

SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization

HEARING DATE: JANUARY 7, 2016

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

Reception:

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Planning Information: 415.558.6377

Date: December 30, 2015

Case No.: **2014.0599ENX**

Project Address: 540 De Haro Street

Zoning: UMU (Urban Mixed Use) District

40-X Height and Bulk District

Block/Lot: 4008/002

Project Sponsor: Sternberg Benjamin Architects

Attn: Mitchell Benjamin 1331 Harrison Street San Francisco, CA 94103

Staff Contact: Kimberly Durandet – (415) 575-6816

kimberly.durandet@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing industrial building on the subject lot, and the new construction of a 40 feet tall, 41,772 square foot, residential building with 17 dwelling units, 16 off-street parking spaces and 17 Class I bicycle parking spaces. The project involves a dwelling unit mix consisting of (15) 2-bedrooms and (2) 1-bedrooms. The project includes 6,487 square feet of open space provided in a combination of private terraces, balconies, and a common roof deck. The project would also include landscaping and streetscape improvements along De Haro Street.

SITE DESCRIPTION AND PRESENT USE

The project site is located within the Urban Mixed Use (UMU) Zoning District and 40-X Height and Bulk District within the Potrero Hill neighborhood on a steeply sloping lot on the west side of De Haro Street between Mariposa and 18th Streets in Block 4008, Lot 002. The 10,000 square foot parcel has a length of 100 feet along De Haro Street and 100 feet depth. It is currently occupied by a 22-foot-tall, two-story, industrial building, approximately 7,147 square feet, in size, with two off-street loading spaces. The existing building was constructed in 1975 and the present use of the building is motorcycle repair service.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property immediately adjacent to the south contains seven one to two story, single family and multifamily residential buildings with a total of 12 dwelling units that are arranged in a roughly u-shaped plan. The property immediately adjacent to the north consists of the St. Gregory Nyssen Episcopal Church and a two-story residential building. The surrounding area around the project site is characterized by a mix of residential, industrial, and public uses in buildings ranging in height from one to three stories. The Anchor Steam Brewery is located across the street to the east of the project site. Jackson Playground is located approximately two blocks to the northeast. The International Studies Academy High School is located one block to the south. All of the surrounding parcels are within the 40-X Height and Bulk District, while Zoning Districts in the vicinity of the project site include RH-2 (Residential House, Two Family) immediately abutting to the west and south, PDR-1-G (Production, Distribution, and Repair - General), and UMU (Urban Mixed Use) to the north, and P (Public).

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on April 6, 2015 the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusion set forth in the Final EIR.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 18, 2015	December 16, 2015	22 days
Posted Notice	20 days	December 18, 2015	December 18, 2015	20 days
Mailed Notice	20 days	December 18, 2015	December 18, 2015	20 days

The proposal also requires a Section 312-neighborhood notification which has been combined with notice for this case.

PUBLIC COMMENT

To date, the Department has received no public comment.

ISSUES AND OTHER CONSIDERATIONS

Large Project Authorization Modifications: As part of the Large Project Authorization (LPA), the Commission may grant modifications from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests modifications from: 1) rear yard (Planning Code Section 134); and 2) permitted obstructions (Planning Code Section 136) for dimensional requirement for bay windows and balconies. Planning Department staff is generally in agreement with the proposed modifications given the overall project and its outstanding and compatible design.

- Car ownership for this census tract is 91.2%.
- The proposed project will meet the affordable housing requirements through payment of the affordable housing fee at 23% per Table 419.5.
- The project significantly exceeds the 40% 2-bedrrom requirement as this project provides a ratio of 88% 2-bedroom units.

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Eastern Neighborhoods Impact Fee (35,162 sq ft – Tier 1; Residential Development)	423 (@ \$10.19)	\$358,300.78
	TOTAL	\$358,300.78

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Large Project Authorization pursuant to Planning Code Section 329 to allow the new construction of a four-story residential building with 17 dwelling units and up to 16 off-street parking spaces, and to allow modifications to the requirements for rear yard (Planning Code Section 134) and permitted obstructions (Planning Code Section 136).

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project is located in a zoning district where residential use is principally permitted.
- The Project produces a new residential development with significant site updates, including landscaping and common open space.
- The Project is compatible with and respects the existing neighborhood character, and provides an appropriate massing and scale.
- The Project complies with the First Source Hiring Program.
- The Project adds 17 new dwelling units to the City's housing stock. In addition, the project significantly exceeds the 2-bedroom unit requirement which provides for more family housing.
- In total, the project proposes 16 off-street parking spaces in conformance with the maximum permitted ratios based on the proposed unit sizes.
- The Project will fully utilize the Eastern Neighborhoods Area Plan controls, and will pay the appropriate development impact fees.

RECOMMENDATION:	Approval with Conditions	
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Executive Summary Hearing Date: January 7, 2016

Attachment Checklist

	Executive Summary		Project sponsor submittal
	Draft Motion		Drawings: Existing Conditions
	Environmental Determination		Check for legibility
	EN Large Project Map		Drawings: <u>Proposed Project</u>
	Zoning & Height Map		Check for legibility
	Parcel Map		3-D Renderings (new construction or significant addition)
	Sanborn Map		Check for legibility
	Aerial Photo		Wireless Telecommunications Materials
	Site Photos		Health Dept. review of RF levels
	Public Correspondence		RF Report
			Community Meeting Notice
			Housing Documents
			Inclusionary Affordable Housing Program: Affidavit for Compliance
1	Exhibits above marked with an "X" are inc	cludeo	d in this packet <u>KJD</u>
			Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ✓ Affordable Housing (Sec. 417)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)
- ✓ First Source Hiring (Admin. Code)
- ☐ Child Care Requirement (Sec. 414)
- ✓ Other (EN Impact Fees)

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Planning Commission Draft Motion

HEARING DATE: JANUARY 7, 2016

Date: December 30, 2015

Case No.: 2014.0599ENX

Project Address: 540 De Haro Street

Zoning: UMU (Urban Mixed Use) District

40-X Height and Bulk District

Block/Lot: 4008/002

Project Sponsor: Sternberg Benjamin Architects

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Recommendation: Approval with Conditions

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, AND 2) PERMITTED OBSTRUCTIONS PURSUANT TO PLANNING CODE SECTION 136, TO ALLOW CONSTRUCTION OF A NEW FOUR-STORY, 40 FOOT TALL, RESIDENTIAL BUILDING (APPROXIMATELY 47,772 GSF) WITH 17 DWELLING UNITS LOCATED AT 540 DE HARO STREET, LOT 002 IN ASSESSOR'S BLOCK 4008, WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 5, 2015 Sternberg Benjamin Architects (Attn: Mitchell Benjamin) (hereinafter "Project Sponsor") filed Application No. 2014.0599ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new four-story residential building with 17 dwelling units at 540 De Haro Street (Block 4008 Lot 002) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public

