



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization Adoption of Shadow Findings

HEARING DATE: JUNE 1, 2017

Date: May 25, 2017
Case No.: **2014.0506CUASHD**
Project Address: **519 Ellis 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 / 028
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
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, 21,420 gross square foot, mixed-use building containing 21 dwelling units, 2,721 square feet of retail space and 2,400 square feet of private and common open space in the form of a common courtyard at the proposed second level, common roof deck and private patios / balconies on the proposed second and eight floors. All 21 dwelling units contain one habitable room 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, amounting to 16 dwelling units, 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, masonry and glass.

SITE DESCRIPTION AND PRESENT USE

The proposed Project is located mid-block, about two parcels west of Leavenworth Street on a fenced-off, vacant parcel. It is immediately adjacent to a six-story residential hotel building on the east and a one-story auto-body shop on the west. The rest of the block contains buildings ranging from one to six stories containing residential and commercial uses. The opposite side of the street has a similar development pattern, but also includes a seven-story residential building and the Tenderloin Recreation Center directly across the street from the Project site.

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 April 26, 2017 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 12, 2017	May 10, 2017	22 days
Posted Notice	20 days	May 12, 2017	May 11, 2017	21 days
Mailed Notice	10 days	May 22, 2017	May 12, 2017	20 days

PUBLIC COMMENT & COMMUNITY OUTREACH

- **Public Comment.** To date, the Department has received one letter in support from Community Housing Partnership, owner and operator of adjacent residential building to the east.
- **Community Outreach.** The Project Sponsors, as indicated that they have had a meeting with several dozen residents of the Jefferson Hotel, adjacent to the south of the property. Further, they are working with the Tenderloin Neighborhood Development Corporation, the Tenderloin Housing Clinic to ensure the Project is constructed in a way that minimizes impact on the neighborhood.

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 19 dwelling units on the subject lot measuring approximately 3,781 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 21 proposed units meet the criteria stated above, the Project contains 16 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.** A shadow analysis dated January 2017 found that the Project would cast net new shadow on the subject park representing an increase of 0.35% of the overall shadow on the subject park, accounting for shadows from existing street trees. Since most of the Project's shadow is already masked by shadow cast by existing trees, which shade the most actively used areas of the playground, the Project's net new shadow would not significantly affect the use or enjoyment of the Tenderloin Children's Playground. The General Manager (or appointee) of the Recreation and Park Department with the Recreation and Park Commission heard the project at a public hearing held on May 18, 2017. However, a motion to find that the net new shadow on the Tenderloin Children's Playground cast by the Project would be adverse to the use of said playground did not pass; therefore the Planning Department did not receive a recommendation from the General Manager of the Recreation and Park Department. However, 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, approximately 21,420 gross square feet building containing 21 dwelling units and approximately 2,721 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.

Additionally, the Commission must also adopt Shadow findings, that the net new shadow on the Tenderloin Children's Playground by the proposed Project at 519 Ellis Street would not be adverse to the use of the subject playground.

BASIS FOR RECOMMENDATION

- The Project would add 21 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, vacant lot with housing and retail, activating Ellis 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.

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

Attachments:

Draft Motion for Conditional Use Authorization
Draft Motion for Shadow Findings CATEX Certificate
Anti-Discriminatory Housing Policy Affidavit
Affidavit for Inclusionary Housing
First Source Affidavit
Support Letter: Community Housing Partnership
Exhibits:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph

Exhibit B Proposed Plans

Attachment Checklist

☒ Executive Summary

☒ Draft Motion

☒ Environmental Determination

☒ Zoning District Map

☐ Height & Bulk Map

☒ Parcel Map

☒ Sanborn Map

☒ Aerial Photo

☒ 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

☒ Context Photos

☒ Site Photos

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

TC

Planner's Initials

This page intentionally left blank.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Transportation Sustainability Fee (Sec. 411) | <input checked="" 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: JUNE 1, 2017

Date: May 25, 2017
Case No.: **2014.0506CUASHD**
Project Address: **519 Ellis 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 / 028
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
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 21 DWELLING UNITS AND TWO SPACES AMOUNTING TO APPROXIMATELY 2,721 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 519 Ellis Street Partners, LLC (hereinafter "Project Sponsor") filed Application No. 2014.0506CUA (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 April 26, 2017, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

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

On June 1, 2017, the Planning Commission ("Commission") conducted public hearing at a regularly scheduled meeting on Case No. 2014.0506CUA.

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 21 residential units, 2,721 gross square feet of retail space and approximately 2,400 square feet of open space under Case No. 2014.0506CUA, 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 two parcels west of Leavenworth Street on a fenced-off, vacant parcel. It is immediately adjacent to a six-story residential hotel building on the east and a one-story auto-body shop on the west. The rest of the block contains buildings ranging from one to six stories containing residential and commercial uses. The opposite side of the street has a similar development pattern, but also includes a seven-story residential building and the Tenderloin Recreation Center directly across the street from the Project site.
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-4¹ (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, 21,420 gross square foot, mixed-use building containing 21 dwelling units, 2,721 square feet of retail space and 2,400 square feet of private and common open space in the form of a common courtyard at the proposed second level, common roof deck and private patios / balconies on the proposed second and eight floors. All 21 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, amounting to 16 dwelling units, per Planning Code Section 209.3.
5. **Public Comment & Community Outreach.**
 - A. **Public Comment.** To date, the Department has received one letter in support from Community Housing Partnership, owner and operator of adjacent residential building to the east.
 - B. **Community Outreach.** The Project Sponsors, as indicated in the enclosed letter to the Planning Commission, have had a meeting with several dozen residents of the Jefferson Hotel, adjacent to the south of the property. Further, they are working with the Tenderloin Neighborhood Development Corporation, the Tenderloin Housing Clinic to ensure the Project is constructed in a way that minimizes impact on the neighborhood.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

¹ 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.

- 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.

The Project has a lot depth of approximately 137.5 feet with a required rear yard of approximately 34'-5". The project provides a rear setback of 34'-5", therefore 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 three (3) of the 21 units. Units on the eighth floor each have a 52 square-foot patio that exceed minimum dimensional requirements, whereas the one of the units on the second floor has access to a private patio amounting to approximately 260 square-feet. Accordingly 18 units require access to at least 48 square feet per dwelling unit of common open space for a total of 864 square feet. The Project includes approximately 2,000 square feet of common open space on the roof and common courtyard on the second level of which approximately 1,600 square feet may be counted towards open space exceeding Planning Code requirements. Therefore the Project complies with Section 135 of the Planning Code.

- C. **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.

- D. **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 21 units directly face onto a Code-compliant rear yard or a public street. Therefore, the Project complies with Section 140.

- E. **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 Ellis Street frontage. Additionally, aside from the bulk head, mullions, and 3-foot solid masonry walls that frame the commercial storefront, the non-residential portion of the Ellis Street façade is transparent. Therefore, the Project fully complies with Planning Code Sections 145.1.

- F. **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.

- G. **Bicycle Parking (Section 155.1):** Planning Code 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 22 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.

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

With approximately 3,781 square feet of lot area, the Project site can accommodate a density of 19 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 16 dwelling units, which meets Planning Code requirements with respect to density.

- I. **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.

- J. **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.

- K. **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 pursuant to Section 132.2 and no higher than 80 feet

A setback pursuant to Section 132.2 was not deemed necessary and the building does not exceed 80-feet tall. Therefore, the maximum plan length and diagonal dimensions do not apply and the Project is Code-compliant with respect to bulk requirements per Section 270.

- L. **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. Section 295 also requires that the Planning Commission hold a hearing to disapprove the issuance of any building permit if it finds that the Project will have any adverse impact on the use of the property under the jurisdiction of, or designated for acquisition by the Recreation and Park Commission because of the shading it will cause, unless it is determined that the impact would be insignificant. The Planning Commission shall not make the determination required by Section 295 until the general manager of the Recreation and Park Department in consultation with the Recreation and Park Commission has had an opportunity to review and comment to the Planning Commission upon the proposed Project.

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. A shadow analysis dated January 2017 found that the Project would cast net new shadow on the subject park representing an increase of

0.35% of the overall shadow on the subject park, accounting for shadows from existing street trees². Since most of the Project's shadow is already masked by shadow cast by existing trees, which shade the most actively used areas of the playground, the Project's net new shadow would not significantly affect the use or enjoyment of the Tenderloin Children's Playground. Further, the General Manager of the Recreation and Park Department with consultation with the Recreation and Park Commission found, at a public hearing held on May 18, 2017, that the net new shadow on the Tenderloin Children's Playground would not be adverse to the use of said playground. Therefore the Project is compliant with Section 295.

M. Inclusionary Affordable Housing Program.

N. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. 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.

O. *The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on December 3, 2015. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation application was submitted on December 31, 2014. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 12%. 2 studio units of the 21 total studio 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:

² Pre-Vision Design, Shadow Analysis Report for the Proposed 519 Ellis Street per SF Planning Section 295 Standards, January 2017.

- P. 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 21 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 several buildings to the east and behind 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.

- Q. 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 one to six stories on the subject block face. 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 2,000 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 beginning at the first residential level on the second floor. 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 Ellis Street. Lighting along the building façade and at the street level will be consistent with neighborhood character.

- R. 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 21 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 vacant parcel.

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 brick, concrete walls, punched openings and bay windows that draw from the historic neighborhood fabric. 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 vacant lot and create an additional 21 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 unoccupied. 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 an underutilized, vacant 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. 2014.0506CUA** 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 April 27, 2017 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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 June 1, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 1, 2017

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 21 dwelling units and approximately 2,722 square-feet of ground-floor retail space in general conformance with plans, dated April 27, 2017 and stamped "EXHIBIT B" included in the docket for Case No. 2014.0506CUA and subject to conditions of approval reviewed and approved by the Commission on June 1, 2017 under Motion No. []. 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 519 Ellis Street, Lot 028 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 June 1, 2017 under Motion No. [].

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. [] 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
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
6. **Additional Project Authorization.** The Project Sponsor must obtain an allocation of allowable shadow effects to properties protected by Section 295. The conditions set forth below are additional

conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, 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

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

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>

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

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

12. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

13. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

PARKING AND TRAFFIC

14. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 22 Class 1 (21 for Residential Use and 1 for Commercial Use) bicycle parking spaces and 3 Class 2 (1 for Residential Use and 2 for Commercial Use) bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

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

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

PROVISIONS

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

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

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

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

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

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

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

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

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

- 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 21 units; therefore, 3 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 3 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

- B. **Unit Mix.** The Project contains 21 studio units; therefore, the required affordable unit mix is 3 studio units. If the market-rate unit mix changes, the affordable unit mix will be modified

accordingly with written approval from Planning Department staff in consultation with MOHCD.

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

- 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 or the Mayor's Office of Housing and Community Development at 415-701-5500, 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 or the Mayor's Office of Housing and Community Development at 415-701-5500, 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 or the Mayor's Office of Housing and Community Development at 415-701-5500, 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 or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2)

- be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Planning Code and 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. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. 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

21. **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

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

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

OPERATION

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

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

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

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

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

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

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

26. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

27. **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

28. **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



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0506E
Project Title: 519 Ellis Street
Zoning: RC-4 (Residential – Commercial, High Density) Use District
80-T Height and Bulk District
Block/Lot: 0334/028
Lot Size: 3,781 square feet
Project Sponsor: John Kevlin, Reuben, Junius, & Rose
(415) 567-900
Staff Contact: Christopher Espiritu – (415) 575-9022
christopher.espiritu@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

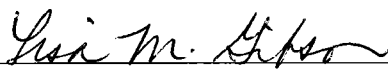
The project site is located in San Francisco's Downtown/Civic Center (Tenderloin) neighborhood and is within the Uptown Tenderloin Historic District, on the block bounded by Ellis Street to the north, Eddy Street to the south, Leavenworth Street to the east, and Hyde Street to the west. The project site is located mid-block between Hyde and Leavenworth streets, with frontage on Ellis Street. The proposed project would include the construction of a new eight-story over basement, 80-foot-tall, approximately 22,000-square-foot (sq ft) mixed-use building. The proposed structure would include approximately 10,000 sq ft of residential use (21 dwelling units), 3,600 sq ft of ground-floor commercial use, 2,500 sq ft of common and private open space, and 5,900 sq ft of other building support uses including utility rooms, elevator, and bicycle parking. No vehicle parking spaces are proposed for the project. The project site does not contain any existing structures and is currently a vacant lot. (Continued on next page)

EXEMPT STATUS:

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

DETERMINATION:

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


Lisa M. Gibson
Acting Environmental Review Officer

4/26/17
Date

cc: John Kevlin, Project Sponsor
Tina Chang, Current Planner
Marcelle Boudreaux, Preservation Planner
Supervisor Kim, District 6, (via Clerk of the Board)

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The project would provide a total of 23 bicycle parking spaces, with 21 Class I bicycle parking spaces located within the proposed basement level, and three Class II bicycle parking spaces located on the Ellis Street frontage. The proposed building would be constructed to the maximum allowable building height of 80 feet and would also include a 15-foot-tall elevator penthouse and an eight-foot-tall stair penthouse on the roof of the building. An existing curb cut located along Ellis Street would be removed and the sidewalk would be restored to standard sidewalk height. The project would include one new street tree along the Ellis Street frontage. Usable open space for residents of the proposed project would be provided through a combination of a common courtyard at the second level, a common roof deck, and private patios.

Construction of the proposed project is expected to last between 15 to 18 months. The proposed project would require excavation to a depth of 10 to 12 feet below ground surface at the site and the removal of approximately 2,300 sq ft (680 cubic yards) of soil for the proposed basement level and installation of a mat foundation.

Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*)
- **Rear Yard Modification, Usable Open Space and Dwelling Unit Exposure Variances** (*Zoning Administrator*)
- **Building Permit** (*Department of Building Inspection*)

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

EXEMPT STATUS (continued):

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

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

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The proposed project is located within the Residential-

Commercial, High Density (RC-4) zoning district and an 80-T Height and Bulk District in the Tenderloin neighborhood of San Francisco. The proposed project would introduce new uses to the project site (residential and retail uses), but these uses are principally permitted uses in the RC-4 zoning district, pursuant to Planning Code Section 209.3. Also, the proposed building would be approximately 80 feet in height and would comply with the 80-T Height and Bulk District requirements. The proposed rooftop appurtenances are allowed pursuant to Section 136 of the Planning Code. The proposed project is consistent with objectives and policies of the General Plan calling for the development of high-density housing near transit lines, the redevelopment of underutilized or vacant sites, and the preservation of sunlight on parks and open spaces. For these reasons, the proposed project is consistent with the *General Plan* policies and applicable zoning designations.

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

The approximately 0.09-acre (3,781-square-foot) project site is located within a fully developed area of San Francisco. The surrounding uses abutting the project site include residential, hotel, and commercial uses. The project site is a vacant lot located between an existing hotel, the six-story Hotel Senator at 515-517 Ellis Street and a one-story garage at 541 Ellis Street. The proposed project site is therefore less than five acres and completely surrounded by urban uses.

