential Commercial (RC) Zoning Districts principally permits higher density Dwellings with supporting Commercial uses.

*The Project proposes a primarily residential use building with ground floor retail, both of which are principally permitted in the RC-4 Zoning District.*

- K. **Height (Section 260).** The Project is in an 80-T Height and Bulk District, which limits the height of the building to 80 feet, excluding exemptions of up to 16 feet as permitted by Planning Code Section 260.

*The Project proposes an approximately 80-foot tall building, with stair/ elevator shaft that rises approximately 16-feet beyond the 80-foot height limit. The Project falls within height limits prescribed by the Planning Code, and therefore meets Section 260.*

- L. **Bulk Limits (Section 270).** The project is in an 80-T Height and Bulk District, which limits the maximum plan length and diagonal dimension to 110 feet and 125 feet, respectively for portions of the building exceeding the setback height and no higher than 80 feet

*The proposed plan length and diagonal dimensions do not exceed 103 feet 2 inches and 106 feet 2 inches, respectively. Therefore, the Project is Code-compliant with respect to bulk requirements per Section 270.*

- M. **Shadows on Parks (Section 295).** Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis to determine if the project would result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

*The preliminary shadow fan analysis prepared for the Project's Preliminary Project Assessment found that the proposed structure could potentially cast shadow on the Tenderloin Recreation Center, which falls under the jurisdiction of the Recreation and Park Department. However a shadow analysis dated January 13, 2016 found that the Project would not cast any shadow on the subject park. Therefore the Project is compliant with Section 295.*

- N. **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 would apply to projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12% 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 a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on February 10, 2016. The EE application was submitted on June 17, 2014. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 12%. Three units of the 23 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.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with the criteria of Section 303, in that:

- O. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or community.

*The Project will add an additional 23 dwelling units to the City's housing supply and will be designed to be compatible with the neighborhood character. The property is located in the Tenderloin Historic District, characterized, not only by revival style architecture and common materials, such as brick, concrete, terra cotta, ceramic tile, glass, but also denser uses, such as tourist and residential hotels, mixed with medium-density buildings, such as apartment buildings above ground floor-retail.*

*The three buildings to the east and building to the west of the project are residential or tourist hotels. Consistent with this denser pattern, each unit in the proposed Project will be less than 500 square feet, consisting of no more than one habitable room in addition to a bathroom and kitchen.*

*The Project will be constructed with a three-part vertical composition which is characteristic of the neighborhood, with a high ground floor, standard upper levels and a terminus. Consistent with the Uptown Tenderloin Historic District, the building would be constructed of concrete, metal and glass.*

- P. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property,

improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

- i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.

*The Project site is well suited for mixed-use, multi-unit residential and retail development and is surrounded by similar land uses. The Project will replace a surface parking lot and provide a Code-compliant rear yard, designed in a manner that will comply with the Uptown Tenderloin Historic District.*

*The surrounding neighborhood consists of high-density, smaller scale dwelling units and residential hotel rooms. The dwelling units proposed by the Project, less than 500 square feet in size, will be consistent with this smaller scale unit size in the neighborhood.*

*No prevailing height characterizes on the subject block face. Buildings range from two to six stories on the subject block face, with a building as tall as 15 stories across the street at 455 Eddy. Within a two block radius, over a dozen buildings exceeding eight stories were also found on Turk, Ellis, O'Farrell, Hyde and Jones Streets. Accordingly, the proposed eight-story building was found to be consistent with the neighborhood character.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.

*The Project site will not impact traffic patterns. There is a reduced need for automobiles in the area surrounding the Project site due to its proximity to transit, services, employment and entertainment. The Project site is well-served by numerous MUNI bus routes, including five routes that have stops within one block of the Project site (16X, 19, 27, 31 and 38). Additionally, the Project is three blocks from Market Street and several BART and MUNI stations, giving residents convenient access to jobs and retail opportunities both within and outside of San Francisco. Locating new housing along transit-rich neighborhoods helps reduce car dependency and is consistent with the City's transit first policy.*

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

*The Project includes residential and commercial uses that are typical of the neighborhood, and will not introduce any permanent operational noises or odors that are detrimental, excessive, or atypical. Although construction will cause a temporary increase in noise, it will be limited in duration, and the Project Sponsor will fully comply with San Francisco's Noise Ordinance, which prohibits excessive noise levels from construction activity and limits permitted working hours when the Project is being built. The Project Sponsor will design building materials to avoid mirrored glass and other highly reflective materials to avoid offensive glare.*

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

*The Project would provide an attractive, comfortable environment for its residents. Amenities include approximately 1,930 square feet of common open space in the form of a terrace at the*

*second level and roof deck above the eighth story. The Project provides a Code-compliant rear yard, privately accessible to the two ground-floor units. No off-street parking or on-site loading is provided, helping to create a safer, more pedestrian-friendly environment. An existing curb cut will be removed along Eddy Street. Lighting along the building façade and at the street level will be consistent with neighborhood character.*

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

*The Project generally complies with the applicable sections of the Code. The Project complies with use and density requirements. The Project site is well-served by transit and commercial services, allowing residents to commute, shop and reach amenities by walking, transit and bicycling. The Project conforms with multiple goals and policies of the General Plan, as follows*

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 1.10**

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 13**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING

##### **Policy 13.1**

Support "smart" regional growth that locates new housing close to jobs and transit.

##### **Policy 13.3**

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

*The Project satisfies these objectives and policies of the General Plan's Housing Element. The Project proposes 23 dwelling units, increasing housing availability in an area adjacent to downtown. The Project site is located within a short walking distance of the Civic Center, SOMA as well as Western Addition and Nob Hill neighborhoods with a number of retail and entertainment options. It is also extremely well-served by public transit. The 16X, 19, 27, 31 and 38 lines all stop within two blocks from the Project site. The Civic Center BART and MUNI underground station is located a few blocks from the Project site, providing access to the outer reaches of San Francisco and the greater Bay Area.*

## **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 11.3**

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

### **Policy 11.5**

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

*The Project satisfies these policies by fitting the scale of the neighborhood while providing the kind of dense residential project permitted under the code, and encouraged by the City. The Project provides a Code-compliant rear yard and replaces an underutilized surface parking lot.*

*The Project's materiality has been inspired by the Uptown Tenderloin Historic District. Accordingly, the exterior of the proposed building is comprised of paneling that resembles terra cotta, concrete walls, punched openings decorated with metal railings that draw from the iconic fire escapes in the neighborhood. A traditional-style storefront is provided at the ground floor.*

## **TRANSPORTATION ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 2:**

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

#### **Policy 2.1:**

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

*The Project is located in the center of the Civic Center / Downtown neighborhood, in an area that includes a number of proposed medium-rise and high-rise residential developments. The area has a number of City-wide and regional transportation options. The Project would make good use of the existing transit services available in this area and would assist in maintaining the desirable urban characteristics and services of the area.*

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

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

*The proposed project will replace an underutilized surface parking lot and create an additional 23 dwelling units. The Project will also increase the demand for retail services in the immediate area, as well as in adjacent neighborhoods such as Nob Hill, Hayes Valley and SOMA. Both the new retail space and the increasing demand for retail services will enhance existing retail uses and future opportunities for local employment and ownership of businesses.*

- 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 is currently used as a surface parking lot. The Project will increase existing housing, and is designed to respect and diversify the existing Uptown Tenderloin Historic District. The urban fabric of the project site is comprised of buildings in various scale and proportion. The three-part vertical composition of the building, the material choice and height will both be consistent with and add diversity of the building stock in the neighborhood.*

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

*The City's supply of affordable housing will be increased with this project through the provision of on-site affordable units in compliance with Section 415.6.*

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

*A wide variety of goods and services are available within walking distance of the project site without reliance on private automobile use. In addition, the area is well served by public transit, providing connections to all areas of the City and to the larger regional transportation network. The Project will also provide 24 Class 1 and 4 Class 2 bicycle parking spaces, exceeding Planning Code Requirements.*

- 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 contain any industrial uses. The Project will eliminate a surface parking lot. No office space is proposed.*

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

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

- G. That landmarks and historic buildings be preserved.