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

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

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

On April 6, 2015, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

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

On January 7, 2016, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2014.0599ENX.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2014.0599ENX, subject to the conditions contained in "EXHIBIT A" of this Motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. **Site Description and Present Use.** The project site is located within the Urban Mixed Use (UMU) Zoning District and 40-X Height and Bulk District within the Potrero Hill neighborhood on a steeply sloping lot on the west side of De Haro Street between Mariposa and 18th Streets in Block 4008, Lot 002. The 10,000 square foot parcel has a length of 100 feet along De Haro Street and 100 feet depth. It is currently occupied by a 22-foot-tall, two-story, industrial building, approximately 7,147 square feet, in size, with two off-street loading spaces. The existing building was constructed in 1975 and the present use of the building is motorcycle repair service.
- 3. Surrounding Properties and Neighborhood. The property immediately adjacent to the south contains seven one to two story, single family and multi- family residential buildings with a total of 12 dwelling units that are arranged in a roughly u-shaped plan. The property immediately adjacent to the north consists of the St. Gregory Nyssen Episcopal Church and a two-story residential building. The surrounding area around the project site is characterized by a mix of residential, industrial, and public uses in buildings ranging in height from one to three stories. The Anchor Steam Brewery is located across the street to the east of the project site, Jackson Playground is located approximately two blocks to the northeast, and the International Studies Academy High School is located one block to the south. All of the surrounding parcels are within the 40-X Height and Bulk District, while Zoning Districts in the vicinity of the project site include RH-2 (Residential House, Two Family) immediately abutting to the west and south, PDR-1-G (Production, Distribution, and Repair General), and UMU (Urban Mixed Use) to the north, and P (Public).
- 4. **Project Description.** The proposed project includes the demolition of the existing industrial building on the subject lot, and the new construction of a 40 feet tall, 41,772 square foot, residential building with 17 dwelling units, 16 off-street parking spaces, and 17 Class I bicycle parking spaces. The project involves a dwelling unit mix consisting of (15) 2-bedrooms and (2) 1-bedrooms. The project includes 6,487 square feet of open space provided in a combination of private terraces, balconies, and a common roof deck. The project would also include landscaping and streetscape improvements along De Haro Street.

- 5. **Public Comment**. To date, the Department has received no public comments in support or opposition to the Project.
- 6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Permitted Uses in UMU Zoning Districts.** Planning Code Section 843.20 states that residential use is a principally permitted use within the UMU Zoning District.

The proposed Project would construct a new residential use within the UMU Zoning District; therefore, the Project complies with Planning Code Section 843.20.

B. **Rear Yard**. Planning Code Section 134 requires a minimum rear yard equal to 25% of the total lot depth of the lot to be provided at every residential level. Therefore, the Project would have to provide a rear yard, which measures approximately 2,500 sf, located along the rear property line.

The rear yard measures approximately 25 feet in depth by 100 feet in width (2,500 sf) at the 2nd floor of residential use. The Project is seeking a modification of the rear yard requirement as part of the Large Project Authorization since the proposed rear yard is not located at the first floor of residential use.

C. **Useable Open Space.** Planning Code Section 135 requires a minimum of 80 sf of open space per dwelling unit, if not publically accessible, or 54 sf of open space per dwelling unit, if publically accessible. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sf is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sf if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 sf.

Of the proposed 17 dwelling units, six units satisfy their requirement through the provision of qualifying private patio open spaces. The remaining patio and/or balconies do not meet minimum dimensional requirements to qualify as private open space. However, the required open space of all other remaining dwelling units, is satisfied though a common usable open space roof deck 1,287 sf in area. The Project is required to provide 1,360 sf of open space, whereas, the Project provides a total of 6,487 sf of open space.

D. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located within an Urban Bird Refuge. The Project will meet the requirements of feature-related standards pursuant to Planning Code Section 139.

F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of this Code or other open area that meets minimum requirements for area and horizontal dimensions.

All dwelling units face onto a public street or the rear yard, which is code complying at the level of the dwelling units.

G. Street Frontage in Mixed Use Districts. Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level.

The Project meets the requirements of Planning Code Section 145.1. At grade, within the first 25 feet from the street-fronting property lines, the ground floor plan consists of either residential walk-up units with direct, individual pedestrian access to a public sidewalk or a residential lobby meeting the active street frontage Code requirements. In addition, the Project meets ground-level transparency and fenestration requirements. Parking is also setback from the street frontage.

- H. **Off-Street Parking**. Planning Section 151.1 of the Planning Code allows off-street parking at a maximum ratio of .75 per dwelling unit generally, and a ratio of 1.0 for units with at least 2-bedrooms and at least 1,000 sf. For those units 2-bedrooms or larger and at least 1,000 sf (15 dwelling units total) the following additional criteria apply:
 - 1. Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;
 - 2. Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;
 - 3. All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and
 - 4. Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.

For the 17 dwelling units proposed, the Project is allowed a maximum of 17 off-street parking spaces. With a total of (15) 2-bedroom or larger units at least 1,000 sf in area, the Project is permitted up to 15 off-street parking spaces (1 x 15 units = 15 spaces) for these units. The remaining 2 dwelling units are permitted up to 2 off-street parking spaces (.75 x 2 units = 1.5 spaces rounded to the nearest whole). The Project provides 16 off-street parking spaces. Of these 16 off-street parking spaces, one ADA van accessible parking space has been identified.

With regard to the additional criteria applicable to those units with at least 2-bedrooms and at least 1000 sf, the Project meets Code as follows:

1. The proposed parking garage provides all parking and vehicle movement off- street and reduces

- vehicular access to a single curb cut off of De Haro Street in order to minimize impact to pedestrian space or movement, transit service, bicycle movement and overall movement in the area.
- 2. All residential accessory parking does not degrade the overall urban design quality of the Project in that the parking placement adheres to active frontage Code requirements and reduces vehicular access to a single curb cut.
- 3. The Project parking area is sufficiently screened from the public right-of-way by being recessed from the street-fronting property lines and by a garage door limited to a width of 10-feet.
- 4. The proposed accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements in that all parking is entirely off-street, adheres to active street frontage requirements and provides adequate area of vehicle movement off-street within the garage.
- I. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking spaces for each dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units.

The Project includes 17 dwelling units; therefore, the Project is required to and will provide 17 Class 1 bicycle parking spaces and 0 Class 2 bicycle parking spaces. Therefore, the Project complies with Planning Code Section 155.2.

K. **Unbundled Parking**. Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The Project is providing off-street parking that is accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project complies with Planning Code Section 167.

L. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40% of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30% of the total number of proposed dwelling units contain at least three bedrooms.

For the 17 dwelling units, the Project is required to provide at least (7) 2-bedroom or larger units or (18) 3-bedroom or larger units. The Project provides (15) 2-bedroom and (2) 1- bedroom units. Therefore, the Project complies with Planning Code Section 207.6.

M. Inclusionary Affordable Housing Program. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Since the subject property is located within the UMU Zoning District, the Project is subject to the inclusionary affordable housing requirements identified in Planning Code Section 419. The subject property has been designated as Tier A, thus a minimum of 14.4% of the total units constructed shall be considered affordable.

Based upon the 'Affidavit of Compliance with the Inclusionary Affordable Housing Program' dated November 18, 2015, the Project Sponsor has elected the Affordable to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Affordable Housing Fee, and a ratio of 23% per Table 419.5.

O. **Eastern Neighborhood Infrastructure Impact Fees**. Planning Code Section 423 is applicable to any development project within the UMU (Urban Mixed-Use) Zoning District that results in the addition of at least one net new residential unit.

The Project proposes the replacement of an existing industrial building with new construction of a four-story, 41,772 square foot, residential building with 17 dwelling units. Therefore, the Project is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. This fee must be paid prior to the issuance of the building permit application.

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

The Project architecture responds to the site's location as a transition between industrial zones and the contemporary and traditional architecture of adjacent residential zones. The proposed project provides a transition between the various scales and uses in the immediate vicinity. The facade is discretely rendered in five segments of similar proportion to residential parcel widths. The project also steps upward with the topography of the site.

B. Architectural treatments, facade design and building materials.

The building will be clad with superior quality materials respecting the historical precedents of neighboring structures. Rain-screen concrete panels are juxtaposed with stained wood siding and industrial metal stairs. The various elements of the street elevation are at different planes to each other, while bay windows and a receding top floor allow for a visually engaging facade from various vantage points. Overall, the Project includes high quality architectural treatment which provides for a unique and expressive architectural design that is compatible with the surrounding neighborhood.