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

The project site is located within a developed urban area and occupied by a vacant asphalt-surface lot. There are no existing trees or landscaping located on the project site. However, an existing street tree is located at the Ellis Street frontage of the site. The existing street tree is not listed on the Significant and Landmark Trees maintained by San Francisco Public Works (SFPW). In addition, the existing tree would not be removed as part of the project. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

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

Transportation

On March 3, 2016, in anticipation of the future certification of revised CEQA Guidelines pursuant to Senate Bill 743, the San Francisco Planning Commission adopted State Office of Planning and Research's recommendation in the *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*¹ to use the Vehicle Miles Traveled (VMT) metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric

¹ This document is available online at: https://www.opr.ca.gov/s_sb743.php.

does not apply to the analysis of impacts on non-automobile modes of travel such as riding transit, walking, and bicycling.) Accordingly, this categorical exemption does not contain a separate discussion of automobile delay impacts. Instead, a VMT and induced automobile travel impact analysis is provided within. The topic of automobile delay, nonetheless, may be considered by decision-makers, independent of the environmental review process, as part of their decision to approve, modify, or disapprove the proposed project.

A project would have a significant effect on the environment if it would cause substantial additional VMT. The State Office of Planning and Research's (OPR) Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA ("proposed transportation impact guidelines") recommends screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (MapBased Screening, Small Projects, and Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a transportation analysis zone that exhibits low levels of VMT; Small Projects are projects that would generate fewer than 100 vehicle trips per day; and the Proximity to Transit Stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

Vehicle Miles Traveled Analysis – Residential

The proposed project would include 21 dwelling units and ground-floor retail space within the new building. Existing average daily household VMT per capita is 2.1 for the transportation analysis zone (TAZ) the project site is located in, TAZ 302. This is below the existing regional average daily household VMT per capita minus 15 percent of 14.6. Future 2040 average daily household VMT per capita is 1.8 for the TAZ 302. This is below the future 2040 regional average daily household VMT per capita minus 15 percent of 13.7.

As mentioned above, existing average daily household VMT per capita is 2.1 for the transportation analysis zone the project site is located in, TAZ 302. This is 82% below the existing regional average daily household VMT per capita of 14.6. Given the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's residential uses would not result in substantial additional VMT and impacts would be less-than-significant.

Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's residential uses would not cause substantial additional VMT.²

Vehicle Miles Traveled Analysis – Retail

Existing average daily work-related VMT per retail employee is 7.8 for TAZ 302. This is below the existing regional average daily work-related VMT per retail employee minus 15 percent of 12.6. Future 2040 average daily work-related VMT per retail employee is 7.6 for the TAZ 302. This is below the future 2040 regional average daily work-related VMT per retail employee minus 15 percent of 12.4.

As mentioned above, existing average daily work-related VMT per retail employee is 7.8 for the transportation analysis zone the project site is located in, TAZ 302. This is 34% below the existing regional average daily work-related VMT per retail employee of 12.6. Given the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's retail uses would not result in substantial additional VMT and impacts would be less-than-significant. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's residential uses would not cause substantial additional VMT.

Trip Generation

Trip generation for the proposed project was calculated using information in the *2002 Transportation Impact Analysis Guidelines for Environmental Review (Transportation Guidelines)* developed by the San Francisco Planning Department.³ The proposed project would generate an estimated 551 person trips (inbound and outbound) on a weekday daily basis, consisting of 261 person trips by auto, 122 transit trips, 155 walk trips, and 14 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 24 person trips by auto, 19 trips by transit, 18 trips by walking and two trips by other modes.

Construction Traffic

Construction of the proposed project would take 15 to 18 months. Should the project construction require street closures, the duration of the closure would be temporary and would be subject to review and approval by SFPW and the San Francisco Municipal Transportation Agency (SFMTA). During the construction period there would be a flow of construction-related trucks to and from the project site. Due to the slower movement and larger turning radii of trucks, there would be a temporary reduction in the capacities of local streets. Construction activities would generate construction worker trips to and from the project site and a temporary demand for parking and

² San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 519 Ellis Street, March 2017. This document (and all other documents cited in this report, unless otherwise noted), is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case No. 2014.0506E

³ San Francisco Planning Department, *Transportation Calculations, 519 Ellis Street*, March 2017.

public transit. Construction workers would likely park their vehicles on nearby streets or in nearby off-street parking facilities. Construction workers accessing the site by public transit would not exceed the capacity of local or regional transit service. Due to the temporary nature of construction activities, construction-related traffic impacts would be less than significant.

Transit

The San Francisco Municipal Railway operates several bus lines (2 Clement, 3 Jackson, 5 Fulton, 16/16A/16B Noriega, 27 Bryant, 31 Balboa, and 38/38L Geary) that travel within a quarter mile (1,320 feet or up to four blocks) from the project site. There are no existing bus lines operating along the Ellis Street frontage of the site. However, the 27 Bryant bus line currently operates near the project site and there is an existing bus stop on Ellis Street at Jones Street, located approximately 650 feet (one block away) east of the project site.

As part of the proposed project, the existing curb cut on Ellis Street would be removed, and would be constructed to standard curb height. The proposed project would generate 13 p.m. peak-hour vehicle trips and 19 p.m. peak hour transit trips. Since there is only one bus line that travels past the project site, these estimated 13 p.m. peak-hour vehicle trips would not cause substantial delays in transit operations. The addition of 19 p.m. peak transit trips by the proposed project would not substantially increase the demand for transit. In addition, construction and operation of the proposed project would not affect the existing bus stop for the 27 Bryant bus line on Ellis Street. For these reasons, the proposed project would not result in significant impacts on transit.

Bicycles

There are no existing bicycle facilities adjacent to the project site. However, there are nearby bicycle facilities located within a quarter mile of the project site, including Class II bicycle lanes along Polk Street, McAllister Street, Market Street, and Post Street. Implementation of the proposed project would not alter the existing street grid or result in other physical changes that would affect nearby bicycle facilities. The proposed project would generate 13 p.m. peak-hour vehicle trips, but these vehicle trips would be distributed among all of the streets in the project vicinity and would not substantially affect bicycle operations within the area. For these reasons, the proposed project would not result in significant impacts on bicycles.

Cumulative Transportation

Cumulative impacts may result from successive projects of the same type in the same place over time. Within the project vicinity, there are two recently approved projects with the first located at 430 Eddy Street, directly to the south of the project site (Assessor's Block 0334/ Lot 008) on the same block, and the second located at 469 Eddy Street, one block south of the project site (Assessor's Block 0337/ Lot 014A).

The 430 Eddy Street Project⁴ would include the construction of a new eight-story over basement, mixed-use building with 23 dwelling units and ground-floor commercial use. The new building would be approximately 20,000 sq ft, with 11,000 sq ft for residential use, 1,000 sq ft for ground-floor commercial uses, and 5,000 sq ft for other uses including open space, utility rooms, bicycle parking. The proposed 430 Eddy Street structure would be approximately 80 feet tall and would include 24 bicycle parking spaces within a basement level and four in front of the building. No vehicle parking spaces are proposed.

The 469 Eddy Street Project⁵ would include the construction of a new eight-story over basement, mixed-use building with 29 dwelling units and ground-floor commercial use. The new building would be approximately 49,500 sq ft and including 2,600 sq ft for ground-floor commercial uses. The proposed 469 Eddy Street structure would be approximately 80 feet tall and would include 16 vehicle parking spaces within a basement level.

The 430 Eddy Street and 469 Eddy Street projects are located in the same TAZ (302) as the proposed project and would similarly meet the VMT screening criteria. Therefore, the proposed project and the 430 and 469 Eddy Street projects would not cumulatively cause substantial additional VMT. Additionally, based on the Transportation Guidelines, during the p.m. peak hour, the 430 and 469 Eddy Street projects would be expected to result in approximately 127 p.m. peak hour person trips. The number of trips added to the transportation system in the project vicinity in combination with the proposed project's trips would not be substantial and would not result in significant cumulative transportation impacts.

The construction of the proposed project could overlap with construction of the projects described above. However, all construction projects are required to comply with local regulations governing the use of the public right-of-way pursuant to *City of San Francisco's Regulations for Working in San Francisco Streets*. Review of such permits by the SFMTA would ensure that construction activities are done safely and with the least possible interference to pedestrians, bicyclists, transit and vehicular traffic. Therefore, there would be no significant cumulative construction-related transportation impact.

Noise

In San Francisco, noise is regulated by a number of state and local ordinances. Title 24 of the California Code of Regulations (Title 24) establishes uniform noise insulation standards for multi-unit

⁴ The records related to the environmental review for this project are on file with the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California as part of Case 2014.0400E.

⁵ The records related to the environmental review for this project are on file with the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California as part of Case 2014.0562ENV.

residential projects. This state regulation requires new residential construction to meet an interior standard of 45 dBA DNL in any habitable room.^{6,7}

Noise is also regulated by the San Francisco Noise Ordinance (Noise Ordinance), which is codified as Article 29 of the San Francisco Police Code. Section 2907 of the Noise Ordinance requires that noise levels from any individual piece of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools (e.g., jackhammers, impact wrenches) must have both intake and exhaust muffled to the satisfaction of Public Works or the Department of Building Inspection (DBI). Section 2908 of the Noise Ordinance prohibits construction between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient noise level by 5 dBA at the project site's property line, unless a special permit is authorized by Public Works or DBI.

Section 2909 of the Noise Ordinance establishes a noise limit from mechanical sources, such as building equipment, specified as a certain noise level in excess of the ambient noise level at the property line: for noise generated by residential uses, the source must not cause a noise level more than 5 dBA in excess of ambient noise levels. In addition, the Noise Ordinance provides for a separate fixed-source noise limit for residential interiors of 45 dBA at night (from 10:00 p.m. until 7:00 a.m.) and 55 dBA during the day and evening hours (from 7:00 a.m. until 10:00 p.m.).

Construction Noise

Construction of the proposed project would temporarily increase noise levels in the project vicinity. Construction equipment would generate noise that could be considered an annoyance by occupants of nearby properties, but construction noise would fluctuate depending on the project's construction phase, equipment type, duration of use, and distance between the source and the listener. Furthermore, construction noise would be intermittent and limited to the construction period of the proposed project, which is expected to last 15 to 18 months. Compliance with Sections 2907 and 2908 of the Noise Ordinance would minimize noise from construction activities.

For these reasons, construction of the proposed project would result in less-than-significant noise impacts.

Operational Noise

A noise analysis was conducted to document existing ambient noise levels in the project vicinity and provide recommendations related to the proposed project's design and construction related to operational noise attenuation. The findings of this analysis are summarized below.⁸

⁶ The standard method used to quantify environmental noise involves evaluating the sound with an adjustment to reflect the fact that human hearing is less sensitive to low-frequency sound than to mid- and high-frequency sound. This measurement adjustment is called "A" weighting, and noise is reported in A-weighted decibels (dBA).

⁷ DNL is the average equivalent sound level during a 24-hour day, obtained after the addition of 10 dB to sound levels during nighttime hours (from 10:00 p.m. until 7:00 a.m.).

⁸ Robert King, arc Management, *Environmental Noise Report, 519 Ellis Street (hereinafter "Noise Analysis")*, April 21, 2014.

The noise analysis included a long-term (24-hour) noise measurement at one location near the project site (adjacent to the proposed building entrance on Ellis Street). Short-term noise measurements were conducted at six locations around the project site on Eddy and Ellis streets. All short-term noise meters were positioned at four feet above grade, while the long term noise meter was placed at 25 feet above grade. Based on the noise measurements, the existing ambient noise level ranges between 66 and 77 dBA DNL for all short term noise levels around the project site. Also, the long-term noise measurement identified ambient noise levels at 69 dBA DNL.⁹

In order to achieve interior noise levels of 45 dBA DNL in compliance with Title 24, the proposed project would be required to use window and exterior door assemblies with specific sound transmission class (STC) ratings. Depending on their locations, the windows and exterior doors of the proposed building would need to have minimum STC ratings ranging from 21 to 26, and residential exterior walls would be required to have a minimum STC rating of 50 in order to achieve interior noise levels that do not exceed 45 dBA DNL.¹⁰ Also, any ventilation or air-conditioning system would be required not to compromise the sound attenuation of the exterior facade. Implementation of the recommendations in the noise study would ensure that the proposed project would comply with Title 24 and that the residents of the proposed project would not be substantially affected by existing noise levels.

Residential and hotel uses are considered sensitive receptors for the purpose of noise impact analysis. Residential uses (apartment buildings) exist to the north, east, and west of the project site. Also, the project site is located adjacent to an existing hotel to the east. The proposed project would include mechanical equipment, such as heating and ventilation systems, that could produce operational noise and potentially disturb adjacent and nearby sensitive receptors. The operation of this mechanical equipment is subject to the provisions of Section 2909 of the Noise Ordinance. Compliance with Section 2909 of the Noise Ordinance would minimize noise from building operations, by limiting such noise to no more than 5 dBA at the property line and ensuring that the building's operational noise at nearby residential interiors meet the 55 dBA daytime and 45 dBA nighttime standards in the Noise Ordinance.

Vehicular traffic is the primary source of noise in the project vicinity. The traffic volume at a given location would need to double in order to produce a three decibel increase in ambient noise levels, which would be barely perceptible to most people.¹¹ The proposed project would generate 142 daily vehicle trips and 13 p.m. peak hour vehicle trips. This increase in the number of vehicle trips would

⁹ *Noise Analysis*, pp. 15.

¹⁰ *Noise Analysis*, p. 7.

¹¹ United States Department of Transportation, Federal Highway Administration, *Highway Traffic Noise: Analysis and Abatement Guidance*, December 2011, p. 9. Available online at http://www.fhwa.dot.gov/environment/noise/regulations_and_guidance/analysis_and_abatement_guidance/revguidance.pdf, accessed November 12, 2015.

not result in the doubling of existing traffic volumes on Eddy Street and would not result in a substantial increase in ambient noise levels.¹²

For the reasons described above, operation of the proposed project would result in less-than-significant noise impacts.

Cumulative Noise

As described on page 6, nearby projects such as the 430 Eddy Street Project, located on the same block as the project site, and the 469 Eddy Street Project, located one block south of the project site, would be subject to the same state and municipal codes as the proposed project. These regulations would reduce both operational and construction noise. Therefore, the proposed project, in combination with the 430 Eddy Street and 469 Eddy Street projects, would not have the potential to result in a significant cumulative noise impact.

Air Quality

Criteria Air Pollutants

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead. The Bay Area Air Quality Management District (BAAQMD), in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria to determine if a project would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project does not exceed the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. The proposed project, at 21 dwelling units, would not exceed criteria air pollutant screening levels for construction or operation.¹³

Toxic Air Contaminants

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. In response to growing concerns over TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes (Ordinance No. 224-14, amended December 7, 2014), referred to as Health Code Article 38: Enhanced Ventilation Required for Urban Infill Sensitive Use Developments (Article 38).