*The Project does not affect any landmarks or historic buildings, and will be designed in a manner that is consistent with the Uptown Tenderloin Historic District.*

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

*The Project will not affect the City's parks or open space or their access to sunlight and vistas. The Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.*

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

*The Project Sponsor completed the First Source Hiring Affidavit on November 2, 2015.*

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 Conditional Use Authorization would promote the health, safety and welfare of the City.



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization No. 2014.0400CUA** under Planning Code Sections 303 and 253 to allow the construction of a building exceeding a height of 50-feet in an RC-4 (Residential Commercial, High Density) Zoning District and an 80-T Height and Bulk District. The Project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 4, 2016 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19483. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 17, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 17, 2016

# **EXHIBIT A**

## **AUTHORIZATION**

This authorization is for a Conditional Use to allow the new construction an eight story, approximately 80-foot tall, mixed-used building containing 23 dwelling units and approximately 970 square-feet of ground-floor retail space in general conformance with plans, dated March 4, 2016 and stamped "EXHIBIT B" included in the docket for Case No. 2014.0400CUA and subject to conditions of approval reviewed and approved by the Commission on March 17, 2016 under Motion No. **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator. The Project is located at 430 Eddy Street, Lot 014 in Assessor's Block 0334, within the RC-4 (Residential Commercial, High Density) Zoning District, and an 80-T Height and Bulk District.

## **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 March 17, 2016 under Motion No. **XXXXX**.

## **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

## **SEVERABILITY**

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

## **CHANGES AND MODIFICATIONS**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **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](http://www.sf-planning.org)*

7. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. Therefore, the Project is required to provide one street tree along Eddy Street. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). The Project Sponsor will be required to pay an in-lieu fee for any trees that cannot be planted.

*For information about compliance, contact the Bureau of Urban Forestry, Department of Public Works at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application for each building. 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](http://www.sf-planning.org)*

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

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

3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. On-site, in a ground floor façade (the least desirable location).
7. Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

## PARKING AND TRAFFIC

11. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 23 Class 1 bicycle parking spaces and 3 Class 2 bicycle parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

12. **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](http://www.sf-planning.org)*

## PROVISIONS

13. **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](http://www.onestopSF.org)*

14. **Affordable Units**

- A. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains X units; therefore, X affordable units are required. The Project Sponsor will fulfill this requirement by providing the X 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

- B. **Unit Mix.** The Project contains 23 studios; therefore, the required affordable unit mix is 3 studios. 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- C. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- D. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (12%) 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- E. **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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- F. **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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable

units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.

- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

## MONITORING AFTER ENTITLEMENT

15. **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](http://www.sf-planning.org)*

16. **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](http://www.sf-planning.org)*

## OPERATION

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

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



18. **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>*

19. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org).*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

20. **Entertainment Commission-Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects.** The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

Community Outreach: Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.

Design Considerations:

During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.

Construction Impacts: Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.

Communication: Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

It should be noted that the recommended conditions also include a sound study. Since no windows would be within 300 feet of the place of entertainment, it was determined that additional sound study

would not be required for the purposes Entertainment Commission-Recommended Noise Attenuation.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

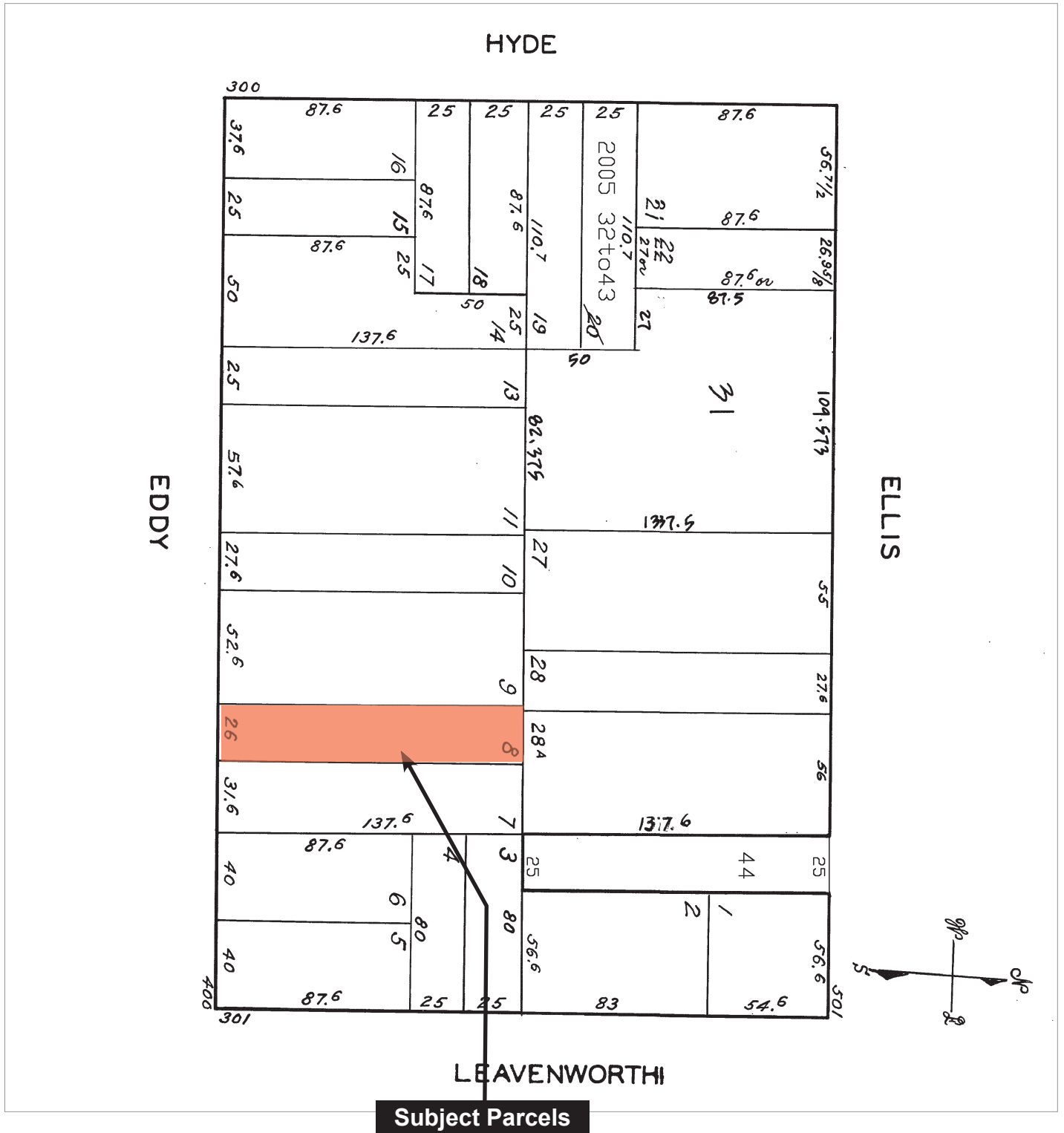
22. **Lighting.** All Project lighting shall be directed onto the project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Exhibits