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

Multiple residential entry stoops and a drought tolerant landscape design at the front setback further complement the use and contribute positively to the design quality of the project. The building is also modulated vertically with the street elevation terracing laterally up the hill.

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

The Project provides the required open space for its 17 dwelling units through private patios and common open space at the roof deck. In total, the Project provides 6,487 sf of open space, which exceeds the required amount for the dwelling units, or 1,360 sf.

E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required

by and pursuant to the criteria set forth in Section 270.2.

The Project is not subject to the mid-block alley requirements of Planning Code Section 270.2.

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

In compliance with Planning Code Section 138.1, the Project provides a range of improvements to the pedestrian streetscape. The Project Sponsor would pay an in-lieu fee for any required street trees not provided due to proximity of underground utilities, etc., as specified by the Department of Public Works. The Department finds that these improvements would significantly improve the public realm.

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

Vehicular access is limited to one entry/exit on the De Haro Street façade.

H. Bulk limits.

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

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

The Project, on balance, meets the Objectives and Policies of the General Plan (see below).

- 8. **Large Project Authorization Exceptions**. Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:
 - A. Exception for rear yards, pursuant to the requirements of Section 134(f);

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified by the Zoning Administrator pursuant to the procedures set forth in Section 307(h) for other projects, provided that:

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

The rear yard measures approximately 25 feet in depth by 100 feet in width (2,500 sf) at the 2nd floor of residential use which meets the dimensional requirements of the Code. The Project is seeking a modification of the rear yard requirement as part of the Large Project Authorization since the proposed rear yard is not located at the first level of the townhouse units.

(2) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed

by the rear yards of adjacent properties; and

The Project is providing a Code complying rear yard at the 2^{nd} residential level and above. Therefore, the Project does not impede access to light and air for the adjacent properties.

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

The Project is not seeking modifications to either required open space or exposure.

B. Where not specified elsewhere in subsection (d) of Planning Code Section 329, modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located. Since Planning Code Section 304 allows for modification of exposure requirements, the Project is eligible to seek an exposure modification as part of the Large Project Authorization request.

The Project is seeking a modification for bay windows and balconies which do not meet dimensional requirements for separation and length of permitted obstructions. The exception is warranted as it contributes positively to the design, adds fenestration and provide for a variety of private balconies.

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

HOUSING

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

The Project is a residential development in a transitioning industrial area. The Project site is an infill site that was rezoned to UMU as part of a long range planning goal to create a cohesive, higher density residential and mixed-use neighborhood.

OBJECTIVE 4

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

The Project fosters a housing stock that meets the needs of a diverse resident population by providing (17) 2-bedroom and (2) 1-bedroom units.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

The Project architecture responds to the site's location as a transition between industrial zones and the contemporary and traditional architecture of adjacent residential zones. The proposed project provides a transition between the various scales and uses in the immediate vicinity. The facade is discretely rendered in five segments of similar proportion to standard residential parcel widths. The building will be clad with superior quality materials respecting the historical precedents of neighboring structures. Rain-screen concrete panels are juxtaposed with stained wood siding and industrial metal stairs. Multiple residential entry stoops and a drought tolerant landscape design at the front setback further describe the use and design quality of the building. The various elements of the street elevation are at different planes to each other, while bay windows and a receding top floor allow for a visually engaging facade from various vantage points. The building is also modulated vertically with the street elevation terracing laterally up the hill. Overall, the Project offers a high quality architectural treatment and provides a unique and expressive architectural design that is compatible with the surrounding neighborhood.

RECREATION AND OPEN SPACE ELEMENT Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

Assure the provision of adequate public open space to serve new residential development.

The Project provides opportunities for recreation and enjoyment of open space by providing a mixture of private and common open space areas in a new residential development.

TRANSPORTATION ELEMENT Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project proposes a landscape plan for improvement to the pedestrian environment and buffering the residential entry with in ground planting bed and permeable surface treatment of the walkways.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

The Project provides 17 Class 1 bicycle parking spaces.

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project provides 16 off-street parking spaces. These parking spaces are accessed by a single ingress/egress on De Haro Street. The amount of parking is adequate for the Project and complies with the parking maximums prescribed by the Planning Code.

SHOWPLACE SOUARE/POTRERO AREA PLAN **Objectives and Policies**

Land Use

OBJECTIVE 1.2

IN AREAS OF SHOWPLACE/POTRERO WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

POLICY 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

The proposed four-story, 17 unit, residential building maximizes its development potential in a manner that is compatible with the surrounding neighborhood character. The proposed project provides a transition between the various scales and uses in the immediate vicinity. The facade is discretely rendered in five segments of similar proportion to residential parcel widths. The project is an appropriate addition to the surrounding urban fabric.

Housing

OBJECTIVE 2.3

REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENTS HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS.

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.

Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

The proposed project provides 15 2-bedroom and 2 1-bedroom dwelling units and will be subject to Eastern Neighborhoods Fees.

Urban Form

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REFLECTS SHOWPLACE SQUARE AND POTRERO HILL'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.2

Development should respect the natural topography of Potrero Hill.

Policy 3.1.6

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

Policy 3.1.8

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

The Project architecture responds to the site's location as a transition between industrial zones and the contemporary and traditional architecture of adjacent residential zones. The proposed project provides a transition between the various scales and uses in the immediate vicinity. The facade is discretely rendered in five segments of similar proportion to residential parcel widths. The building will be clad with superior quality materials respecting the historical precedents of neighboring structures. Rainscreen concrete panels are juxtaposed with stained wood siding and industrial metal stairs. Multiple residential entry stoops and a drought tolerant landscape design at the front setback further complement the use and the design quality of the building. The various elements of the street elevation are at different planes to each other, while bay windows and a receding top floor allow for a visually engaging facade from various vantage points. The building is also modulated vertically with the street elevation terracing laterally up the hill. In addition, the project complements the midblock open space by providing a Code complying rear yard at the upper levels which mirrors the rear yards of dwellings to the rear. Overall,

the Project offers a high quality architectural treatment and provides a unique and expressive architectural design that is compatible with and positively contributes to the surrounding neighborhood.

- 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 Project does not displace any neighborhood-serving retail uses.

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

The Project does not displace any existing housing, nor would the existing units in the surrounding neighborhood be adversely affected. The Project will enhance the neighborhood character in that the proposed mass, scale and architectural design are compatible with the neighborhood context.

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

The Project does not displace any existing affordable housing.

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

The site is located on the west side of De Haro between 18th and Mariposa with the 19 Polk MUNI line running northbound along De Haro from Hunters Point to Fisherman's Wharf approximately 15 minutes apart during peak commute hours. Traffic and transit ridership generated by the project would not impede transit or overburden neighborhood parking.

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

The Project involves the demolition of an existing one-story, industrial motorcycle repair building. The Project does not contain any commercial office component.

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

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

G. That landmarks and historic buildings be preserved.

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

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

The project will not impact any parks or open space.

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

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

ADOPTED:

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2014.0599ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 20, 2015, 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 Large Project Authorization to the Board of Appeals within thirty (15) days after the date of this Motion No. XXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1650 Mission Street, Suite 304, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 7, 2016.

Jonas P. Ionin	
Commission Secretary	
AYES:	
NAYS:	
ABSENT:	

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the new construction of a 4-story residential building with 17 dwelling units, with a modification to the requirements for rear yard and permitted obstructions located at 540 De Haro Street, Lot 002 in Assessor's Block 4004 pursuant to Planning Code Section 329 within the UMU (Urban Mixed-Use) Zoning District, and a 40-X Height and Bulk District; in general conformance with plans, dated December 18, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0599ENX and subject to conditions of approval reviewed and approved by the Commission on January 7, 2016 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

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 January 7, 2016 under Motion No. XXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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

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

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0220E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed Project and have been agreed to by the Project Sponsor.