¹² San Francisco Municipal Transportation Agency, *SFMTA Traffic Count Data 1993-2013*, March 25, 2014. Traffic data indicate that about 5,577 and 8,074 vehicles travel through the nearby intersections of Eddy/Larkin and Leavenworth/Golden Gate streets, respectively, on a daily basis. The 142 daily vehicle trips generated by the proposed project represent a small increase over the number of existing daily vehicle trips.

¹³ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2011, Table 3-1. Screening criteria for mid-sized apartments are 240 dwelling units for construction, and 494 dwelling units for operation.

The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone (APEZ) and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the APEZ. The proposed project is not within an APEZ. Therefore, compliance with Article 38 is not required.

Construction of the proposed project is expected to take 15 to 18 months. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to and would comply with California regulations limiting idling to no more than five minutes,¹⁴ which would further reduce nearby sensitive receptors' exposure to temporary and variable construction-related TAC emissions. Therefore, construction-generated TAC emissions would not result in a significant impact related to exposing sensitive receptors to substantial levels of air pollution.

Fugitive Dust

Project-related demolition, excavation, grading, and other construction activities can cause wind-blown dust that adds particulate matter to the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil. In addition, dust can be an irritant that causes watering eyes or irritation to the lungs, nose, and throat.

In response to this issue, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance No. 176-08, effective August 29, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and avoid orders to stop work by the DBI.

In compliance with the Construction Dust Control Ordinance, the project sponsor and the contractor responsible for construction activities at the project site would be required to use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director of DBI. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated material, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10-mil (0.01-inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques. Compliance with the regulations and procedures set forth in

¹⁴ California Code of Regulations, Title 13, Division 3, Section 2485 (on road) and Section 2449(d)(2)(offroad).

the Construction Dust Control Ordinance would ensure that potential air quality impacts related to construction dust would be less than significant.

For these reasons, the proposed project would result in less-than-significant impacts on air quality.

Cumulative Air Quality

Regional air pollution is by its very nature largely a cumulative impact. Emissions from past, present and future projects contribute to the region's adverse air quality on a cumulative basis. No single project by itself would be sufficient in size to result in regional nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative adverse air quality impacts.¹⁵ The project-level thresholds for criteria air pollutants are based on levels by which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants. Neither the proposed project, nor nearby projects such as the 430 Eddy Street and 469 Eddy Street projects, would result in significant criteria air pollutant impacts. Construction of the three projects could overlap. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the three projects would be subject to, and comply with, California regulations limiting idling to no more than five minutes and the construction Dust Control Ordinance. Therefore, the proposed project in combination with the 430 Eddy Street and 469 Eddy Street projects would not have the potential to result in significant cumulative air quality impacts.

Water Quality

Implementation of the proposed project would involve the disturbance of approximately 2,000 square feet of ground surface. All projects are required to comply with the City's Stormwater Management Ordinance. The proposed project would not generate wastewater or stormwater discharges that have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined stormwater/sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Treatment Plant prior to discharge into San Francisco Bay. Additionally, compliance with the Stormwater Management Ordinance requires the project to maintain or reduce the existing volume and rate of stormwater runoff at the site by retaining runoff onsite, promoting stormwater reuse, and limiting site discharges before entering the combined sewer collection system.

The proposed project would also be required to comply with requirements of the Construction Site Runoff Ordinance (Planning Code Section 146), which regulates the discharge of sediment or other pollutants from construction sites and prevents erosion and sedimentation due to construction activities. For these reasons, the proposed project would result in less-than-significant impacts on water quality.

¹⁵ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, page 2-1.

The 430 Eddy Street and 469 Eddy Street projects would be subject to the same regulations discussed above and therefore, cumulative effects on water quality would be less-than-significant.

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

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected to water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services, such that expansion of public utilities or public service facilities would be necessary.

The 430 and 469 Eddy Street projects are also located in an urban area where all public services and utilities are available. Therefore, the proposed project in combination with the 430 and 469 Eddy Street projects, would not result in cumulative impacts to utilities and public services.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (b), provides that a categorical exemption shall not be used where the cumulative impact of successive projects of the same type in the same place, over time, is significant. As discussed under each environmental topic, there is no possibility of a significant cumulative effect on the environment due to the proposed project.

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

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

Historic Architectural Resources. The project site is located within the Uptown Tenderloin Historic District (the District), which is listed on the National Register of Historic Places. There are no known designated City landmarks located on-site or on the properties adjacent to the project site. However, the proposed project would be constructed on a vacant lot adjacent to an existing building that has been

identified as a contributor to the District (515-517 Ellis Street [Hotel Senator]). The following analysis is based on a Historic Resources Evaluation (HRE) prepared by a historic resources consultant and a subsequent Preservation Team Review Form (PTR Form) prepared by the Planning Department's historic preservation staff.^{16,17}

Preservation staff found that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The project site is currently used as fenced-in vacant lot. The proposed project would remove the existing vacant lot, which is identified as non-contributor to the District. Since the project site is not identified as a contributor to the District or an individually significant historic resource pursuant to CEQA, the proposed project would not remove any character-defining features of the District and would not result in a significant historic resource impact. However, as the property is located within the boundaries of a National Register Historic District, the proposed new building design was reviewed for consistency with the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) in order to ensure the proposed building would be compatible with the District.

As described in the PTR Form, the proposed project is sufficiently differentiated from the contributors to the District, while incorporating character-defining features of, and appears to be compatible with, the Uptown Tenderloin National Register Historic District. The structure is in conformance with the Secretary's Standards, including Use, Visibility and Spatial Relationship, Scale and Massing, and Materials, Ornament and Style. The structure would not materially impair the historical resource, the Uptown Tenderloin National Register Historic District. The proposed project would conform to Standards 9 and 10 of the Secretary's Standards and is considered compatible with the District and the adjacent resources. As such, the Department finds that the proposed project would be compatible with the District.

Finally, the proposed project would be supported by a reinforced concrete mat foundation. Pile driving would not be necessary, thus, adjacent historic properties would not be adversely affected by construction-related vibration that occurs with pile driving.

For these reasons, the proposed project would not result in a significant impact on historic architectural resources.

Nearby projects 430 and 469 Eddy Street are also located within the Uptown Tenderloin Historic District and were individually evaluated for compatibility with the District. As described in their respective historic resource evaluations, the 430 and 469 Eddy Street projects were found to conform to Standards 9 and 10 of the Secretary's Standards and were considered compatible with the District and the adjacent

¹⁶ Knapp Architects, *Historic Resources Evaluation, 519 Ellis Street*, March 6, 2015.

¹⁷ Tina Tam, Senior Preservation Planner, San Francisco Planning Department, *Preservation Team Review Form, 519 Ellis Street*, April 2017.

resources. As such, the Department found that the 430 and 469 Eddy Street projects were compatible with the District. Therefore, the 430 Eddy Street and 469 Eddy Street projects would not have the potential to contribute to cumulative impacts on the District, in combination with the proposed project.

Hazards and Hazardous Materials. The proposed project is located within the Article 22A (Maher) area of the San Francisco Health Code, known as the Maher Ordinance. Also, the proposed project is not included on the Cortese List, which is a list of sites with potentially hazardous wastes maintained by the Secretary for Environmental Protection. The project requires 680 cubic yards of soil disturbance for a proposed new basement level and is subject to the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The project sponsor retained the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA).¹⁸ Based on a review of available records regarding the project site, the Phase I ESA found that the project site was occupied by single-family residence from at least 1886 to at least 1899. Other records show that from 1913 to 1968 the project site was a vacant lot. From 1974 to 1990, the project site was used as a surface parking lot. From 1990 to present, the project site has been a fenced-in vacant lot. The Phase I ESA did not identify potential environmental concerns in association with the current or historical use of the project site. However, DPH will review the Phase I and determine whether additional soil and/or groundwater sampling and analysis is required. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP and would be required to remediate potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code. Therefore, the proposed project would not result in any significant impacts related to hazards and hazardous materials.

The 430 and 469 Eddy Street projects would similarly be subject to Article 22A of the Health Code if those projects are located on sites with known or suspected soil/groundwater contamination. Thus, compliance with Article 22A would ensure no significant cumulative hazardous materials impacts would occur.

Shadow. In 1984, San Francisco voters approved an initiative known as “Proposition K, The Sunlight Ordinance,” which was codified as Planning Code Section 295 in 1985. Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The proposed project would include the construction of an 80-foot-tall mixed use building with a 15-foot-tall elevator penthouse and an 8-foot-tall

¹⁸ AEI Consultants, *Phase I Environmental Site Assessment, 519 Ellis and 430 Eddy Street, San Francisco, CA*, March 13, 2014.

stair penthouse. Therefore, a shadow analysis report was prepared for the proposed project in compliance with Section 295 of the Planning Code.¹⁹

As described in the shadow analysis report, the nearest park under the jurisdiction of the Recreation and Park Commission is the Tenderloin Children's Playground and Recreation Center, located directly north of the project site (Assessor's Block 0322 / Lot 005-006). The Tenderloin Children's Playground and Recreation Center is a 0.61 acre (26,572 sq ft) park, including an adjacent 10,133-sq-ft recreation center. The park spans east-west between Hyde and Leavenworth Streets and is bounded by O'Farrell Street to the north, Ellis Street to the south, Leavenworth Street to the east, and Hyde Street to the west. The park is fenced with the main entrance located in front of the recreation center along Ellis Street. The park and recreation center's hours of operation are from 10 am to 7 pm Tuesday through Friday and 9 am to 5 pm on Saturday (closed on Sundays and Mondays).

The shadow analysis report found that the proposed project would cast net new shadow on the park, and that shading would represent an increase of 936,231 in annual square-foot-hours (sfh) over current levels of shading. The current percentage of theoretically available annual sunlight (TAAS) coverage is 57.76% on the park. The addition of project-related net new shadow would represent an increase of 0.95% of the overall shadow on this park and result in a TAAS of 58.71%. The new shadow generated by the proposed project would be present principally during morning hours from approximately September 7 through April 4 annually. Figure 1 shows the annual aggregate shadow cast by the proposed project on the park.

A supplemental analysis was conducted to include the approximate massing of the existing trees in the vicinity that currently cast shadows on the Tenderloin Children's Playground and the recreation center under existing conditions. Currently, three large existing street trees are located along the Ellis Street frontage of the park. Based on available information, there are no planned public projects by the San Francisco Recreation and Park Department (SFRPD), SFPW, or SFMTA, that would include the removal of the existing trees on the park. In addition, there are no known SFRPD projects that would include remodeling or renovation of the park and the locations of the existing play structures and playground would remain in place for the foreseeable future.

As part of the supplemental analysis, full year quantitative calculations were then performed to determine the net shadow impact that the project would have, relative to the prior analysis, which did not include existing tree-generated shading. Graphics were also generated for the date of maximum net new shading by the project (December 21st) showing that the approximate extent new project shadows are already captured by existing trees (see Figures 2A-2D).

As described in the shadow study, it was found that including shading from existing trees results in an annual increase in existing shadow on the Tenderloin Children's Playground of 9.28% of TAAS, and that these existing shadows also capture some of the project's net new shadow, reducing the net new annual shadow increase due to the project from 0.95% to 0.35%. The areas affected by existing tree-related shadow were also observed to be those most actively used under existing conditions. These areas

¹⁹ Pre-Vision Design, Shadow Analysis Report for the Proposed 519 Ellis Street per SF Planning Section 295 Standards, January 2017.

included the existing play structure which runs adjacent to the Ellis Street frontage and includes equipment storage, a climbing structure, and benches on the east and west ends of the play area. The report concluded that taking into account the presence of existing trees resulted in both higher levels of existing shading cast on the Tenderloin Children's Playground as well as a decrease in the net new shading on the open space caused by the proposed project. Because much of the project's shadow is already masked by shadow cast by existing street trees which cast shadow on the most actively used areas of the playground, the proposed project's net new shadow would not significantly affect the use or enjoyment of the Tenderloin Children's Playground. No other parks or open spaces would be shaded by the project. Therefore, this is a less-than-significant impact related to shadow.

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

Nearby projects such as the 430 Eddy Street, located directly south of the project site, as well as the 469 Eddy Street, located further south of the project site, were evaluated for their potential to cast new shadows on the nearby Tenderloin Children's Playground and Recreation Center. Both the 430 Eddy Street and 469 Eddy Street projects are also subject to Planning Code Section 295 and the individual evaluations for those projects determined that they would not cast new shadow on the Tenderloin Children's Playground and Recreation Center. The 430 Eddy Street and 469 Eddy Street projects would not contribute to any new shadow on the Recreation Center and would not have the potential to contribute to cumulative shadow effects, in combination with the proposed project.

Public Notice and Comment. On March 14, 2017, the Planning Department mailed a "Notification of Project Receiving Environmental Review" to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Questions were received by staff requesting clarifications that the adjacent Hotel Senator at 515-517 Ellis Street, was not part of the proposed project. Staff provided further information that the proposed project would only involve construction on the vacant lot adjacent to the existing Hotel Senator. In addition, several individuals requested to receive further notices or copies of the environmental determination for the project.