*This page intentionally blank.*

# Parcel Map

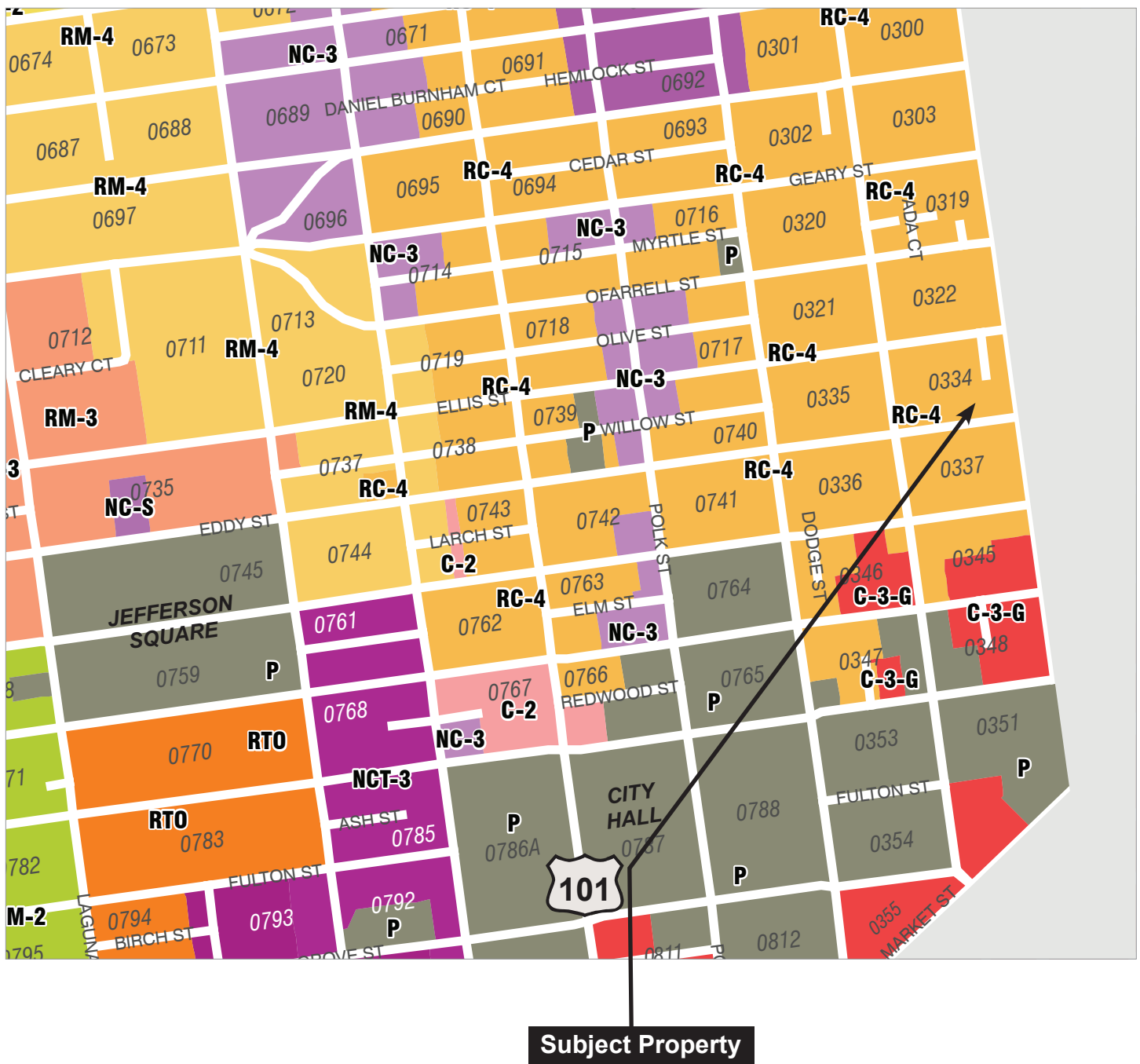


# Sanborn Map



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

# Zoning Map



SAN FRANCISCO  
**PLANNING DEPARTMENT**

**Case Number 2014.0400CUA**  
430 Eddy Street  
Block 0334 Lots 008



# Aerial



**Subject Property**



# Site Photo - Looking South



*This page intentionally left blank.*

# Exhibit B

*This page intentionally left blank.*



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

### Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6379 • <http://www.sfplanning.org>

#### Section 1: Project Information

430 Eddy Street		0334/008	
2014 0400		2014.0400 CUA	
430 Eddy Street Associates, LLC		John O'Donoghue (415) 587-9000	
2028 South El Camino Real, Suite B			
San Mateo, CA 94403		johnodonoghue@sbcglobal.net	
22 units	968 sq. ft.	79.6 ft/8 floors	\$3,500,000

#### Section 2: First Source Hiring Program Verification

<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@sf.gov](mailto:CityBuild@sf.gov) or (415) 701-4646. For more information about the First Source Hiring Program visit [www.workforcedevelopment.org](http://www.workforcedevelopment.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):

Abatement Laborer				Laborer	\$25.00	NO	5
Boilermaker				Operating Engineer			
Bricklayer				Painter			
Carpenter	\$25.00	NO	5	Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer	\$25.00	NO	5	Plumber and Pipefitter	\$60.00	NO	5
Electrician	\$40.00	NO	2	Roofer/Water proofer			
Elevator Constructor	\$50.00	NO	3	Sheet Metal Worker	\$40.00	NO	2
Floor Coverer				Sprinkler Fitter	\$85.00	NO	3
Glazier				Taper			
Heat & Frost Insulator				Tile Layer/Finisher	\$40.00	NO	3
Ironworker	\$30.00	NO	2	Other:			
TOTAL: 19				TOTAL: 18			

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? ☐ YES ☒ NO
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? ☒ YES ☐ NO
3. Will hiring and retention goals for apprentices be established? ☐ YES ☒ NO
4. What is the estimated number of local residents to be hired? 5

### Section 4: Declaration of Sponsor of Principal Project

John O. Donoghue John O. Donoghue glab 4/15/2015

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] 11/2/15

(SIGNATURE OF AUTHORIZED REPRESENTATIVE) (DATE)

# Affidavit for Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415

December 3, 2015  
Date

I, 430 Eddy Street Associates, do hereby declare as follows:

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

430 Eddy Street

Address

0334/008

Block / Lot

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

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

2014.0400CUA

Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Tina Chang

Planner Name

Is this project within the Eastern Neighborhoods Plan Area?

- ☐ Yes (if yes, please indicate Tier) \_\_\_\_\_
- ☒ No

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

- ☐ This project uses California Debt Limit Allocation Committee (CDLAC) funding.
- ☐ This project is 100% affordable.

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

- ☐ Payment of the Affordable Housing Fee prior to the first site or building permit issuance (Planning Code Section 415.5).
- ☒ On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).



- d. If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative and the accompanying unit mix tables on page 4.

- ☒ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☐ **Rental.** Exemption from Costa Hawkins Rental Housing Act.<sup>2</sup> The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
- ☐ Direct financial contribution from a public entity.
  - ☐ Development or density bonus or other public form of assistance.
  - ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

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

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

- f. The Project Sponsor must pay the Affordable Housing 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, with an option for the Project Sponsor to defer a portion of the payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.

- g. I am a duly authorized officer 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.  
Executed on this day in:

San Francisco, California

Location

Dec. 3, 2015

Date

Signature

John O'Donoghue, Project Sponsor

Name (Print), Title

cc: Mayor's Office of Housing  
Planning Department Case Docket  
Historic File, if applicable  
Assessor's Office, if applicable

(415) 567-9000

Contact Phone Number



## Unit Mix Tables

NUMBER OF ALL UNITS IN PRINCIPAL PROJECT:					
Total Number of Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
23	0	23	0	0	0

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below:

- ☒ On-site Affordable Housing Alternative (Charter Section 16.110 (g) and Planning Code Section 415.6): calculated at 12% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
3		3			

- ☐ Off-site Affordable Housing Alternative (Planning Code Section 415.7): calculated at 20% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-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. (if applicable)	Number of Market-Rate Units in the Off-site Project

- ☐ 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 would 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. Fee \_\_\_\_\_ % of affordable housing requirement.