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

DESIGN - COMPLIANCE AT PLAN STAGE

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

PARKING AND TRAFFIC

Unbundled Parking. All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the Project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 16 off-street parking spaces for the 17 dwelling units contained therein.

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

Bicycle Parking. Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 17 Class 1 bicycle parking spaces.

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

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, <u>www.sf-planning.org</u>

PROVISIONS

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

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9195, <u>www.sf-planning.org</u>

Eastern Neighborhoods Area Plans Alternative Affordable Housing In-Lieu. Pursuant to Planning Code Section 417 (formerly Planning Code 315.4), the Project Sponsor has elected to meet with requirements of the Affordable Housing Program as defined in Planning Code Section 415 through payment of an Eastern Neighborhoods Area Plans Alternative Affordable Housing Fee in-lieu of the Affordable Housing Program to be paid prior to the issuance by Department of Building Inspection of the first construction document for the development project.

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

MONITORING

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

OPERATION

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

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

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>.



Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Reception: 415.558.6378

Fax:

Case No.:

2014.0599E

Project Address:

540-552 De Haro Street

Zoning:

UMU (Urban Mixed Use) Zoning District

40-X Height and Bulk District

Block/Lot:

4008/002

Lot Size:

10,000 square feet

Plan Area:

Eastern Neighborhoods Area Plan Aaron Schlechter, (415) 988-1080

Project Sponsor: Staff Contact:

Don Lewis - (415) 575-9168

don.lewis@sfgov.org

Planning Information: 415.558.6377

415.558.6409

PROJECT DESCRIPTION

The project site is located on a steeply sloped lot on the west side of De Haro Street between Mariposa and 18th streets in the Potrero Hill neighborhood. The project site is currently occupied by a 22-foot-tall, two-story, industrial building approximately 7,147 square feet in size with two off-street loading spaces. The existing building was constructed in 1975 and the present use of the building is motorcycle repair service. The proposed project involves the demolition of the existing building and construction of a 40-foot-tall (56-foot-tall with elevator and stair penthouses), four-story, 17-unit, residential building approximately 33,750 square feet in size. The proposed mix of units would be four one-bedroom units and 13 two-bedroom units. The proposed building would also include 16 parking spaces and 17 Class 1

(Continue on next page.)

EXEMPT STATUS

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

DETERMINATION

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

SARAH B. JONES

Environmental Review Officer

cc: Aaron Schlechter, Project Sponsor Supervisor Malia Cohen, District 10

Kimberly Durandet, Current Planning Division

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

PROJECT DESCRIPTION (continued)

bicycle spaces at the partially below-grade ground floor level. Pedestrian and vehicular access would be from De Haro Street. The proposed project would include a 1,480-square-foot common roof deck at the 5th level, and five units would each have a private terrace, totaling approximately 1,340 square feet. During the approximately 12-month construction period, the proposed project would require up to approximately 32 feet of excavation below ground surface and 4,000 cubic yards of soil disturbance. The project site is located within the Showplace Square/Potrero Hill area of the Eastern Neighborhoods Plan Area.

PROJECT APPROVAL

The proposed project at 540-552 De Haro Street would require the following approvals:

Actions by the Planning Commission

 Approval of a Large Project Authorization from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet

Actions by other City Departments

- Approval of a Site Mitigation Plan from the San Francisco Department of Public Health prior to the commencement of any excavation work; and
- Approval of Building Permits from the Department of Building Inspections for demolition and new construction.

The Large Project Authorization hearing before the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EXEMPTION OVERVIEW

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

This determination evaluates the potential project-specific environmental effects of the 540-552 De Haro Street project described above, and incorporates by reference information contained in the Programmatic

EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)¹. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 540-552 De Haro Street.

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

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

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

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

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned from RH-2 (Residential, House, Two Family) to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses and serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist, under Land Use. The

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

²San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: http://www.sf-planning.org/index.aspx?page=1893, accessed August 17, 2012.

³ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268, accessed August 17, 2012.

540-552 De Haro Street project site, which is located in the Showplace Hill/Potrero Hill area of the Eastern Neighborhoods, was designated as a site with building up to 40 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 540-552 De Haro Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 540-552 De Haro Street project, and identified the mitigation measures applicable to the 540-552 De Haro Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site. Therefore, no further CEQA evaluation for the 540-552 De Haro Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located on a steeply sloped lot on the block bounded by Mariposa Street to the north, De Haro Street to the east, 18th Street to the south, and Rhode Island Street to the west in the Potrero Hill neighborhood. The property immediately adjacent to the south contains seven one to two story, single-family and multi- family residential buildings with a total of 12 dwelling units that are arranged in a roughly u-shaped plan. The property immediately adjacent to the north consists of the St. Gregory Nyssen Episcopal Church (constructed in 1994) which is a visual landmark for the surrounding community due to its neo-Byzantine/Arts and Crafts design, and a two-story residential building (constructed in 1942) that is used by the church. The surrounding area around the project site is characterized by a mix of residential, industrial, and public uses in buildings ranging in height from one to three stories. The Anchor Steam Brewery is located across the street to the east of the project site, Jackson Playground is located approximately two blocks to the northeast, and the International Studies Academy High School is located one block to the south. All of the surrounding parcels are within the 40-X height and bulk district, while zoning districts in the vicinity of the project site include RH-2 (Residential House, Two Family), PDR-1-G (Production, Distribution, and Repair – General), UMU (Urban Mixed Use), and P (Public).

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 540-552 De Haro Street project is in conformance with the height, use and density for the site described in

⁴ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 540-552 De Haro Street, March 6, 2015. This document, and other cited documents, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0599.

⁵ Joslin, Jeff, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 540-552 De Haro Street, March 17, 2015.

the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 540-552 De Haro Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would result in a loss of a 7,147-square-foot PDR building; however this PDR loss would not represent a considerable contribution to the significant unavoidable cumulative land use impact that was identified in the Eastern Neighborhoods PEIR because the former zoning district of RH-2 did not allow for PDR uses and because the project site is too small to contribute considerably. The proposed project would involve the demolition of a building (constructed in 1975) determined not to be a historic resource by Preservation staff. Traffic and transit ridership generated by the project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. Based on the shadow fan analysis, the proposed building is not expected to shade any Planning Code Section 295 or non-Section 295 open spaces. The proposed project would shade nearby private property at levels commonly expected in urban areas.