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

Attachments:

Attachment A: Shadow Diagrams

Attachment B: PTR Form

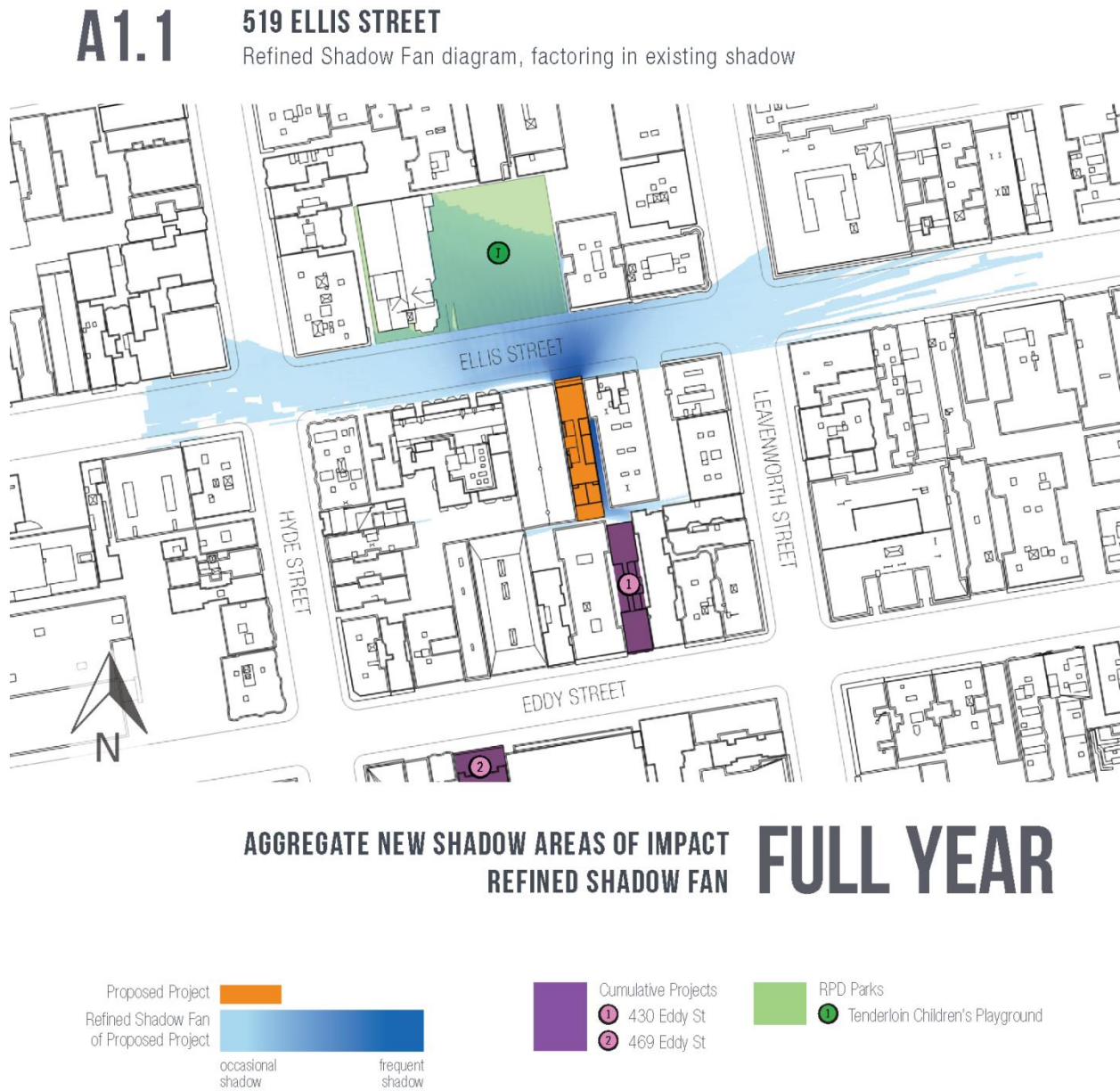
Attachment A**FIGURE 1. Aggregate Annual Shadows Cast by the 519 Ellis Street Project**

FIGURE 2A-2D. Supplemental Shading Analysis (Including Existing Trees)

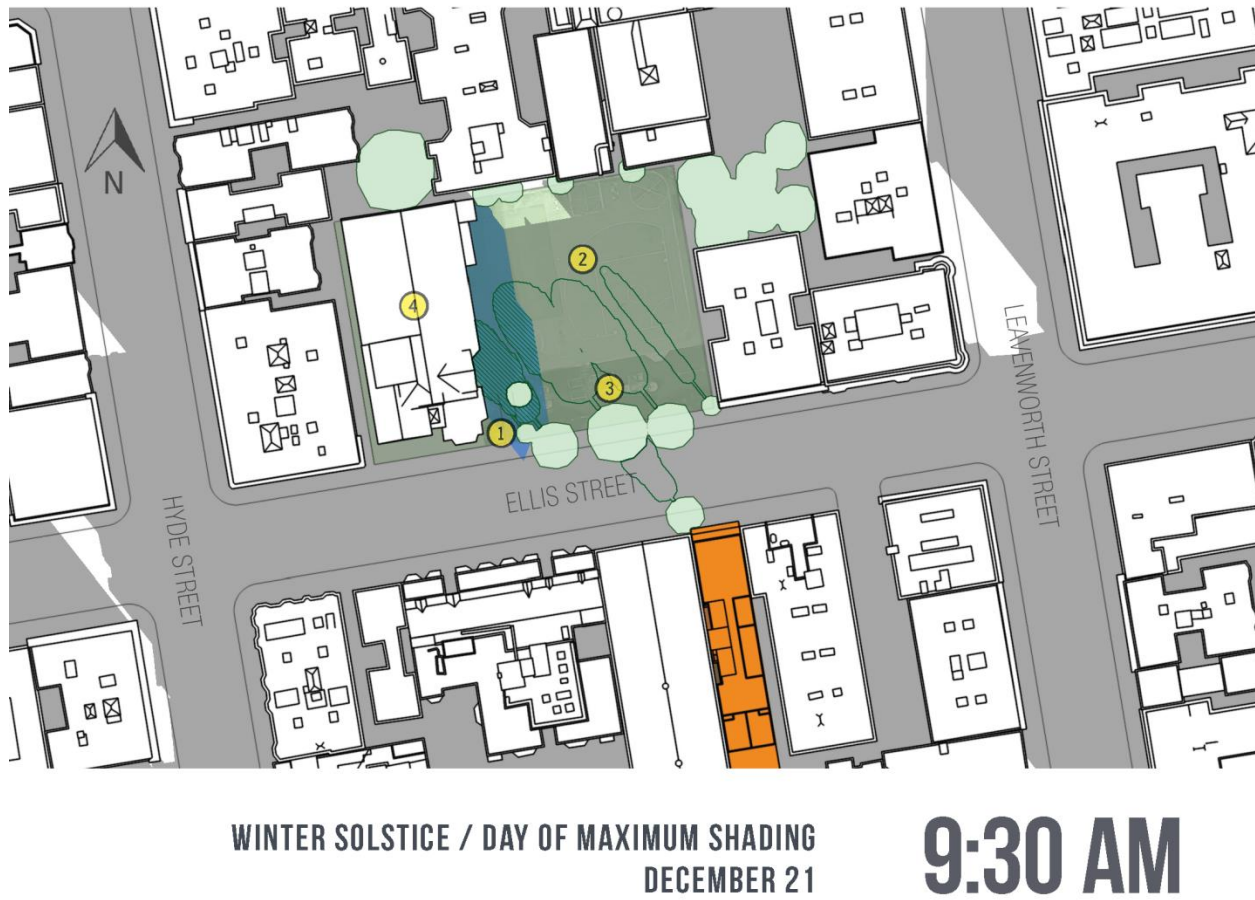


FIGURE 2A-2D. Supplemental Shading Analysis (Including Existing Trees)



WINTER SOLSTICE / DAY OF MAXIMUM SHADING
DECEMBER 21

10:00 AM



FIGURE 2A-2D. Supplemental Shading Analysis (Including Existing Trees)



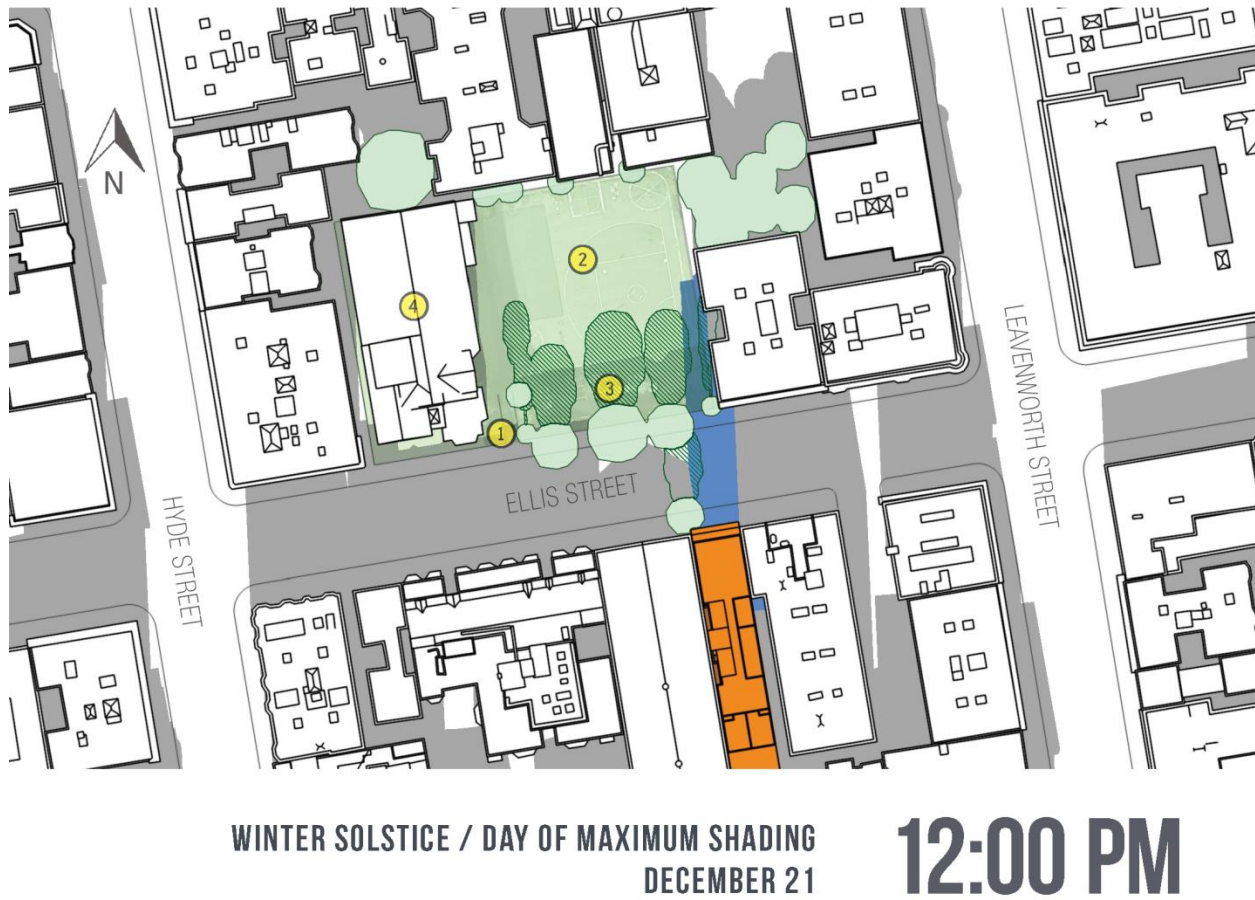
WINTER SOLSTICE / DAY OF MAXIMUM SHADING
DECEMBER 21

11:00 AM



NOTE: Where tree shading overlaps project shading, project shadow would be captured by existing trees, and therefore not resulting in any net new shading by the project in that area.

FIGURE 2A-2D. Supplemental Shading Analysis (Including Existing Trees)





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	4/5/2017
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	519 Ellis Street	
Block/Lot:	Cross Streets:	
0334/028	Leavenworth	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A - Contributor	N/A	2014.0506E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	05/06/2016
------------------------------------	------------

PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Plans dated 05/06/2016 from SIA Consulting Corporation	
Proposed Project: (N) 8-story residential over ground floor commercial building on vacant lot	

PRESERVATION TEAM REVIEW:	
Category:	<input checked="" type="radio"/> A <input type="radio"/> B <input type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No
Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text" value="1906-1957"/>
<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

PRESERVATION TEAM COMMENTS:

The project at 519 Ellis Street proposes new construction of an 8-story residential over ground floor commercial building at a vacant lot within the boundaries of the Uptown Tenderloin National Register Historic District. This project would introduce neither the first nor the largest modern apartment building of this type within or adjacent to the District.

Organized in a tripartite vertical composition, with no setbacks at the Ellis Street streetwall, the new building is compatibly designed as follows: base is defined by aluminum storefront system, recessed approximately three feet, and flanked by vertical supports clad in brick and which extend to the streetwall; the shaft is clad in brick and fenestrated with two columns of symmetrical delicate bay windows, clad in stucco; and the top level includes a flat wall plane fenestrated with symmetrical sets of vertical glazing. The entire building terminates with an overhanging cornice. Fenestration at the residential levels is vertically oriented and includes compatible muntin patterns.

The proposed project is sufficiently differentiated from the contributors to the District, while incorporating character-defining features of and appears to be compatible with the Uptown Tenderloin National Register Historic District. The replacement structure is in conformance with the Secretary of the Interior's Standards, including Use, Visibility and Spatial Relationship, Scale and Massing, and Materials, Ornament and Style. The replacement structure does not materially impair the historical resource, the Uptown Tenderloin National Register Historic District.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4-21-2017

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 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

519 Ellis Street		0334/028	
2014 0506		2014.0506X	
519 Ellis St Partners, LLC		John O'Donoghue	
		(415) 567-9000	
2028 South El Camino Real, Suite B			
San Mateo, CA 94403		johnodonoghue@sbglobal.net	
21	2,574 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: <ul style="list-style-type: none">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 or 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 or (415) 701-4948. For more information about the First Source Hiring Program visit www.worldforpeopledevelopment.orgIf 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					
Boilermaker					
Bricklayer					
Carpenter	\$45.00	NO	5		
Cement Mason					
Drywall/Latherer	\$25.00	NO	5		
Electrician	\$40	NO	4		
Elevator Constructor	\$60	NO	3		
Floor Coverer					
Glazier					
Heat & Frost Insulator					
Ironworker	\$30.00	NO	2		
TOTAL:			19		
Laborer	\$25	NO	5		
Operating Engineer					
Painter					
Pile Driver					
Plasterer					
Plumber and Pipefitter	\$60.00	NO	5		
Roofer/Water proofer					
Sheet Metal Worker	\$40.00	NO	2		
Sprinkler Fitter	\$55.00	NO	3		
Taper					
Tile Layer/Finisher	\$40.00	NO	3		
Other:					
TOTAL:			18		

- Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? ☐ YES ☒ NO
- Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? ☒ YES ☐ NO
- Will hiring and retention goals for apprentices be established? ☐ YES ☒ NO
- 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 I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH CEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83. (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		4/5/15 2194 11/2/15 (DATE)
---	--	-------------------------------------

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

Dec. 3, 2015

Date

I, 519 Ellis St Partners, LLC, do hereby declare as follows:

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

519 Ellis Street

Address

0334/028

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:

2014.0506X

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.² 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
21	0	21	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.

- Fee _____ % of affordable housing requirement.
- On-Site _____ % of affordable housing requirement.

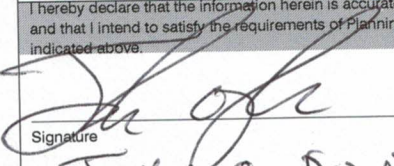
NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

- 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
519 Ellis St Partners, LLC	
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
JOHN O DONOGHUE PARTNER/OWNER	Name (Print), Title

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
519 Ellis St Partners, LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
2028 South El Camino Real, Suite B San Mateo, CA 94403 (John O'Donoghue)	(415) 850 2194
	EMAIL: johnd5274@gmail.com johndonoghue@abglobal.net

APPLICANT'S NAME:	
JOHN O DONOGHUE Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
755 Victoria St S.F. CA 94127	(415) 850 2194
	EMAIL: johnd5274@gmail.com

CONTACT FOR PROJECT INFORMATION:	
John Kevin - Reuben, Junius & Rose, LLP Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
One Bush Street, Suite 600 San Francisco, CA 94104	(415) 567-9000
	EMAIL: jkevin@reubenlaw.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
John O'Donoghue Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
755 Victoria St S.F. CA 94127	(415) 850 2194
	EMAIL: johnd5274@gmail.com

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:	
519 Ellis Street		94109	
CROSS STREETS:			
Leavenworth and Hyde			
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:	
0334 / 028	RC-4	80-T	
PROJECT TYPE: (Please check all that apply)			
<input checked="" type="checkbox"/> New Construction	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input type="checkbox"/> Demolition	0	21	+21
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California?