2. On-Site \_\_\_\_\_ % of affordable housing requirement.

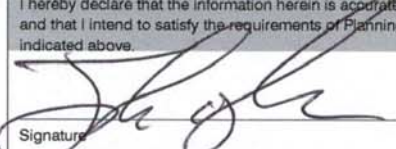
NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

3. Off-Site \_\_\_\_\_ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-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. (if applicable)	Number of Market-Rate Units in the Off-site Project

Affidavit for **Compliance with the Inclusionary Affordable Housing Program**

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Company Name	Company Name
430 Eddy Street Associates	
Print Name of Contact Person	Print Name of Contact Person
John O'Donoghue	
Address	Address
2028 South El Camino Real, Suite B	
City, State, Zip	City, State, Zip
San Mateo, CA 94403	
Phone, Fax	Phone, Fax
(415) 567-9000	
Email	Email
johnodonoghue@sbcglobal.net	
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.	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.
 Signature	Signature
Name (Print), Title JOHN O'DONOGHUE PARTNER/owner	Name (Print), Title

# REUBEN, JUNIUS & ROSE, LLP

March 4, 2016

President Rodney Fong  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 430 Eddy Street**  
**Planning Case No. 2014.0400**  
**Hearing Date: March 17, 2016**  
**Our File No.: 8670.01**

Dear President Fong and Commissioners:

This office represents 430 Eddy Street Associates, LLC, the Project Sponsor of a proposed mixed-use development at 430 Eddy Street, Assessor's Block 0334, Lot 008 (the "Property" or "Project Site"). The Property is located on Eddy Street between Leavenworth Street and Hyde Street in the Downtown/Civic Center neighborhood. The Project Sponsor proposes to demolish an existing surface parking lot and construct 23 studio dwelling units over a ground floor retail space.

The Project Sponsor respectfully requests that the Planning Commission approve the Project and grant a Conditional Use Authorization pursuant to Planning Code Sections 303 and 253 to allow the construction of a building greater than 50 feet in height in an RC-4 District. We look forward to presenting the Project to you on March 17.

## **A. Surrounding Neighborhood**

The Project Site is located mid-block and currently contains a surface parking lot. It is immediately adjacent to a five-story residential hotel building on the west and a three-story mixed residential/tourist hotel building on the east. The rest of the block contains buildings ranging from one to six stories containing residential and industrial uses. The opposite side of the street has a similar development pattern, but also includes a 15-story residential building. The vicinity contains a wide range of architectural styles and land uses primarily include dwelling units above ground floor commercial uses. The Project site is located in the RC-4 (Residential-Commercial High Density) Zoning District and within the Upper Tenderloin National Historic District.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin  
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben<sup>1</sup> | Tuija I. Catalano | Thomas Tunny  
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey  
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman<sup>2,3</sup> | John McNerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

One Bush Street, Suite 600  
San Francisco, CA 94104

tel: 415-567-9000  
fax: 415-399-9480

[www.reubenlaw.com](http://www.reubenlaw.com)

## **B. Project Description**

The Project Sponsor proposes to eliminate the existing surface parking lot and construct an 8-story above basement mixed-use development. The Project will include 23 studio dwelling units and a ground floor commercial space. 24 Class 1 bicycle parking spaces will be provided at the basement level and four Class 2 bicycle parking spaces will be installed on the fronting Eddy Street sidewalk. The Project design incorporates 2,823 square feet of open space, with two 447 private courtyards provided for the two ground floor units, a 320 square foot common courtyard at the second level, and a 1,609 square foot common use roof deck.

## **C. Project Benefits**

The Project will provide significant benefits to the City, including the following:

Provides smart infill development. The Project will construct an attractive new mixed-use residential and retail development on an underutilized site that is well-served by numerous MUNI bus routes including five routes that have stops within a block of the Project site. (Routes #16X, 19, 27, 31 & 38). In addition, the Project site is three blocks from Market Street and several BART and MUNI underground stations, giving its residents access to jobs both inside and outside San Francisco

Adds 23 new dwelling units to the City's housing stock. San Francisco is suffering from a housing shortage that has resulted in pent-up demand and an undesirable escalation in rental and for-sale housing prices. The Project would construct 23 new studio dwelling units, which will be affordable by nature due to their small size.

Eliminates a surface parking lot. The Project would eliminate the type of surface parking that is discouraged by current Planning Department policy and replace it with a modern building with a transparent and active ground floor.

## **D. Community Outreach**

The Project Sponsors are currently working with the Tenderloin Neighborhood Development Corporation, the Tenderloin Housing Clinic, and the two adjacent hotels to ensure the project is constructed in a way that minimizes impact on the neighborhood. One community meeting has been held with only two neighbors attending. The Project Sponsors will also be having meetings with the residents of the two adjacent hotels. There is no opposition to the Project at this time.

## **E. Conclusion**

The Project would create an attractive new mixed-use residential and retail building on an underutilized site that is currently occupied by a surface parking lot. The Project would add a new ground floor retail space that will activate the adjacent street frontage, and will plant new street trees and add two bicycle parking racks in order to enhance the pedestrian environment on Eddy Street. Additionally, the Project will add 23 new studio dwelling units to the City's housing stock, including 3 on-site below market rate units. For these reasons, we urge you to support this Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in blue ink, appearing to read "John Kevlin".

John Kevlin

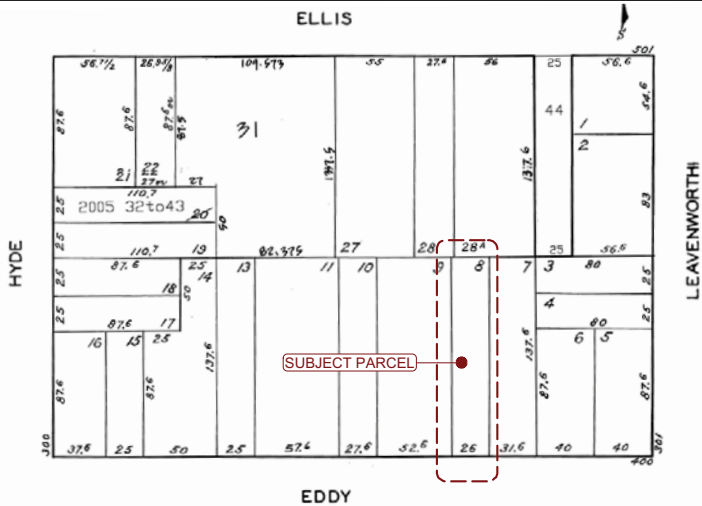
cc: Vice-President Dennis Richards  
Commissioner Michael Antonini  
Commissioner Rich Hillis  
Commissioner Christine Johnson  
Commissioner Kathrin Moore  
Commissioner Cindy Wu  
Jonas P. Ionin – Commission Secretary  
John Rahaim – Planning Director  
Scott Sanchez – Zoning Administrator  
Tina Chang – Project Planner

*This page intentionally left blank.*



SCOPE OF WORK:  
PROPOSED NEW CONSTRUCTION OF EIGHT-STORY OVER BASEMENT MIXED-USE BUILDING WITH TWENTY-THREE RESIDENTIAL CONDO UNITS.

ASSESSOR'S MAP



DRAWING INDEX

ARCHITECTURAL

- A-0.1 COVER SHEET
- A-1.0 SITE PLAN & NOTES
- A-1.1 BASEMENT & FIRST FLOOR PLANS
- A-1.2 SECOND & THIRD FLOOR PLANS
- A-1.3 FOURTH & FIFTH FLOOR PLANS
- A-1.4 SIXTH & SEVENTH FLOOR PLANS
- A-1.5 EIGHTH FLOOR & ROOF PLAN
- A-2.1 BUILDING FRONT ELEVATION (SOUTH)
- A-2.2 BUILDING REAR ELEVATION (NORTH)
- A-2.3 BUILDING LEFT ELEVATION (WEST)
- A-2.4 BUILDING RIGHT ELEVATION (EAST)
- A-3.1 BUILDING SECTION
- G-0.1 GREEN BUILDING CHECKLIST
- C-1.0 SURVEY

PROJECT DATA

LOT AREA: 3,575 ± S.F.  
# OF COVER PARKING SPACES: NONE  
# OF UNITS: ONE COMMERCIALS & TWENTY-THREE RESIDENTIALS  
NUMBER OF STORIES: 8 OVER BASEMENT  
ALLOWABLE HEIGHT: 80'-X  
BUILDING HEIGHT: 79'-6"  
CONSTRUCTION TYPE: TYPE "I-A"  
OCCUPANCY GROUP: R-2 / B  
BLOCK & LOT : 0334 / 008  
ZONING: RC-4  
APPLICABLE CODES: 2013 CALIFORNIA CODES EDITIONS  
W/ SAN FRANCISCO AMENDMENTS

FLOOR AREA:

GROSS: 19,952 ± S.F. HABITABLE: 10,642 ± S.F.