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

Table 1 - Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed.	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment.	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction.
F-3: Interior Noise Levels	Applicable: noise-sensitive uses where street noise exceeds 60 dBA.	The project sponsor has conducted and submitted a detailed analysis of noise reduction requirements.
F-4: Siting of Noise-Sensitive Uses	Applicable: noise-sensitive uses where street noise exceeds 60 dBA.	The project sponsor has conducted and submitted a detailed analysis of noise reduction requirements.
F-5: Siting of Noise-Generating Uses	Not Applicable: no noise- generating uses proposed (residential use only).	N/A

Mitigation Measure	Applicability	Compliance	
F-6: Open Space in Noisy Environments	Applicable: new noise sensitive uses (dwelling units) proposed.	The project sponsor provided an environmental noise report that demonstrates that the proposed open space is adequately protected from the existing ambient noise levels.	
G. Air Quality			
G-1: Construction Air Quality	Not Applicable: project would comply with the San Francisco Dust Control Ordinance.	N/A	
G-2: Air Quality for Sensitive Land Uses	Not Applicable: project site is not in the Air Pollutant Exposure Zone.	N/A	
G-3: Siting of Uses that Emit DPM	Not Applicable: proposed residential uses are not uses that would emit substantial levels of DPM.	N/A	
G-4: Siting of Uses that Emit other TACs	Not Applicable: proposed residential land uses are not uses that would emit substantial levels of other TACs.	N/A	
J. Archeological Resources			
J-1: Properties with Previous Studies	Not Applicable: project site does not contain any previous archaeological studies.	N/A	
J-2: Properties with no Previous Studies	Applicable: project site is located in an area with no previous archaeological studies.	The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.	
J-3: Mission Dolores Archeological District	Not Applicable: project site is not located within the Mission Dolores Archaeological District.	N/A	
K. Historical Resources			
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area	Not Applicable: plan-level mitigation completed by Planning Department	N/A	
K-2: Amendments to Article 10 of the Planning Code Pertaining	Not Applicable: plan-level mitigation completed by Planning	N/A	

Mitigation Measure	Applicability	Compliance
to Vertical Additions in the South End Historic District (East SoMa)	Commission	
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: project involves demolition of an existing building.	The project sponsor has agreed to ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of demolition.
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: plan level mitigation by SFMTA	N/A
E-2: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA	N/A
E-3: Enhanced Funding	Not Applicable: plan level mitigation by SFMTA & SFTA	N/A
E-4: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA & Planning Department	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level	N/A

Mitigation Measure	Applicability	Compliance
	mitigation by SFMTA	
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

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

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on January 21, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Responses included the concerns shown in the bulleted list below. Text in italics indicates how the identified concerns have been addressed in this environmental document.

- Commenters state that the size and density of the proposed project is out of character with the neighborhood, is not in conformity with the Showplace Square/Potrero Hill Area Plan, and should not be exempted from the EIR. As discussed in the Land Use and Land Use Planning section of the CPE Checklist, the proposed project is permitted in the UMU zoning district, would not exceed the 40-X height and bulk limit, and is consistent with the development density as envisioned in the Showplace Square/Potrero Hill Area Plan. The proposed project would not result in significant adverse environmental impacts beyond those identified in the Eastern Neighborhoods PEIR, and therefore the project is exempt from further environmental review.
- One commenter states that the proposed project would have a negative impact on the use of the adjacent church buildings. Impacts of the proposed project are discussed in the attached CPE Checklist under the relevant CEQA topic headings.
- Commenters state that proposed project has the potential to undermine adjacent building foundations as excavation for the existing two-story structure damaged adjacent buildings, and there is a naturally occurring spring in proximity to the site which causes continual problems with the church property. As discussed in the "Geology and Soils" section of the attached CPE Checklist, the project is required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. In addition, a geotechnical report was prepared for the proposed project that found the project site to be suitable for the proposed development.
- Commenters state that the project will cast significant amounts of shade on private property,
 project shadow would impact physical and mental health, and the project requires a shadow
 study since it is over 50 feet tall. As discussed in the "Wind and Shadow" section of the attached CPE

Checklist, shadows created by the proposed project would not exceed levels commonly expected in dense urban areas and 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. Based on the shadow fan analysis, the proposed building is not expected to shade any Planning Code Section 295 or non-Section 295 open spaces. While the overall height of the proposed building would exceed 40 feet, the Planning Code allows for certain roof-top exceptions (such as stair and elevator penthouses) from the height limit, and these allowable exceptions above 40 feet would not trigger Section 295.

- Commenters state that project excavation of serpentine and construction dust would result in health impacts on neighborhood children and frequent church members and visitors. The potential impacts related to construction dust and serpentinite bedrock are discussed in the Air Quality and Hazard and Hazardous Materials sections of the attached CPE Checklist. The proposed project is required to comply with the Construction Dust Control Ordinance and the Asbestos Airborne Toxic Control Measure (ATCM) regulations that address potential impacts to the public and environment from exposure to naturally occurring chrysotile asbestos or fugitive dust generated during construction activities.
- One commenter states that the proposed project would have an impact on the historical character of the neighborhood. As discussed in the Cultural and Paleontological Resources section of the CPE Checklist, the 540-552 De Haro Street building is not individually eligible for listing in the California Register of Historic Resource and the project site is not located within a historic district.
- Commenters state their concerns regarding construction noise. As discussed in the "Noise" section of the CPE Checklist, implementation of Project Mitigation Measure 2 would reduce construction noise impacts to a less-than-significant level.
- One commenter expressed concerns about the cumulative impacts of the proposed project with other projects in the vicinity. The potential cumulative impacts of the proposed project and other projects in the area are discussed in the attached CPE Checklist under the relevant CEQA topic headings. The proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, and there would be no additional project-level or cumulative impacts beyond those analyzed in the Eastern Neighborhoods PEIR.
- Commenters state that traffic and parking are becoming major problems in the area, project construction and operational use of the proposed ground floor garage would create traffic congestion along De Haro Street, and there must be a comprehensive traffic flow improvement plan. The transportation impacts of the proposed project, including the potential for traffic hazards, are discussed in the Transportation and Circulation section of the attached CPE Checklist. The amount of new vehicle trips would not substantially increase traffic volumes and any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created. The proposed project is within the development projected under the Eastern Neighborhoods, and there would be no additional project-level or cumulative impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

Other non-environmental comments submitted include general project opposition and requests to receive future project updates. These comments have been noted in the project record, but do not pertain to CEQA environmental review topics. The proposed project would not result in significant adverse

environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist6:

- 1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
- 2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
- The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
- 4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
- 5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

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

⁶ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0599E.

MITIGATION MONITORING AND REPORTING PROGRAM (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
		-		
NOISE	· · · · · · · · · · · · · · · · · · ·			
Project Mitigation Measure 2 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-2) Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible: Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; Monitor the effectiveness of noise attenuation measures by taking noise measurements; and Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem,	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	During construction	Each Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.
with telephone numbers listed.	Project Sponsor	Design	San Francisco Planning	Considered complete
Project Mitigation Measure 3 – Interior Noise Levels (Eastern Neighborhoods Mitigation Measure F-3) For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), as shown in EIR Figure 18, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor shall conduct a detailed analysis of noise reduction requirements.	along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods	measures to be incorporated into project design and evaluated in environmental/ building permit review, prior to	Department and the Department of Building Inspection	upon approval of final construction drawing set.