☐ YES ☒ NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest?

☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?

☐ YES ☐ NO

If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____

Date: 5/10/12

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

John O'Donoghue

Owner / Authorized Agent (circle one)

April 24, 2017

Tina Chang
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 84103

RE: Support for the Proposed Project at 519 Ellis Street

Dear Ms. Chang:

I am writing on behalf of the Community Housing Partnership (“CHP”), a non-profit organization focused on developing and managing high-quality supportive housing and providing services to homeless individuals, seniors and families.

CHP currently owns, manages and/or provides support services in 16 buildings in San Francisco – a total of over 1,100 units, housing more than 1,500 formerly homeless individuals. Among these properties are the Senator, an 89-unit building directly adjacent to the proposed residential development at 519 Ellis Street (the “Project”), as well as a number of other properties within two block of the Project site, including 650 Eddy Street; 473 Ellis Street; 684 Ellis Street; 835 O’Farrell Street.

The Project sponsor has been in direct communication with CHP regarding the Project, which we understand would entail Code-compliant infill development. The Project would also contribute up to 28 new units to the City’s housing stock. For these reasons, we support the Project and look forward to its completion.

Sincerely,



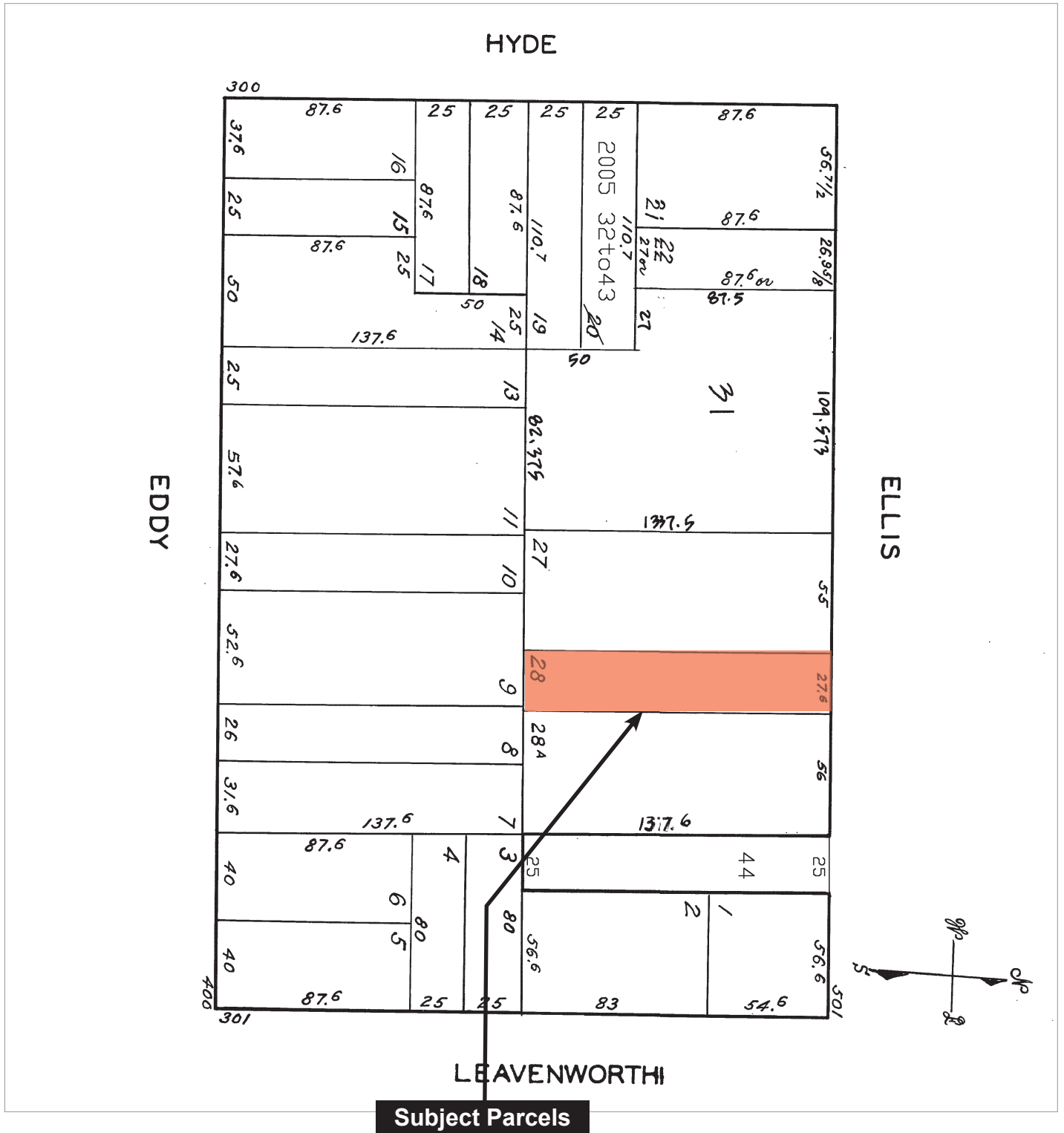
Gail Gillman, CEO
Community Housing Partnership

This page intentionally left blank.

Exhibits

This page intentionally blank.

Parcel Map

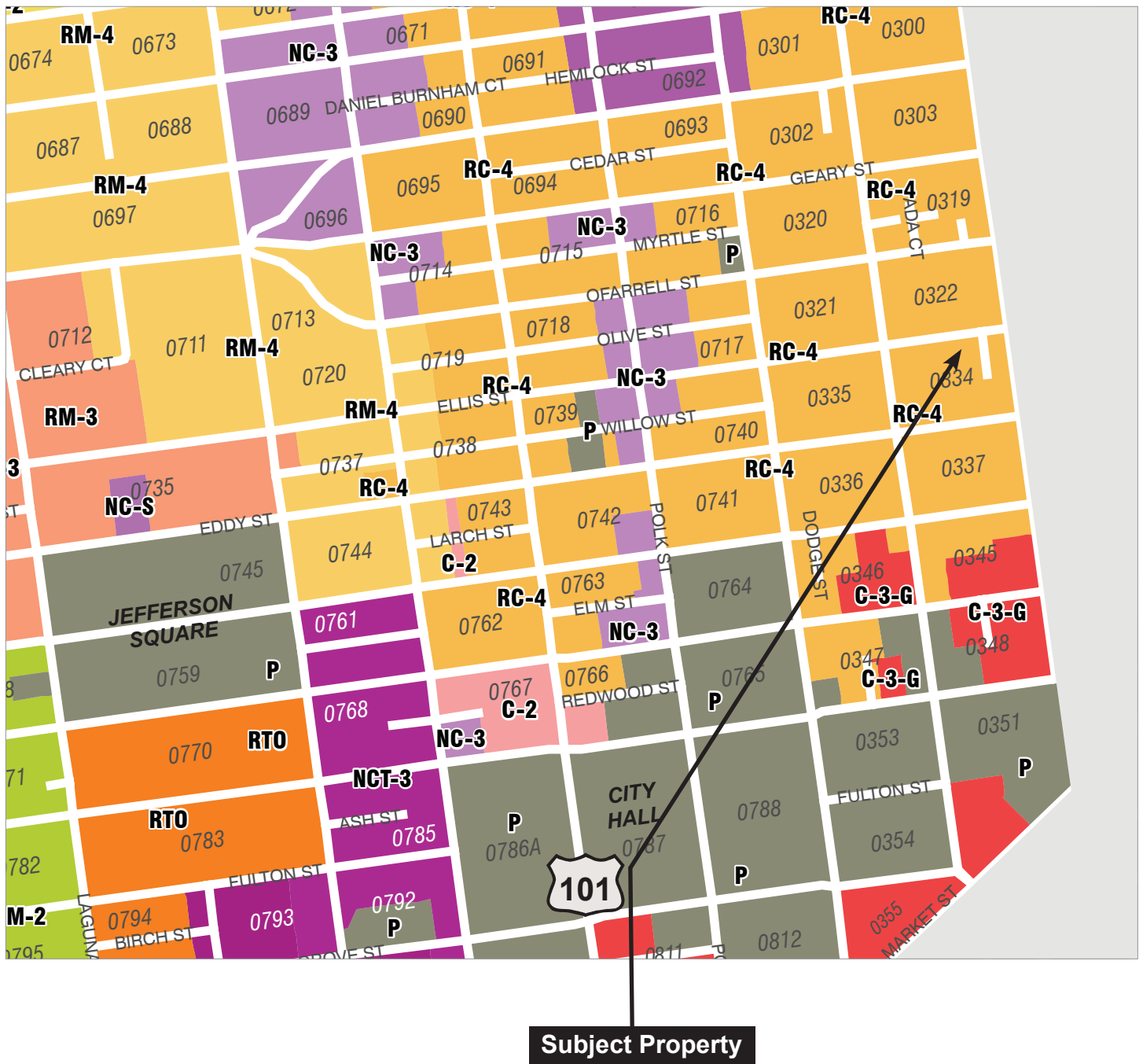


Sanborn Map



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

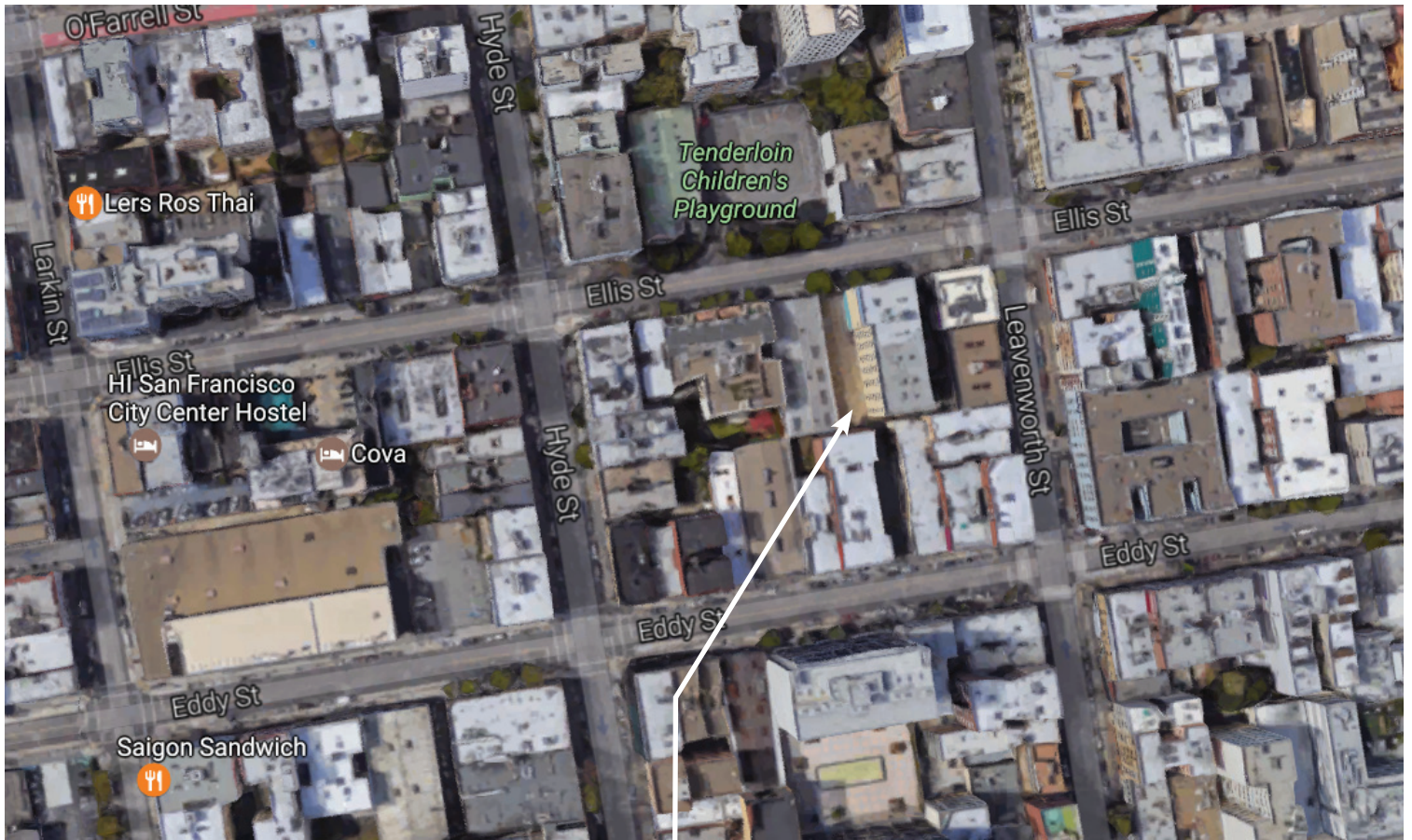
Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

Case Number 2014.0506CUA
519 Ellis Street
Block 0334 Lots 028

Aerial



Subject Property

Site Photo - Looking South



This page intentionally left blank.

Exhibit B

This page intentionally left blank.