OPEN SPACE:

REQUIRED: 23 UNITS x 48=1,104 S.F. PROVIDED: 2,823 ± S.F.

BICYCLE PARKING:

REQUIRED: CLASS I: 23  
CLASS II: 2 PROVIDED: CLASS I: 24 @ BASEMENT  
CLASS II: 4

B.M.R UNITS:

REQUIRED 12% B.M.R. UNITS ON-SITE: 3 UNITS

UNIT MATRIX

FLOOR LEVEL	GROSS FLOOR AREA	SPACE USES	FLOOR AREA	# OF UNIT / # OF PARKING
BASEMENT FLOOR	1,993 ± S.F.	BICYCLE AREA	360 ± S.F.	24 BICYCLE PARKING
		GARBAGE ROOM	171 ± S.F.	-
		METER ROOM	148 ± S.F.	-
		COMMON AREA	1,314 ± S.F.	-
1ST FLOOR	2,527 ± S.F.	COMMERCIAL SPACES	962 ± S.F.	1 UNIT
		STUDIO UNIT	659 ± S.F.	2 UNITS
		COMMON AREA	906 ± S.F.	-
2ND FLOOR	2,205 ± S.F.	STUDIO UNITS	1,427 ± S.F.	3 UNITS
		COMMON AREA	778 ± S.F.	-
3RD FLOOR	2,205 ± S.F.	STUDIO UNITS	1,427 ± S.F.	3 UNITS
		COMMON AREA	778 ± S.F.	-
4TH FLOOR	2,205 ± S.F.	STUDIO UNITS	1,427 ± S.F.	3 UNITS
		COMMON AREA	778 ± S.F.	-
5TH FLOOR	2,205 ± S.F.	STUDIO UNITS	1,427 ± S.F.	3 UNITS
		COMMON AREA	778 ± S.F.	-
6TH FLOOR	2,205 ± S.F.	STUDIO UNITS	1,427 ± S.F.	3 UNITS
		COMMON AREA	778 ± S.F.	-
7TH FLOOR	2,205 ± S.F.	STUDIO UNITS	1,427 ± S.F.	3 UNITS
		COMMON AREA	778 ± S.F.	-
8TH FLOOR	2,202 ± S.F.	STUDIO UNITS	1,421 ± S.F.	3 UNITS
		COMMON AREA	781 ± S.F.	-
TOTAL BLDG. FLR. AREA	19,952 ± S.F.		TOTAL # OF COMMERCIAL	1 UNIT
TOTAL RESIDENTIAL FLR. AREA(1ST-8TH FLR.)	10,642 ± S.F.		TOTAL # OF STUDIO UNITS	23 UNITS
OPEN SPACE: (36 S.F. PER UNIT IF PRIVATE, 48 S.F. PER UNIT IF COMMON)				
FLOOR LEVEL	COMMON OPEN SPACE	PRIVATE OPEN SPACE	NOTE	
1ST FLOOR	-	894 ± S.F.	DEDICATED TO STUDIOS # 1 & 2 @ 1 <sup>st</sup> FLOOR	
2ND FLOOR	320 ± S.F.	-	FOR ALL RESIDENTIAL UNITS	
ROOF DECK	1,609 ± S.F.	-	FOR ALL RESIDENTIAL UNITS	
TOTAL OPEN SPACE:	1,929 ± S.F.	894 ± S.F.	2,823 ± S.F.	

PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

Cover Sheet

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 01/07/2014

REVISED DATE 03/04/2016

JOB NO. 14-1605

SHEET NO.

A-0.1



ABBREVIATION

#	POUND OR NUMBER	SPEC	SPECIFIED OR SPECIFICATION
&	AND	SPK	SPRINKLER
@	AT	SSTL	STAINLESS STEEL
ABV	ABOVE	STC	SOUND TRANSMISSION COEFFICIENT
ACT	ACOUSTIC CEILING TILE	STD	STANDARD
AD	AREA DRAIN	STL	STEEL
AFF	ABOVE FINISHED FLOOR	STRUCT	STRUCTURAL
ALUM	ALUMINUM	SQ.	SQUARE
APPROX	APPROXIMATE	T&G	TONGUE AND GROOVE
ANOD	ANODIZED	TC	TOP OF CURB
ASPH	ASPHALT	TELE	TELEPHONE
BD	BOARD	TLT	TOILET
BLDG	BUILDING	TO	TOP OF
BLKG	BLOCKING	TOC	TOP OF CONCRETE
BOT	BOTTOM	TOS	TOP OF STEEL
BSMT	BASEMENT	TP	TOILET PAPER DISPENSER
BST	BOTTOM OF STAIRS	T/D	TELEPHONE/DATA
BYND	BEYOND	TST	TOP OF STAIRS
CIP	CAST IN PLACE	TYP	TYPICAL
CHNL	CHANNEL	U.N.O.	UNLESS NOTED OTHERWISE
CJ	CONTROL JOINT	UIS	UNDERSIDE
CLG	CEILING	V.I.F.	VERIFY IN FIELD
CLO	CLOSET	VP	VISION PANEL
CLR	CLEAR	W/	WITH
CNTR	COUNTER	WD	WOOD
CMU	CONCRETE MASONRY UNIT	W.H.	WATER HEATER
COL	COLUMN		
COMPR	COMPRESSIBLE		
CONC	CONCRETE		
CONT	CONTINUOUS		
CORR	CORRIDOR		
CPT	CARPET		
CT	CERAMIC TILE		
CTR	CENTER		
CTYD	COURTYARD		
DBL	DOUBLE		
DEMO	DEMOLISH		
DET	DETAIL		
D.F.	DRINKING FOUNTAIN		
DIA	DIAMETER		
DIMS	DIMENSIONS		
DN	DOWN		
DR	DOOR		
DWG	DRAWING		
(E)	EXISTING		
EA	EACH		
EL	ELEVATION		
ELEC	ELECTRICAL		
ELEV	ELEVATOR/ELEVATION		
EQ	EQUAL		
EXCL	EXTCLUDE		
EXP JT	EXPANSION JOINT		
EXT	EXTERIOR		
F.D.	FLOOR DRAIN		
FEC	FIRE EXTINGUISHER CABINET		
FIXT	FIXTURE		
FLR	FLOOR		
FLUOR	FLUORESCENT		
FM	FILLED METAL		
FND	FOUNDATION		
FO	FACE OF		
F.O.F.	FACE OF FINISH		
FURR	FURRING		
GA	GAUGE		
GALV	GALVANIZED		
G.B.	GRAB BAR		
GND	GROUND		
GRP	GROUP		
GWB	GYPSUM WALL BOARD		
GYP	GYPSUM		
H.C.	HANDICAPPED		
HI	HIGH		
HM	HOLLOW METAL		
HP	HIGH POINT		
HR	HOOR		
HVAC	HEATING, VENTILATING, & AIR CONDITIONING		
IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD		
ILO	IN LIEU OF		
INSUL	INSULATED		
INT	INTERIOR		
LO	LOW		
MAX	MAXIMUM		
MECH	MECHANICAL		
MEMBR	MEMBRANE		
MIN	MINIMUM		
MO	MASONRY OPENING		
MTL	METAL		
(N)	NEW		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NOM	NOMINAL		
N.T.S.	NOT TO SCALE		
O.C.	ON CENTER		
OFF	OFFICE		
OH	OPPOSITE HAND		
OZ	OUNCE		
PCC	PRE-CAST CONCRETE		
P.L.	PROPERTY LINE		
PLUMB	PLUMBING		
PLYD	PLYWOOD		
PT	PRESSURE TREATED		
PNT	PAINT/PAINTED		
PVC	POLYVINYL CHLORIDE		
RBR	RUBBER		
RCP	REFLECTED CEILING PLAN		
RD	ROOF DRAIN		
RDWD	REDWOOD		
REQD	REQUIRED		
RM	ROOM		
S.F.	SQUARE FOOT		
SIM	SIMILIAR		