MITIGATION MONITORING AND REPORTING PROGRAM (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

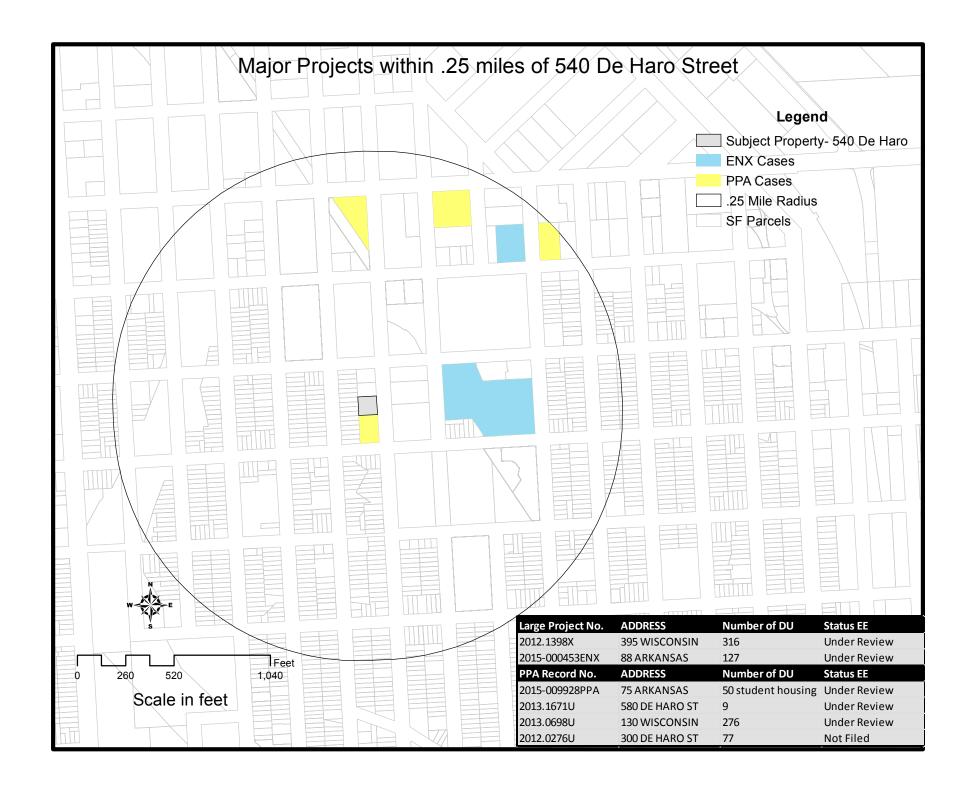
MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.	Rezoning and Area Plans Project.	issuance of a final building permit and certificate of occupancy		
Project Mitigation Measure 4 – Siting of Noise-Sensitive Uses (Eastern Neighborhoods Mitigation Measure F-4) To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	Design measures to be incorporated into project design and evaluated in environmental/ building permit review, prior to issuance of a final building permit and certificate of occupancy	San Francisco Planning Department and the Department of Building Inspection	Considered complete upon approval of final construction drawing set.
Project Mitigation Measure 5 – Open Space in Noisy Environments (Eastern Neighborhoods Mitigation Measure F-6) To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could	Project Architect of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project	Design measures to be incorporated into project design and evaluated in environmental/ building permit review	San Francisco Planning Department and the Department of Building Inspection	Considered complete upon approval of final construction drawing set.

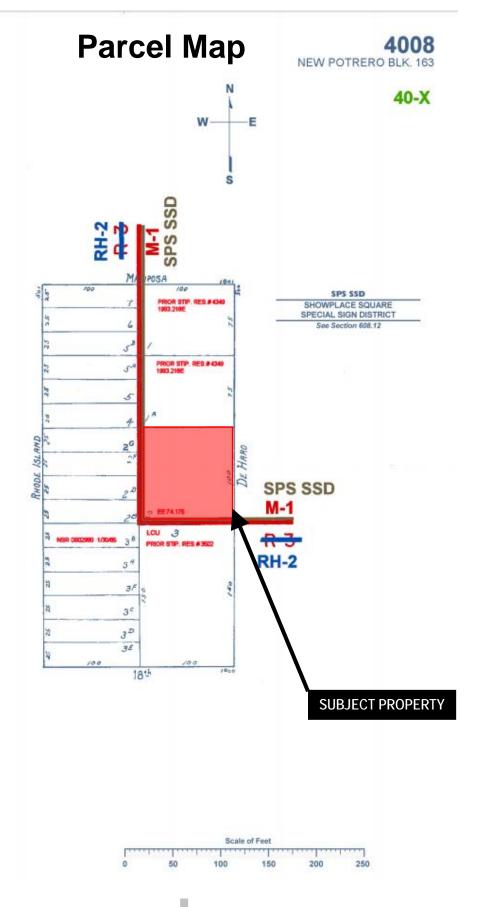
File No. 2014.0599E 540-552 De Haro Street Motion No. ____ March 23, 2015 Page 3 of 3

MITIGATION MONITORING AND REPORTING PROGRAM (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.				
HAZARDOUS MATERIALS				
Project Mitigation Measure 6 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1) The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.	Project Sponsor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Areas Plans and Rezoning	Prior to approval of each subsequent project, through Mitigation Plan.	Planning Department, in consultation with DPH; where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction.	Considered complete upon approval of each subsequent project.

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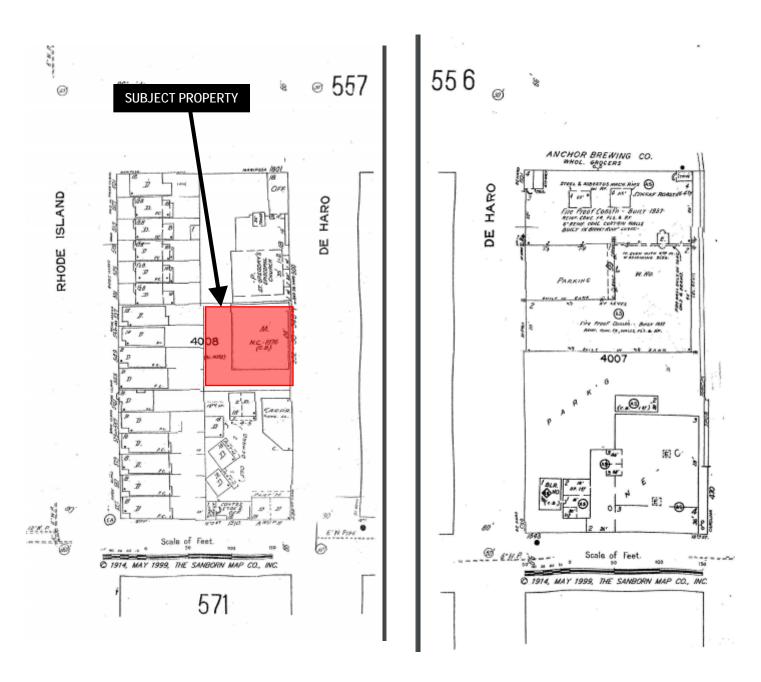






EN Large Project Authorization 329 **Case Number 2014.0599ENX** 540 De Haro Street

Sanborn Map*



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



EN Large Project Authorization 329 **Case Number 2014.0599ENX** 540 De Haro Street