SCOPE OF WORK										PROJECT DATA										MAP										PROJECT NAME									
PROPOSED NEW CONSTRUCTION OF EIGHT-STORY MIXED USE BUILDING WITH TWENTY-ONE RESIDENTIAL CONDO UNITS										LOT AREA: # OF COVER PARKING SPACES: # OF UNITS: NUMBER OF STORIES: BUILDING HEIGHT LIMIT: BUILDING HEIGHT: CONSTRUCTION TYPE: OCCUPANCY GROUP: BLOCK & LOT : ZONING: APPLICABLE CODES: <																													

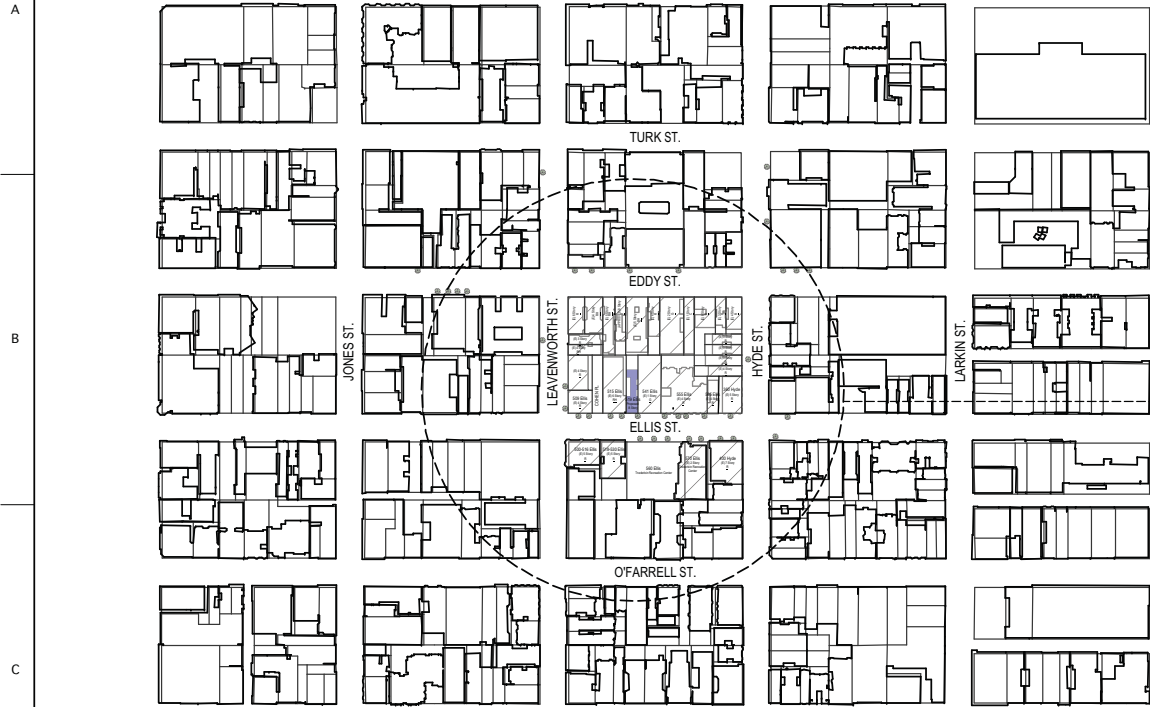
519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Vicinity Map



Vicinity Map
1:2500



MAP LEGEND:

PROPERTY LINE

OUTLINE OF (E) BUILDING

PROPOSED PROJECT

(E) BUILDING

(E) STREET TREE

COMMERCIAL

GARAGE

RESIDENTIAL

RESIDENTIAL HOTEL

C

G

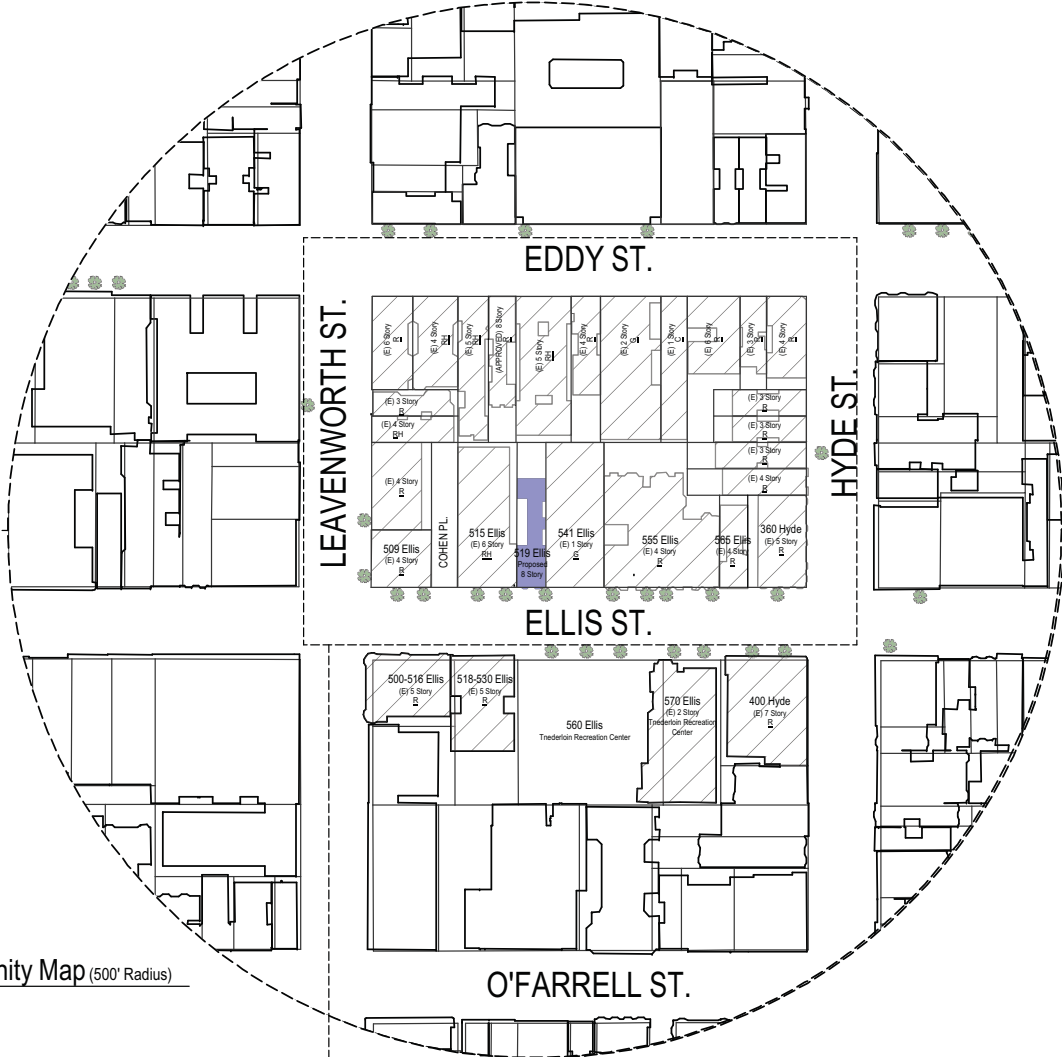
R

RH

NOTE:

ALL DATA IS BASED ON SAN FRANCISCO
PLANNING DEPT. PROPERTY INFORMATION MAP

Vicinity Map (500' Radius)
1:1000



LEAVENWORTH ST.

EDDY ST.

HYDE ST.

ELLIS ST.

Vicinity Map
1:500

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
-----	------	-------------

DESIGN	R.K.
--------	------

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

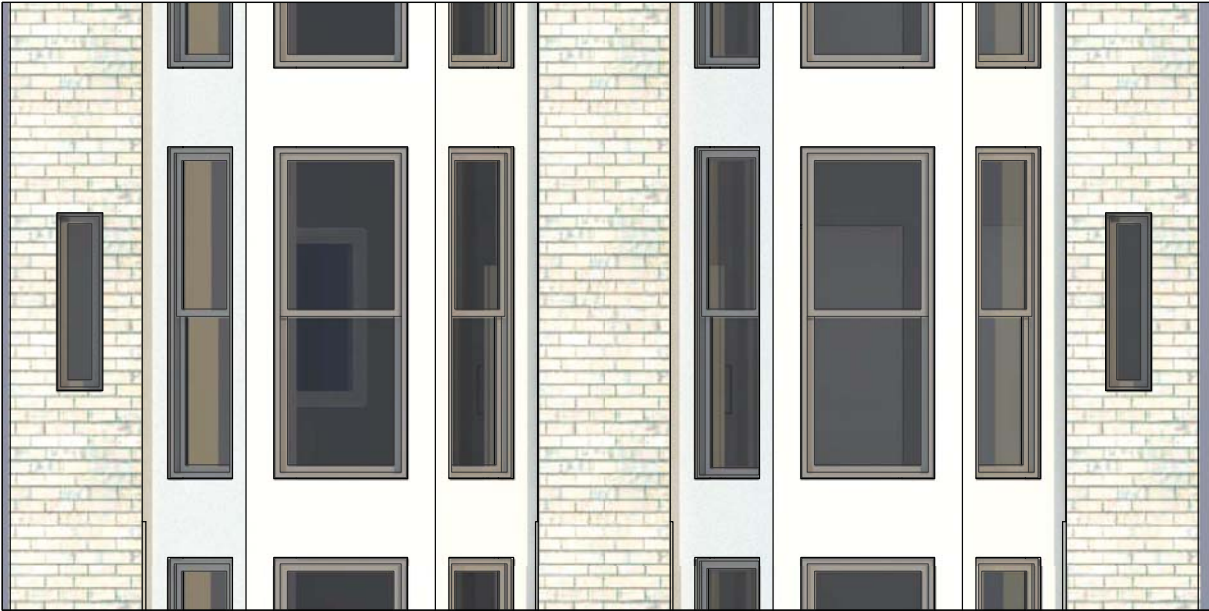
DATE	03/15/2014
------	------------

REVISED DATE	04/27/2017
--------------	------------

JOB NO.	14-1616
---------	---------

SHEET NO.

A-0.2



PROJECT NAME

519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Renderings

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
-----	------	-------------

DESIGN	R.K.
--------	------

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

DATE	03/15/2014
------	------------

REVISED DATE	04/27/2017
--------------	------------

JOB NO.	14-1616
---------	---------

SHEET NO.

A-0.3

519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Floor Plans

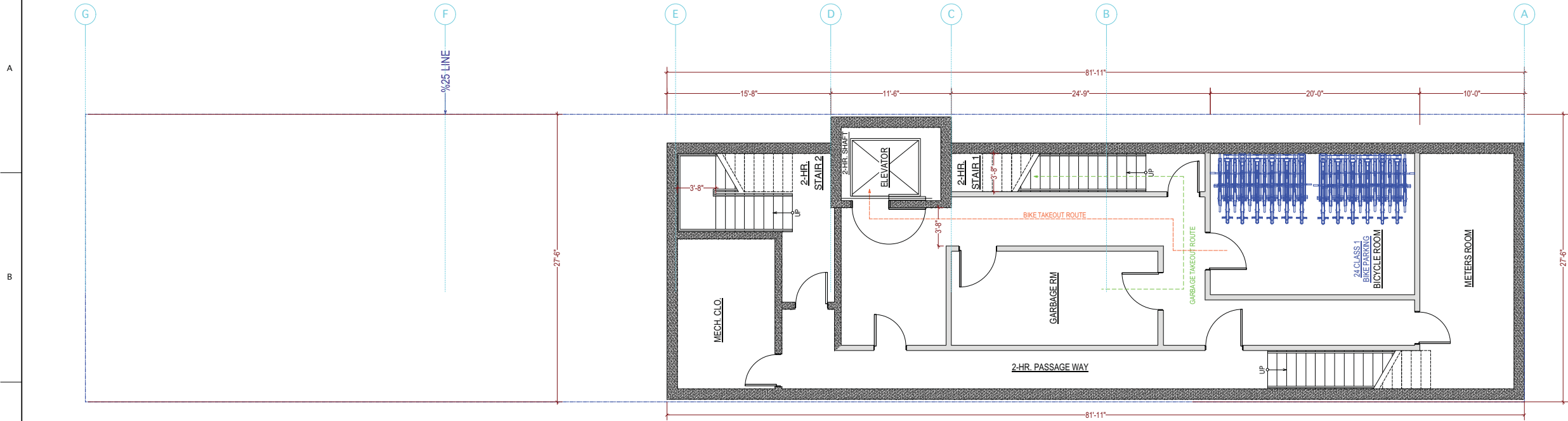
These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
DESIGN		R.K.
DRAWN		A.A.
DATE		03/15/2014
REVISED DATE		04/27/2017
JOB NO.		14-1616

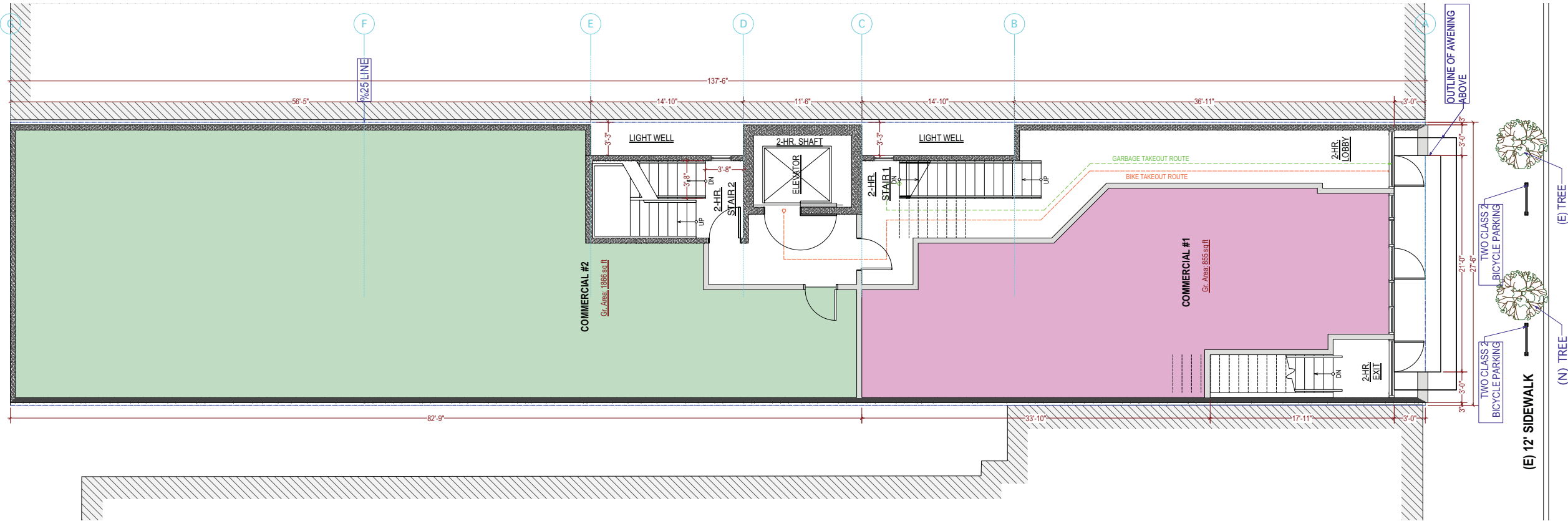
SHEET NO.