BLOCK & LOT: 0334-008

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:

- NOTES:
- BLDG. TO BE FULLY SPRINLERED, SPRINKLERS AND STANDPIPE REQUIRED PER NFPA13, 14, & 24, 2013 EDITIONS.
  - FIRE ALARM & SPRINKLER MONITORING SYSTEM REQUIRED PER NFPA 72 THROUGHOUT
  - THE SPRINKLER & FIRE ALARM SYSTEMS WILL NEED TO PROVIDED SPRINKLER WATER FLOW & MONITORING VALVES ON EACH FLOOR
  - ELEVATOR RECALL, DOORS @ ELEVATOR & FIRE SMOKE DAMPERS ARE REQUIRED TO BE CONNECTED TO FIRE ALARM SYSTEM
  - PROVIDE LOCKBOX @ MAIN ENTRY, COORDINATE W/ DISTRICT FIRE INSPECTOR
  - PROVIDE STAIRWELL IDENTIFICATION SIGNS, AS PER CBC 1020.1.6
  - PROVIDE SMOKE DETECTORS REQUIRED IN COMMON CORRIDOR ON FIRST FLOOR

PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

Site Plan  
& Notes

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 01/07/2014

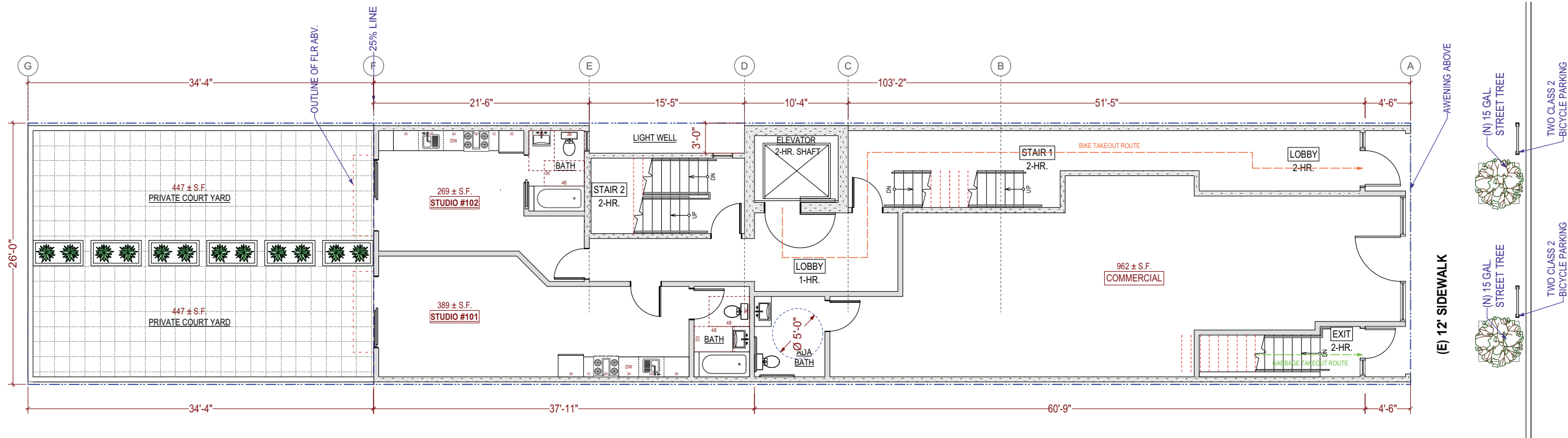
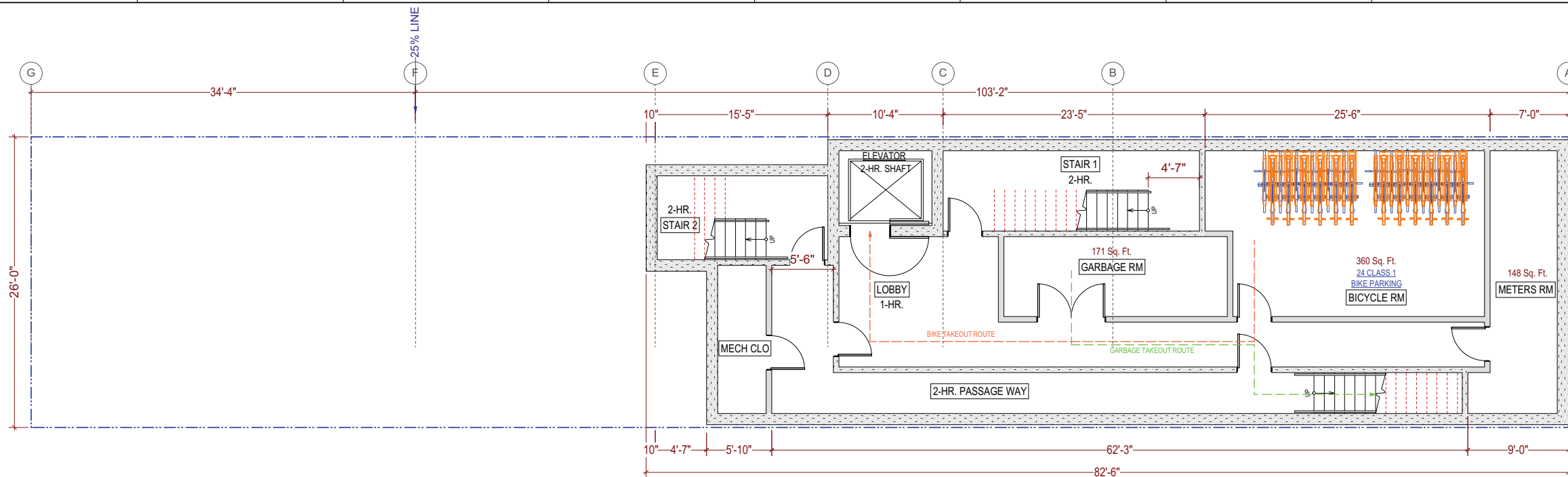
REVISED DATE 03/04/2016

JOB NO. 14-1605

SHEET NO.