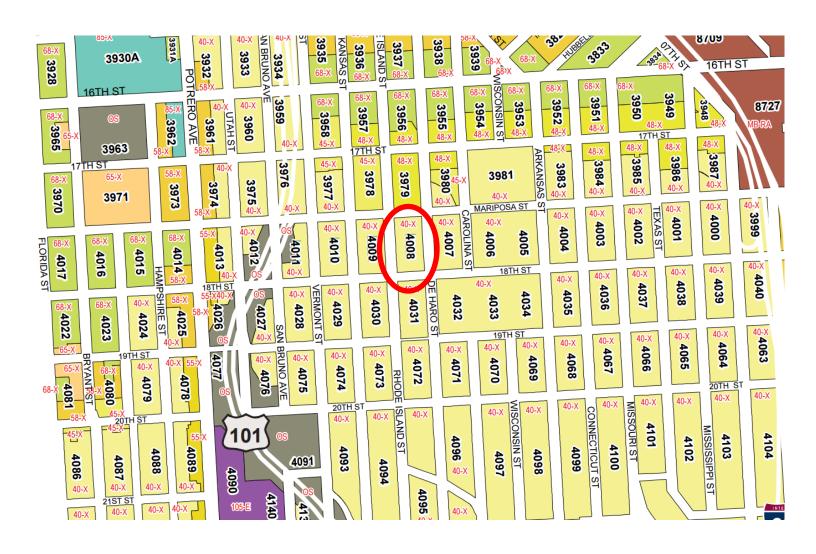
Zoning Map





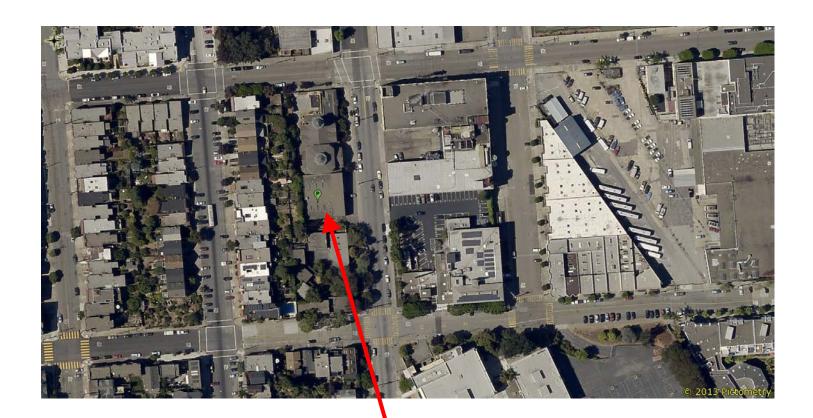
EN Large Project Authorization 329 **Case Number 2014.0599ENX** 540 De Haro Street

Height Map





Aerial Photo



SUBJECT PROPERTY



Site Photo











DE HARO STREET

PLANTING SCHEDULE

- 1. Street Tree: Brisbane Box Lophostemon confertus
- 2. Multi-Stem Tree:
 - Alt.1: Chinese Fringe Tree *Chionanthus retusus*
 - Alt.2: Trident Maple

 Acer buergerianum
 - Alt.3: Mountain Camellia Stewartia ovata
 - Alt.4: Australian Willow *Geijera parviflora*
- 3. Leucadendron 'Inca Gold'
- 4. Furcraea *Furcraea foetida 'Mediopicta'*
- 5. Warty Barberry Berberis verruculosa
- 6. Evergreen Fountain Grass Pennisetum 'Fairy Tails'