A-1.1



Proposed Basement Plan

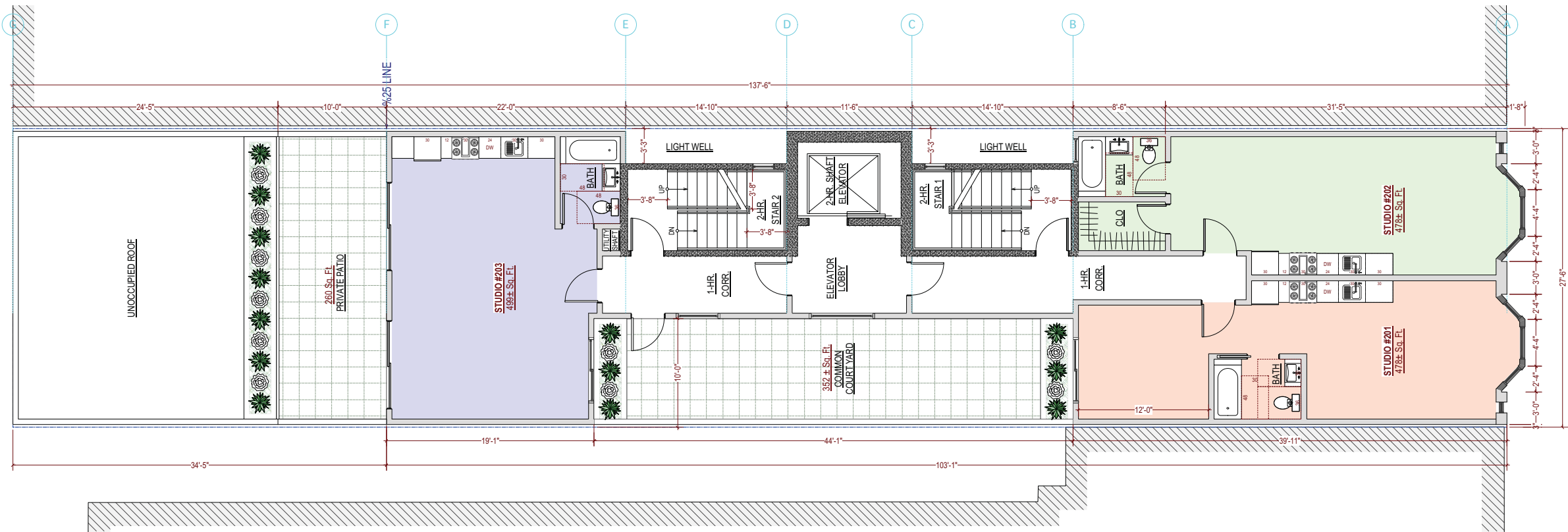
3/16" = 1'-0"



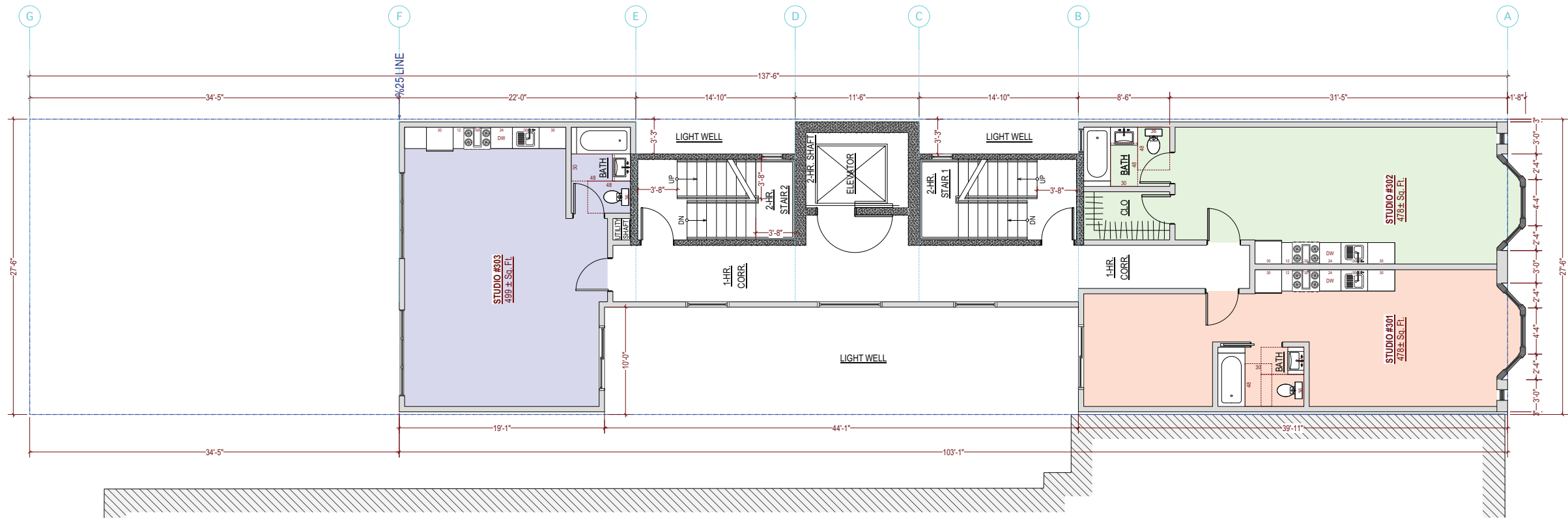
Proposed First Floor Plan

3/16" = 1'-0"





Proposed Second Floor Plan
3/16" = 1'-0"



Proposed Third-Seventh Floor Plan
3/16" = 1'-0"



PROJECT NAME

519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

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
-----	------	-------------

DESIGN	R.K.
--------	------

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

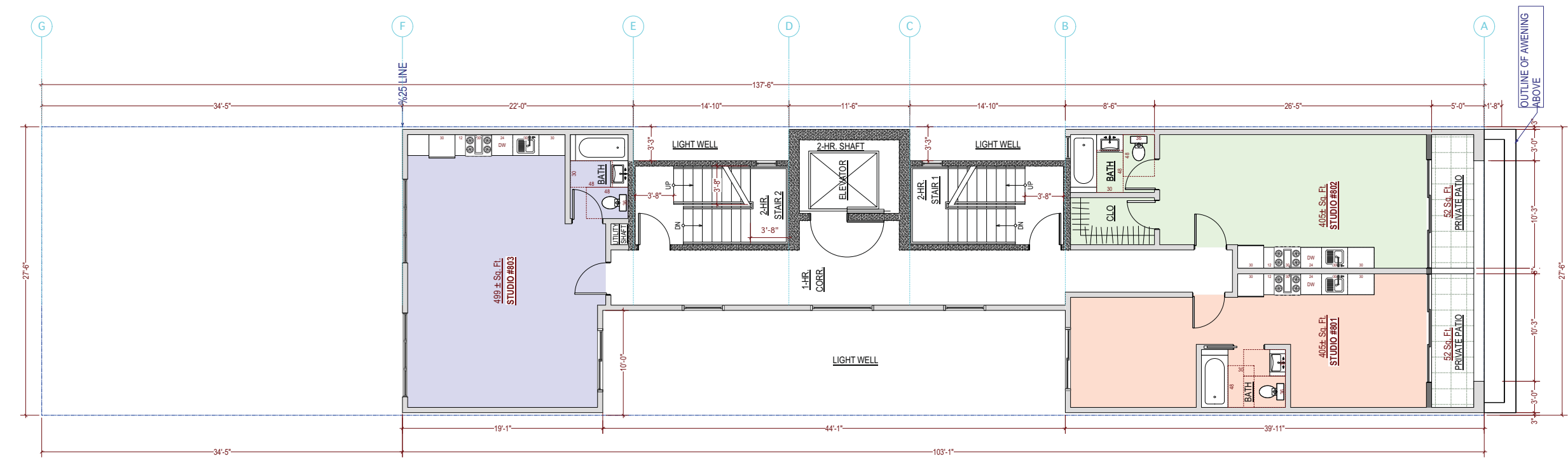
DATE	03/15/2014
------	------------

REVISED DATE	04/27/2017
--------------	------------

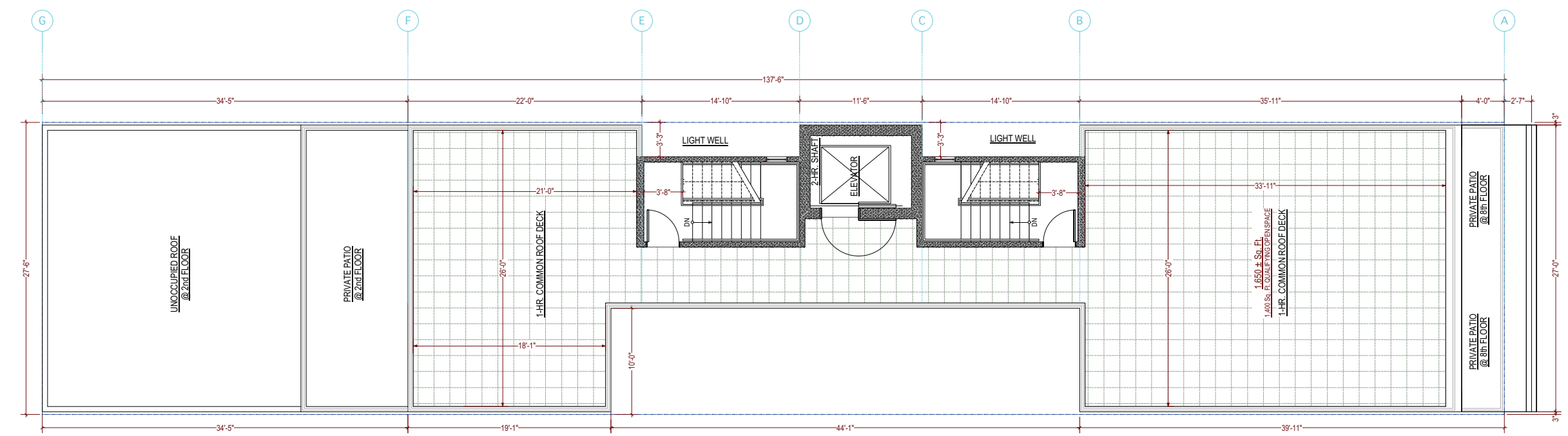
JOB NO.	14-1616
---------	---------

SHEET NO.

A-1.2



Proposed Eighth Floor Plan
3/16" = 1'-0"



Proposed Roof Plan
3/16" = 1'-0"

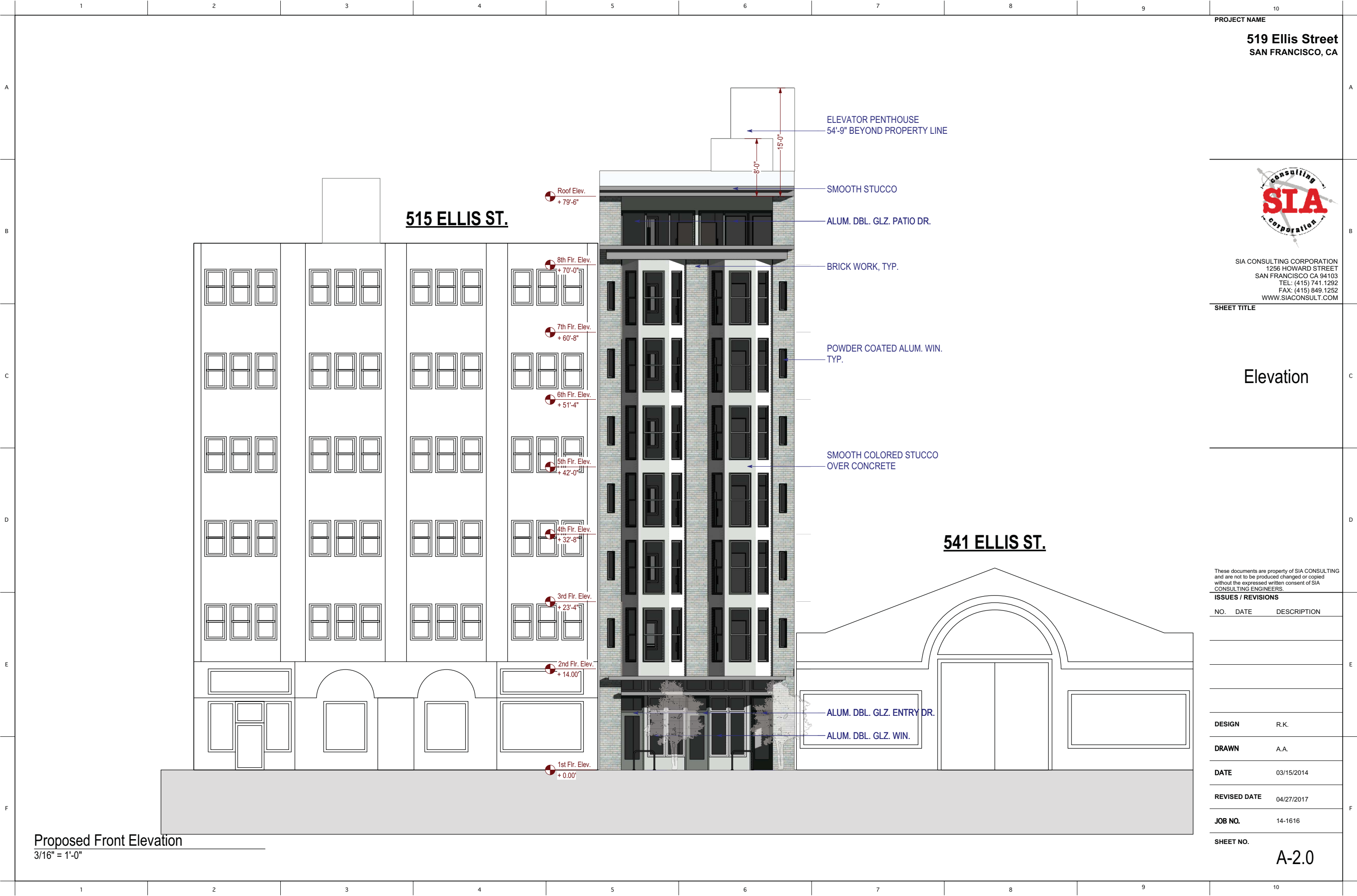
PROJECT NAME
519 Ellis Street
SAN FRANCISCO, CA


SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE
Floor & Roof 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
DESIGN	R.K.	
DRAWN	A.A.	
DATE	03/15/2014	
REVISED DATE	04/27/2017	
JOB NO.	14-1616	
SHEET NO.	A-1.3	



PROJECT NAME
519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

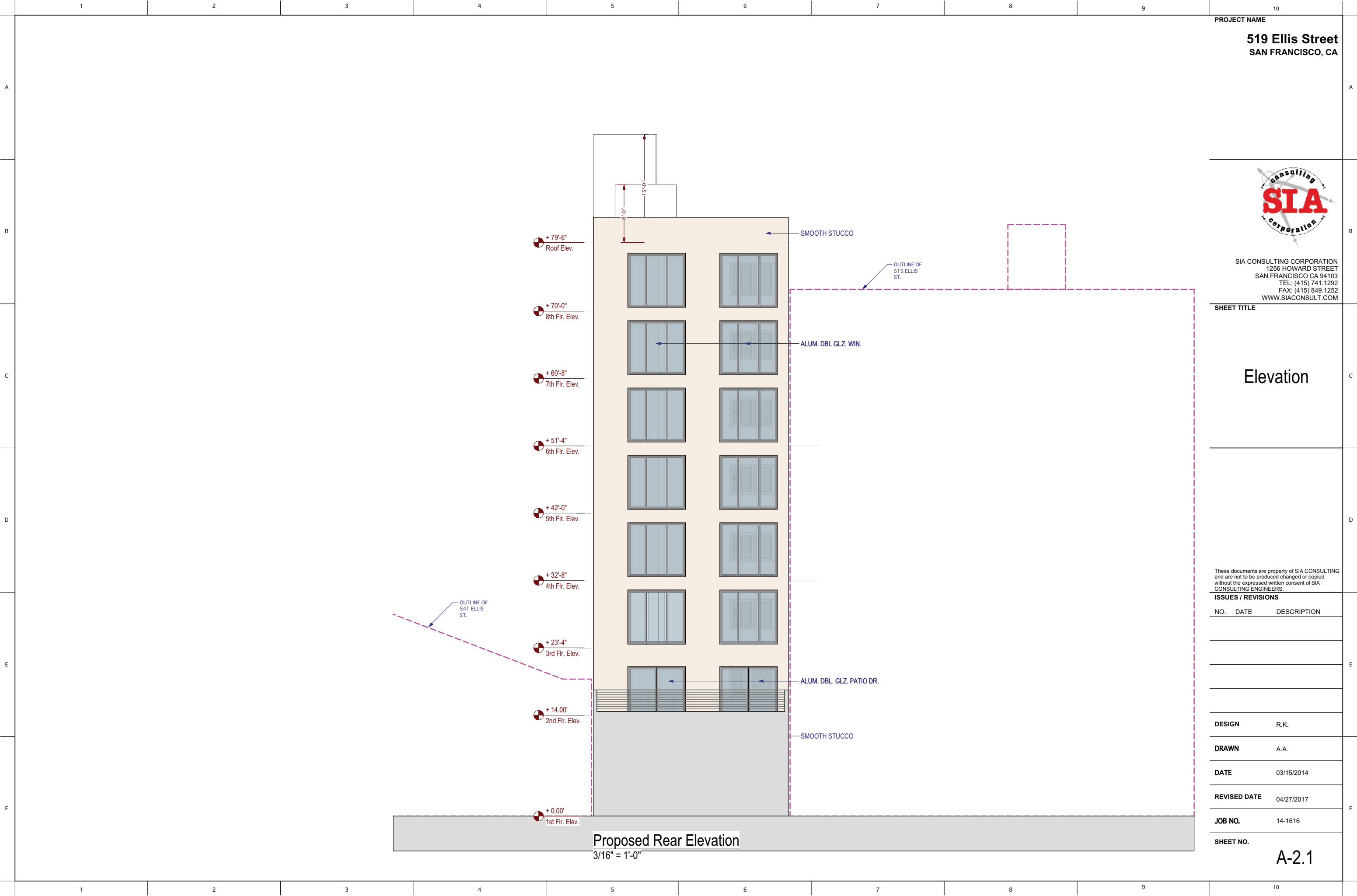
Elevation

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

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
DESIGN	R.K.	
DRAWN	A.A.	
DATE	03/15/2014	
REVISED DATE	04/27/2017	
JOB NO.	14-1616	
SHEET NO.		