A-1.0





PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

## Basement & First 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.
---------	------

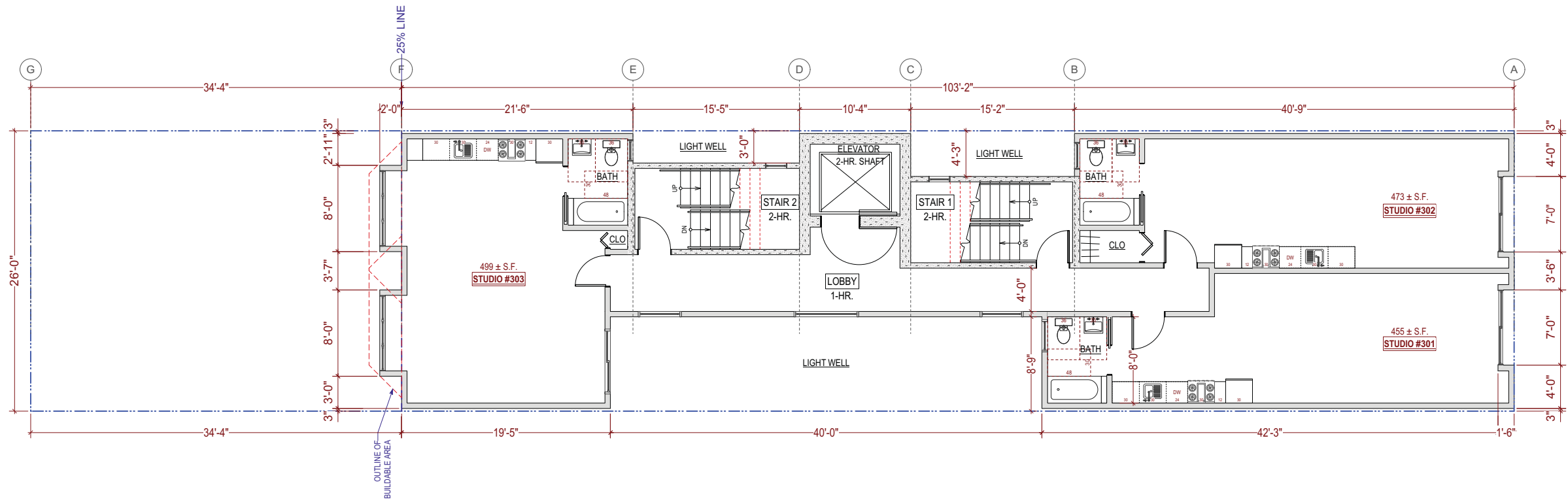
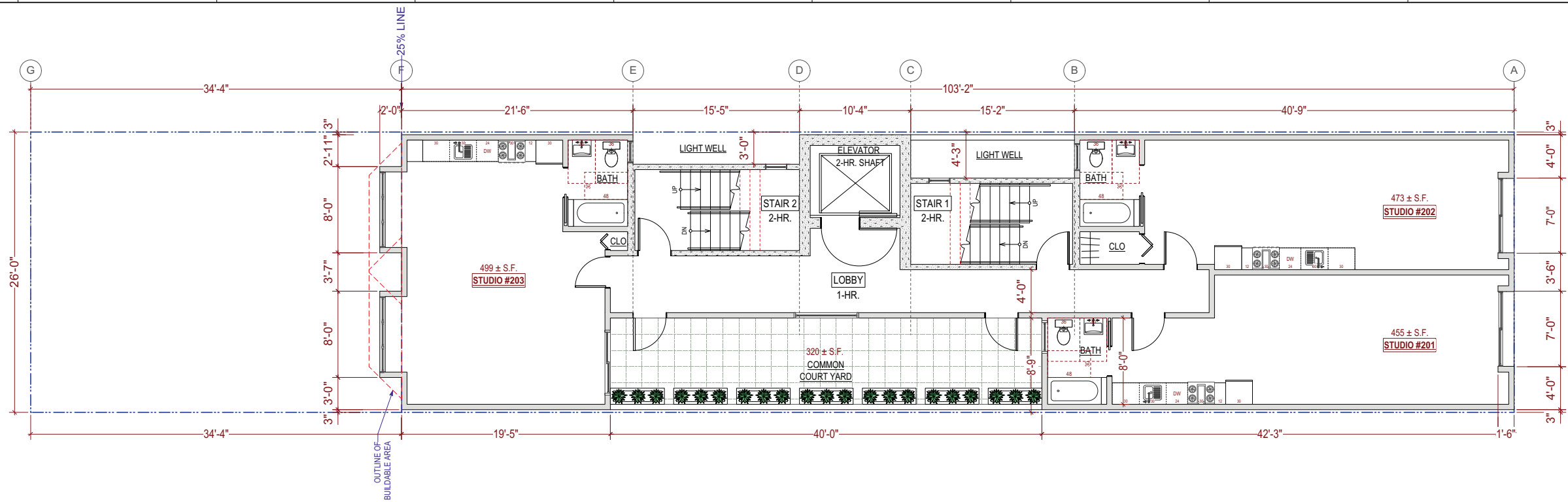
DATE	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

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

A-1.1



PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

Second & Third  
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.
---------	------

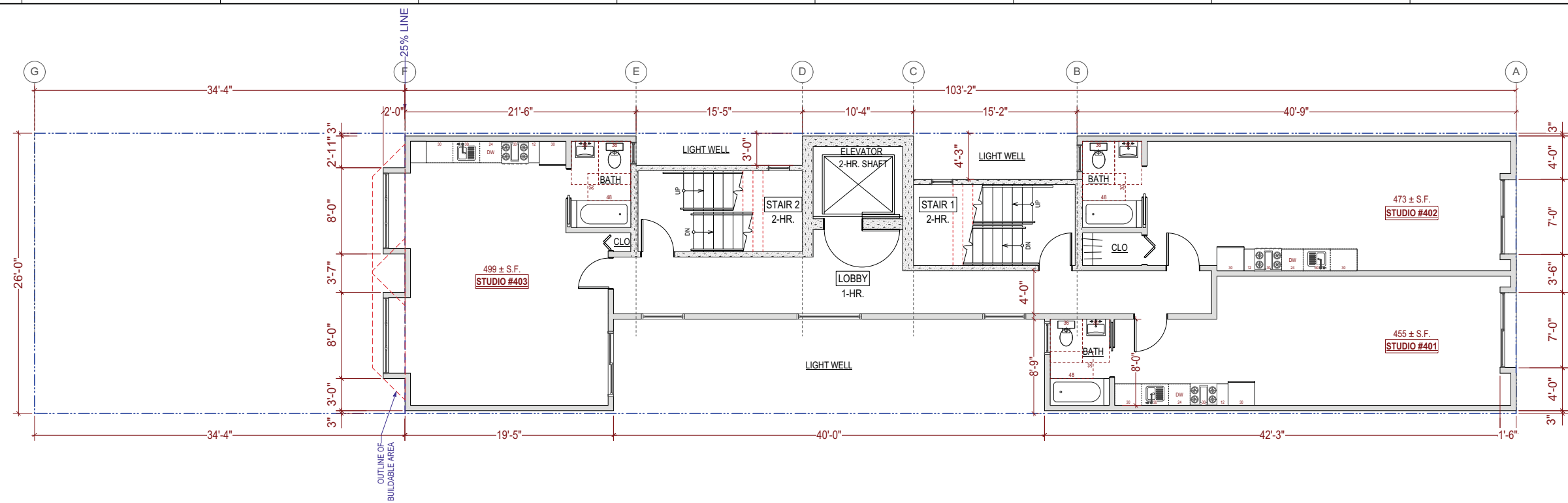
DATE	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

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

A-1.2



PROJECT NAME

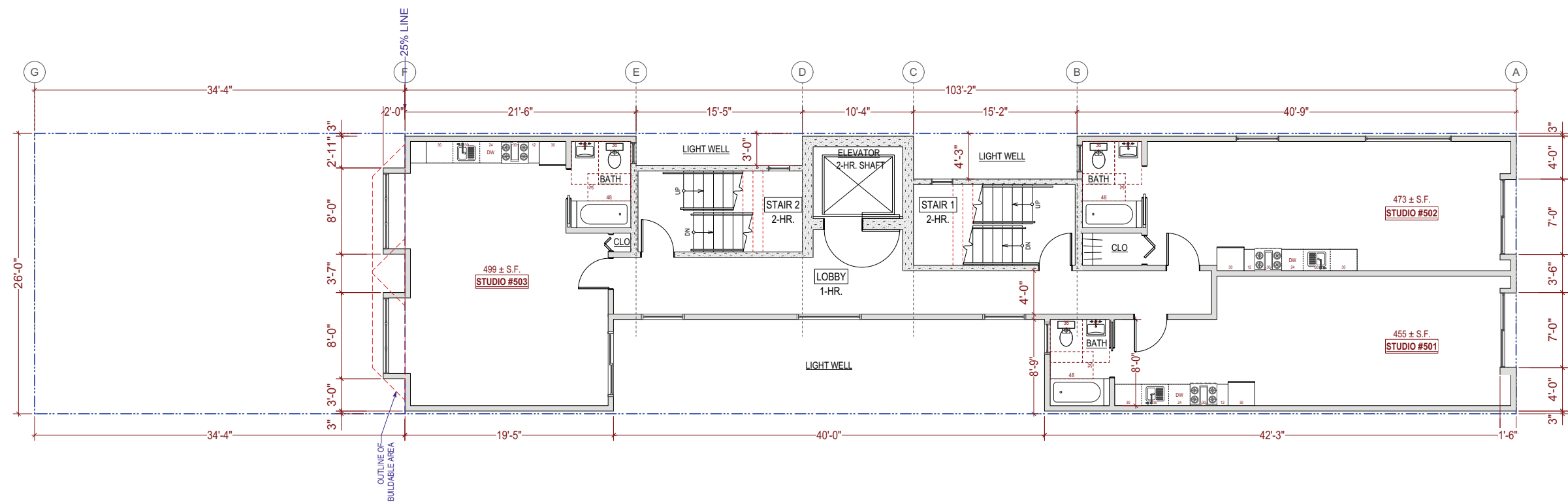
**430 Eddy St.**  
SAN FRANCISCO, CA



**SIA CONSULTING CORPORATION**  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: [WWW.SIACONSULT.COM](http://WWW.SIACONSULT.COM)

**SHEET TITLE**

## Fourth & Fifth 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.

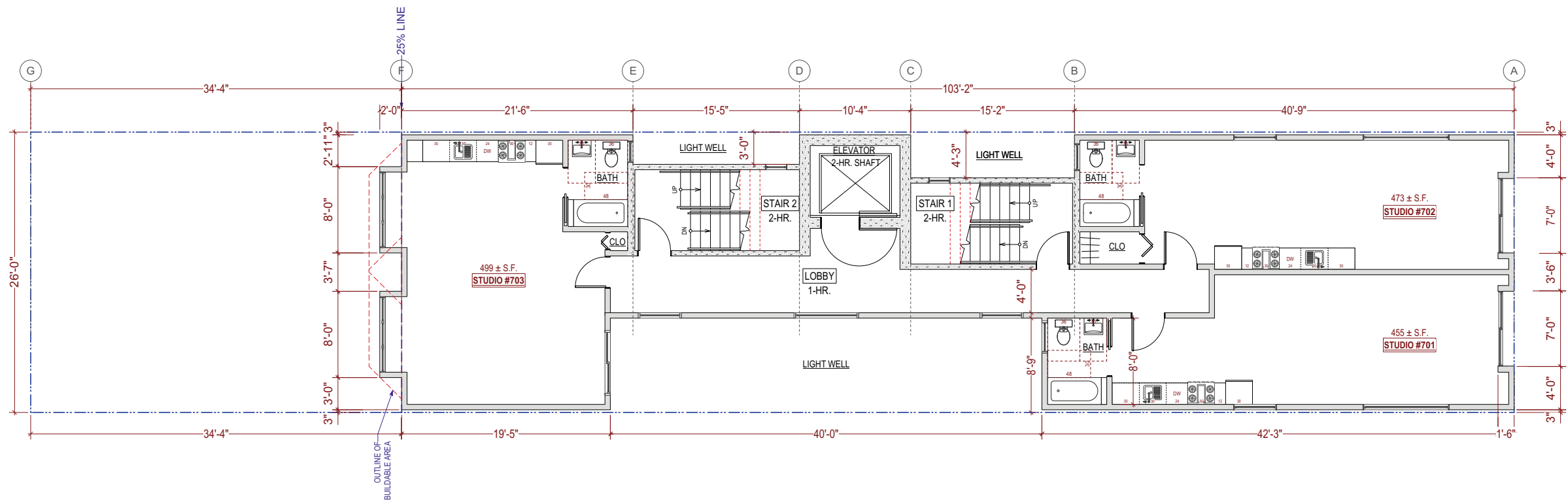
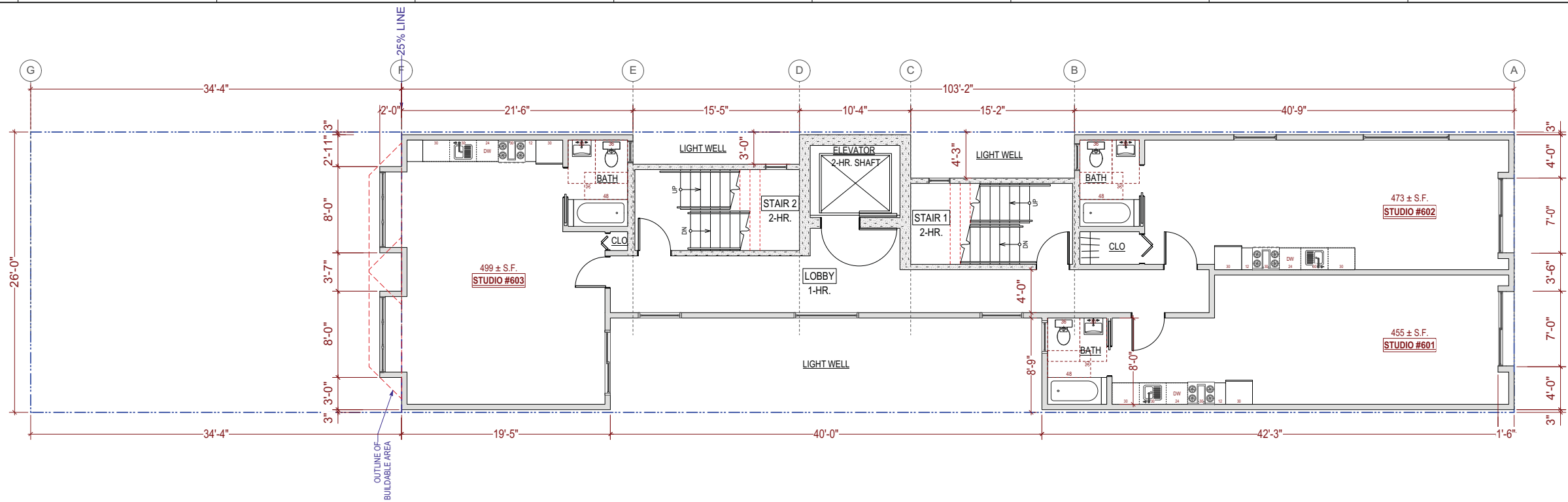
DATE 01/07/2014

REVISÉ DATE 03/04/2016

**JOB NO.** 14-1605

**SHEET NO.**

A-1.3



PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

## Sixth & Seventh 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	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

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

A-1.4

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

PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

Front Elevation  
(South)

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	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

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

A-2.1



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

PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

Rear Elevation  
(North)

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	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

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

A-2.2

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

PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

Left Elevation  
(West)

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	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

SHEET NO.

A-2.3

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

PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

Right Elevation  
(East)

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	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

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

A-2.4





PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

Building Section

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	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

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

A-3.1

# Green Building: Site Permit Checklist

### BASIC INFORMATION:

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

Project Name 430 Eddy St.	Block/Lot 0334 / 008	Address 430 Eddy Street
Gross Building Area 19,952 ± S.F.	Primary Occupancy R-2 / B	Design Professional/Applicant: Sign & Date Bahman Ghassemzadeh
# of Dwelling Units 23	Height to highest occupied floor 79'-6"	Number of occupied floors 8

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

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

### Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

### Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. **Attachment C3, C4, or C5 will be due with the applicable addendum.** To use the form:

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

#### AND

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

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

LEED PROJECTS						
	New Large Commercial	New Residential Mid-Rise¹	New Residential High-Rise¹	Commerical Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	²	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after.³	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpets: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

PROJECT NAME

430 Eddy St.  
SAN FRANCISCO, CA



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

SHEET TITLE

## Green Building Checklist

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	01/07/2014
------	------------

REVISED DATE	03/04/2016
--------------	------------

JOB NO.	14-1605
---------	---------

SHEET NO.

G-0.1