A-2.0



PROJECT NAME
519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Elevation

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

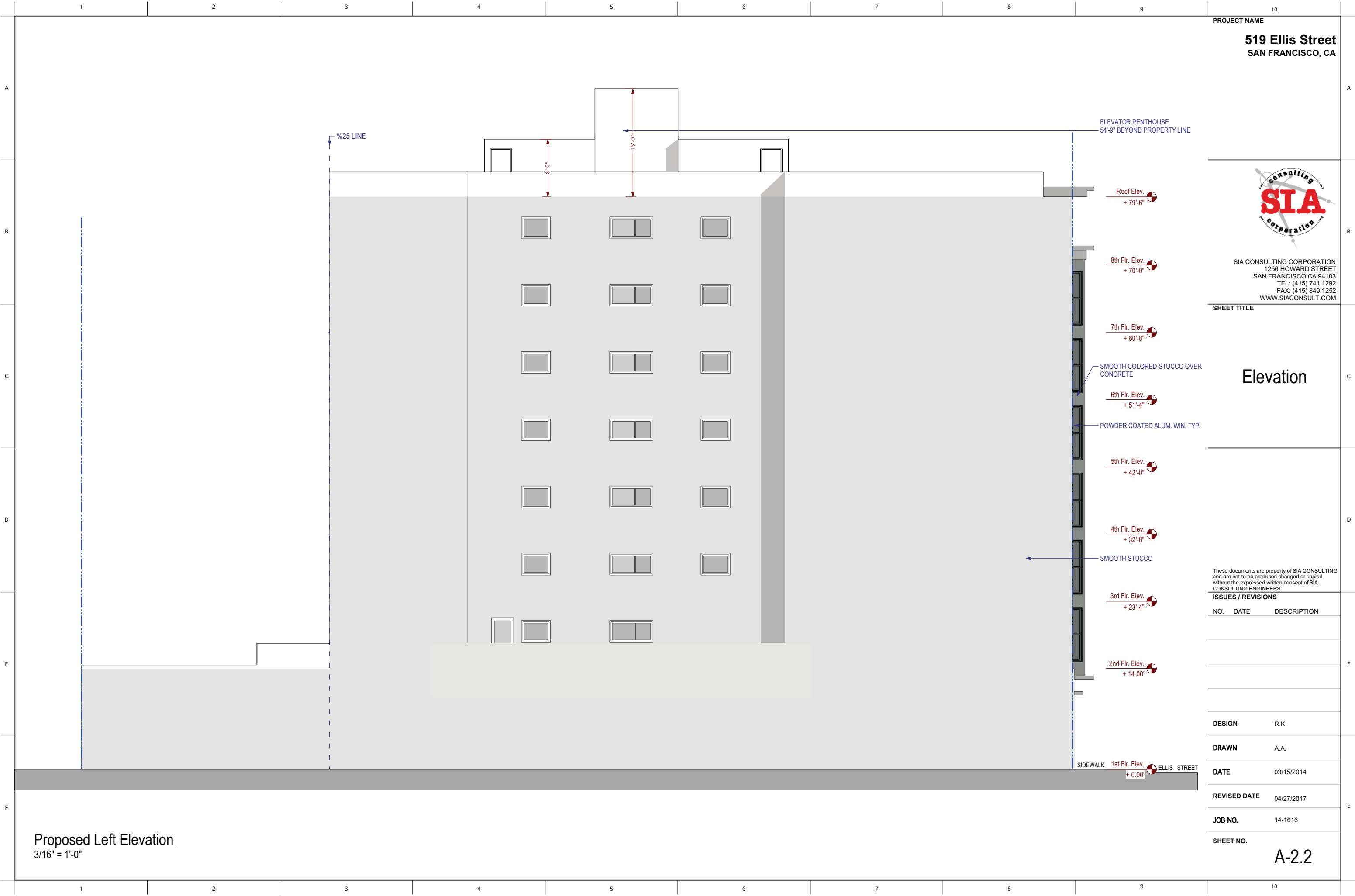
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DESIGN	R.K.
DRAWN	A.A.
DATE	03/15/2014
REVISED DATE	04/27/2017
JOB NO.	14-1616

SHEET NO.

A-2.1



PROJECT NAME

519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Elevation

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

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DESIGN R.K.

DRAWN A.A.

DATE 03/15/2014

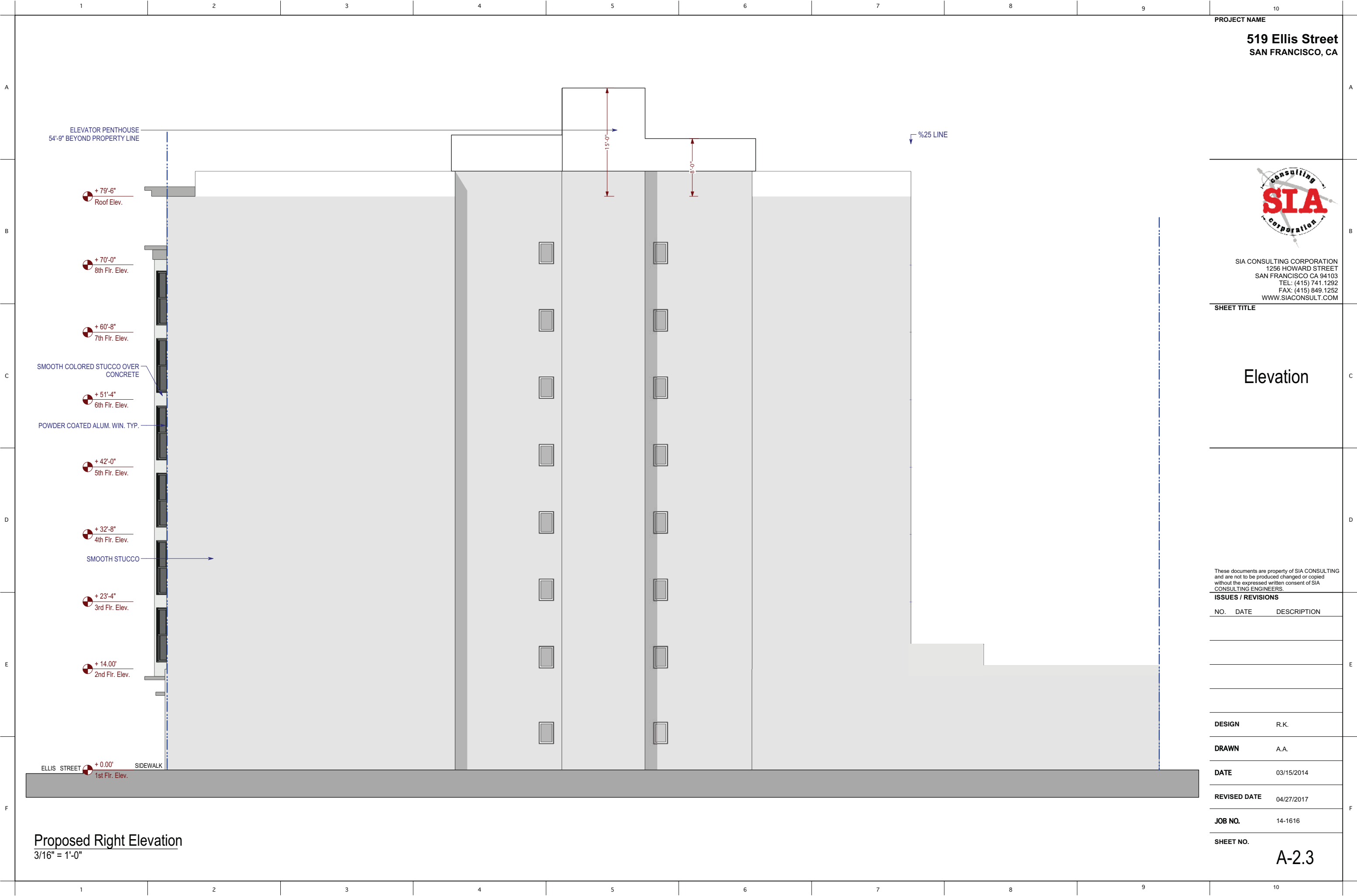
REVISED DATE 04/27/2017

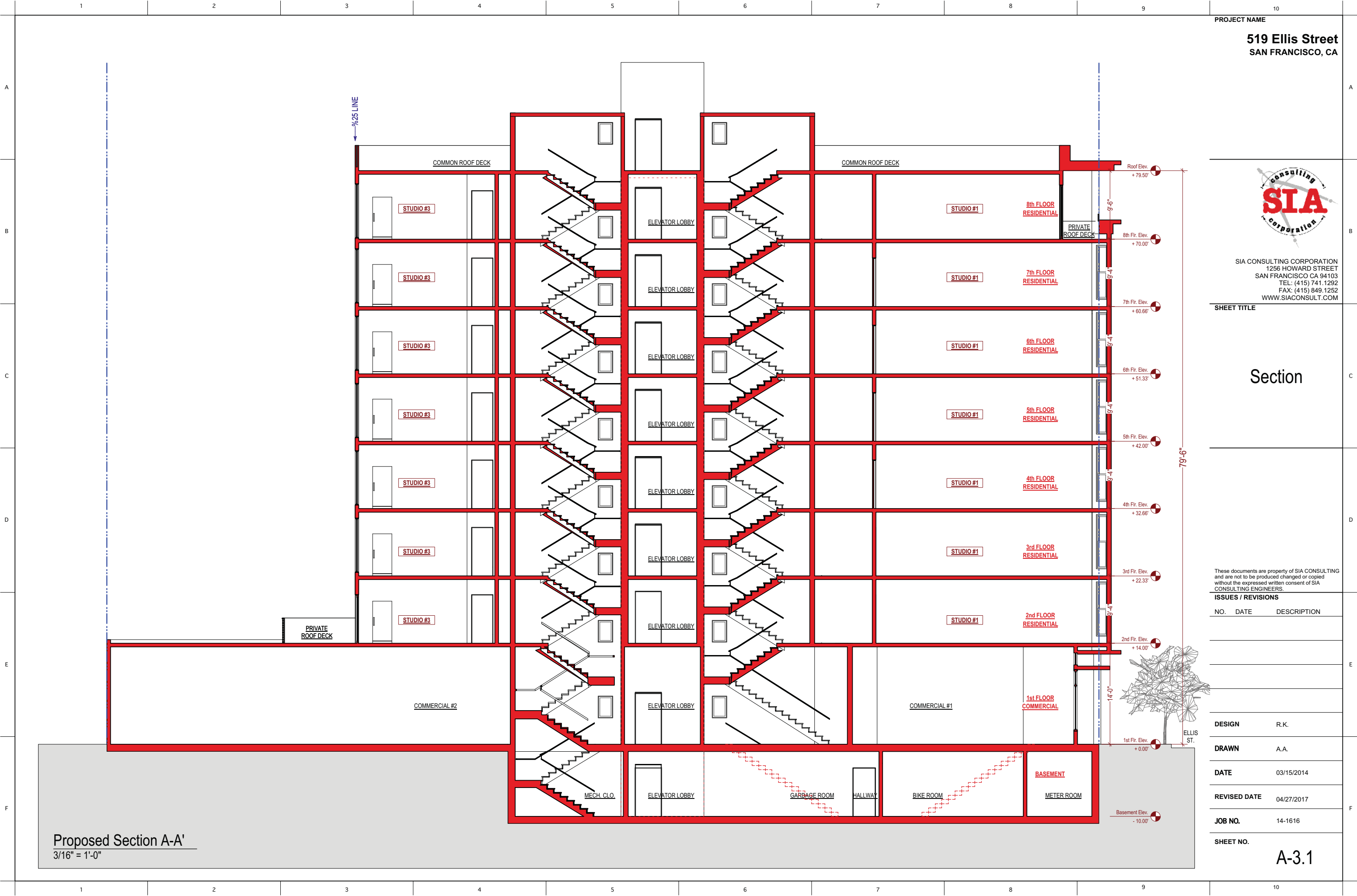
JOB NO. 14-1616

SHEET NO.

A-2.2

Proposed Left Elevation
3/16" = 1'-0"





PROJECT NAME
519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

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
-----	------	-------------

DESIGN	R.K.
--------	------

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

DATE	03/15/2014
------	------------

REVISED DATE	04/27/2017
--------------	------------

JOB NO.	14-1616
---------	---------

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	Block/Lot	Address
519 Ellis Street	0334/028	519 Ellis Street
Gross Building Area	Primary Occupancy	Design Professional/Applicant: Sign & Date
21,417 ± S.F.	R-2 / M	Bahman Ghassemzadeh
# of Dwelling Units	Height to highest occupied floor	Number of occupied floors
21	79'-6"	8

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.

PROJECT NAME

519 Ellis Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
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

DESIGN R.K.

DRAWN A.A.

DATE 03/15/2014

REVISED DATE 04/27/2017

JOB NO. 14-1616

SHEET NO.

G-0.1

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

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 EA2), 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 SS4.2. (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.²	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 SS4.2). (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)	●	●
Carpet: 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 EA2), 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