1. Brisbane Box 2. Multi-Stem Tree

3. Leucadendron

4. Furcraea

5. Warty Barberry

6. Evergreen Fountain Grass







&	BBREVIATIO			LEGEND
	AND	KIT.	KITCHEN	\$ ONE-WAY SWITCH
< @	ANGLE AT	LNDG LAV.	LANDING LAVATORY	\$ ³ TWO-WAY SWITCH \$ ^D DIMMER SWITCH
Ä.	ANCHOR BOLT	LT.	LIGHT	DIMMER SWITCH T 24 HOUR TIMER SWITCH
A.C. ACOUS.	ASPHALTIC CONCRETE ACOUSTICAL	MAX. M.C.	MAXIMUM MEDECINE CABINET	DUPLEX RECEPTACLE
A.D.	AREA DRAIN	MECH.	MECHANICAL	240: 220/240 VOLT WP: WATERPROOF
ADJ	ADJACENT	MFR.	MANUFACTURER	CA: ABOVE COUNTER
ALUM	ALUMINUM AUTOMATIC	MIN. MTD.	MINIMUM MOUNTED	W/ REMOVABLE
BALC	BALCONY	MTL.	METAL	FLUSH COVER FOURPLEX RECEPT.
BD	BOARD	MULL	MULLION	DIRECT CONNECTION
BLD	BUILDING BEAM	N/A NIC	NOT APPLICABLE NOT IN CONTRACT	RECEPTACLE
B.O.C.	BOTTOM OF CURB	NTS	NOT TO SCALE	RECEPTACLE STRIP (OUTLETS @ 6" O.C.)
BTM.	BOTTOM	0/	OVER	RECESS MOUNTED
B.S.W. BTWN	BACK OF SIDEWALK BETWEEN	O.C OFF.	ON CENTER OFFICE	ELEC. PANEL BOX
CABT.	CABINET	0.H.	OVERHANG	TELEPHONE RECEPT. (W: WALL MTD.)
EM. PLAS.	CEMENT PLASTER/STUCCO	OPNG.	OPENING	(H) CEILING HEATER
C.J.	CONTROL JOINT CENTERLINE	PERF.	PERFORATED PROPERTY LINE	SMOKE DETECTOR (AC POWERED W/ BATTERY
CLG.	CEILING	PLAS. LAM.	PLASCTIC LAMINATE	BACK-UP U.O.N.)
CLKG.	CAULKING	P.O.	PARTIALY OPERABLE	CARBON MONOXIDE CM DETECTOR (AC
CL	CLOSET	P.T.	PRESSURE TREATED, OR, POST TENSIONED	POWERED W/ BATTERY
CLR	CLEAR	PTD.	PAINTED	BACK-UP U.O.N.)
CMU	CONCRETE MASONRY UNIT	PWD.	PLYWOOD	EMERGENCY ILLUMINATION WITH BATTERY BACKUP
COL.	COLUMN	R. REC	RISER RECESSED	⊢∱- SURFACE-MOUNTED INCANDESCENT
CONN.	CONNECTION	REF	REFRIGERATOR	LIGHT FIXTURE AT WALL. LED PC=PULL CHAIN, LV=LOW VOLTAGE
CONT.	CONTINUOUS	REINF	REINFORCED	
CONST.	CONSTRUCTION COUNTER	REQD RM	REQUIRED ROOM	LIGHT FIXTURE AT CEILING. PC=PULL CHAIN, LV=LOW VOLTAGE
CSMT.	CASEMENT	RO	ROUGH OPENING	SURFACE-MOUNTED COMPACT
D.	DRYER	RWL	RAIN WTAER LEADER	T FLUORESCENT LIGHT FIXTURE AT WALL. LV=LOW VOLTAGE
DA	DRESSING AREA	S.A.D	SEE ARCHITECTURAL DRAWINGS	
DBL.	DOUBLE	S.A.F.	SELF ADHERED FLASHING	FLUORESCENT LIGHT FIXTURE AT CEILING. LV=LOW VOLTAGE
DET.	DETAIL	SC	SOLID CORE	RECESSED INCANDESCENT LIGHT
DIA.	DIAMETER DIMENSION	S.C.D SCH	SEE CIVIL DRAWINGS SCHEDULE	FIXTURE AT CEILING. H: HEAT LAMP
DR.	DOOR	SEC	SECTION	LV: LOW VOLT.) RECESSED COMPACT FLUORESCEN
D.S.	DOWNSPOUT	S.E.D	SEE ELECTRICAL DRAWINGS	LIGHT FIXTURE AT CEILING.
DWG EA	DRAWING EACH	S.F S.G.	SUBFLOOR SAFETY GLAZING	UNDER CABINET FLUOR.
E.J.	EXPANSION JOINT	SH	SHELF	FLUORESCENT LIGHT FIXTURE
ELEV.	ELEVATION	SHT	SHEET	
ELECT. ENCL.	ELECTRICAL ENCLOSURE	SIM. S.L.D.	SIMILAR SEE LANSCAPE DRAWINGS	LIGHT FIXTURE
E.P.	ELECTRICAL PANEL	S.M.	SHEET METAL	- ⊕—⊕—⊕ HALOGEN TRACK LIGHT FIXTURE
EQ	EQUAL	S.M.D.	SEE MECHANICAL DRAWINGS	
EQPT EXT.	EQUIPMENT EXTERIIOR	S.P. S.P.D.	STANDPIPE SE PLUMBING DRAWINGS	ADDENDA SCHEDULE:
F.A.I.	FRESH AIR INTAKE	SPECS.	SPECIFICATIONS	
FAB FAM	FLUID APPLIED BARRIER FLUID APPLIED MEMBRANE	SQ. S.S.	SQUARE STAINLESS STEEL	
FAWRB	FLUID APPLIED WEATHER RESISTIVE	S.S.D	SEE STRUCTURAL DRAWINGS	
	BARRIER			
FBH	FACTORY BUILT HOUSING	S.S.C.D	SEE STRUCTURAL CONCRETE	
F.D.	FLOOR DRAIN	STD.	DRAWINGS STANDARD	1
FDN	FOUNDATION	STL.	STEEL	1
F.E.	FIRE EXTINGUISHER FINISH FLOOR	STOR. STRUCT.	STORAGE STRUCTURAL	1
FFE	FINISH FLOOR ELEVATION	T.B.	TOWEL BAR	1
FIN.	FINISHED	T&G	TONGUE & GROOVE	1
FLR	FLOOR	TEL.	TELEPHONE TEMPEDED CLASS	
FLSHG FLEX	FLASHING FLEXIBLE	TEMP. GL. TEMP.	TEMPERED GLASS. TEMPORARY	1
F.O.B.	FACE OF BEAM	THRES.	THRESHOLD	1
	FACE OF CONCRETE	T.O. T.O.C.	TOP OF	4
F.O.C.			TOP OF CURB, OR, TOP OF	
F.O.C. F.O.F.	FACE OF FINISH	1.0.0.	CONCRETE	
	FACE OF STUD	T.O.P.	CONCRETE TOP OF PLATE	
F.O.S. F.O.W.	FACE OF STUD FACE OF WALL	T.O.P. T.O.S.	TOP OF PLATE TOP OF SLAB	
F.O.F. F.O.S. F.O.W.	FACE OF STUD FACE OF WALL FOOT	T.O.P. T.O.S. T.O.W.	TOP OF PLATE TOP OF SLAB TOP OF WALL	
F.O.S. F.O.W.	FACE OF STUD FACE OF WALL	T.O.P. T.O.S.	TOP OF PLATE TOP OF SLAB	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B.	FACE OF STUD FACE OF WALL FOOT FOOTMG GAUGE GRAB BAR	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S.	TOP OF PLATE TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GL.	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GAUGE GRAB BAR GLASS	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP.	TOP OF PLATE TOP OF SLAB TOP OF WALL TOLETY PAPER HOLDER TREAD TUBE STEEL TYPICAL	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B.	FACE OF STUD FACE OF WALL FOOT FOOTMG GAUGE GRAB BAR	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S.	TOP OF PLATE TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GL. GLAZ GSM GWB	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP. U.O.N. V.C.T.	TOP OF PLATE TOP OF SLAB TOP OF WALL TOLETY PAPER HOLDER TREAD TUBE STEEL TYPICAL TUBLESS OTHERWISE MOTED VINYL COMPOSITE TILE VERTICAL	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GL. GLAZ. GSM GWB GYP	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP. U.O.N. V.C.T. VERT.	TOP OF PLATE TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL TYPICAL UNLESS OTHERWISE MOTED VINYL COMPOSITE TILE VESTIGULE VESTIGULE	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GL. GLAZ GSM GWB	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP. U.O.N. V.C.T.	TOP OF PLATE TOP OF SLAB TOP OF WALL TOLETY PAPER HOLDER TREAD TUBE STEEL TYPICAL TUBLESS OTHERWISE MOTED VINYL COMPOSITE TILE VERTICAL	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GLAZ. GSM GYP GYPBD H.B. H.C.	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM WALL BOARD HOSE BIB HANDICAPPED (ACCESIBLE)	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP. U.O.N. V.C.T. VERT. VEST. V.G.D.F V.L.F. W.	TOP OF PLATE TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL TYPICAL UNLESS OTHERWISE MOTED VINYL COMPOSITE TILE VESTIBULE VESTIBULE VESTIBULE VERTICAL, GRAIN DOUGLAS FIR VERIFY IN FILED WASHER	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GLAZ. GSM GWB GYP GYPBD H.B. H.C. HDWR.	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM HOSE BIB HANDICAPPED (ACCESIBLE) HARDWARE	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP. U.O.N. V.C.T. VERT. VEST. V.G.D.F. W. W.	TOP OF PLATE TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL TYPICAL UNLESS OTHERWISE NOTED VINTY, COMPOSITE TILE VERTICAL VESTIBULE VERTICAL GRAIN DOUGLAS FIR VERIFY IN FILED WASHER	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GLAZ. GSM GWB GYP GYPBD H.B. H.C. HDWR. H.M	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM WALL BAORD HOSE BIB HANDICAPPED (ACCESIBLE) HARDWARE HOLLOW METAL	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP. U.O.N. V.C.T. VERT. VEST. V.G.D.F V.L.F. W.	TOP OF PLATE TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL TYPICAL UNLESS OTHERWISE MOTED VINYL COMPOSITE TILE VESTIBULE VESTIBULE VESTIBULE VERTICAL, GRAIN DOUGLAS FIR VERIFY IN FILED WASHER	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GL. GLAZ. GSMB GYP GYPBD H.B. H.C. HDWR. H.M. HORIZ.	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GAUGE GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM WALL BOARD HOSE BIB HANDICAPPED (ACCESIBLE) HARDWARE HOLLOW METAL HORIZONTAL HORPER	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. T.YP. U.O.N. V.C.T. VERT. VEST. V.G.D.F. W.	TOP OF PLATE TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL TYPICAL UNLESS OTHERWISE NOTED VINYL COMPOSITE TILE VERTICAL VESTIBULE VERTICAL VERIFY IN FILED WASHER WITH WATER CLOSET WOOD WATER HEATER	
F.O.F. F.O.S. F.O.W. FT FTG GA G.B. GL. GLAZ. GSMB GYP GYPBD H.B. H.C. HDWR. H.M HORIZ. HPR. H.R.	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM GYPSUM WALL BAORD HOSE BIB HANDICAPPED (ACCESIBLE) HARDWARE HOLLOW METAL HORIZONTAL HORPER HANDRAIL	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP. U.O.N. V.C.T. VERT. VEST. V.G.D.F V.I.F. W.	TOP OF PLATE TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL TYPICAL UNLESS OTHERWISE NOTED VINTY, COMPOSITE TILE VERTICAL VESTIBULE VERTICAL GRAIN DOUGLAS FIR VERIFY IN FILED WASHER WITH WATER CLOSET WOOD WATER HEATER WITHOUT	
F.O.F. F.O.S. F.O.W. FT FTG GA GL. GLAZ. GSM GWB GYP GYPBD H.B. H.C. H.DWR. H.M HORIZ.	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GAUGE GAUGE GRAB BAR GLASS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM WALL BOARD HOSE BIB HANDICAPPED (ACCESIBLE) HARDWARE HOLLOW METAL HORIZONTAL HORPER	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. T.YP. U.O.N. V.C.T. VERT. VEST. V.G.D.F. W.	TOP OF PLATE TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL TYPICAL UNLESS OTHERWISE NOTED VINYL COMPOSITE TILE VERTICAL VESTIBULE VERTICAL VESTIBULE VERTICAL GRAIN DOUGLAS FIR VERIEY IN FILED WASHER WITH WATER CLOSET WOOD WATER HEATER WITHOUT WINDOW	
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F.O.F. F.O.S. F.O.W. FT FTG GA GB. GL GLAZ GSM GWB GYP GYPBD H.B. H.C. HDWR HHM HORIZ HPR H.R. HT. IIN.	FACE OF STUD FACE OF WALL FOOT FOOTING GAUGE GAUGE GAUGE GAUGE GALSS GLAZING GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM WALL BOARD HOSE BIB HANDICAPPED (ACCESIBLE) HANDICAPPED (ACCESIBLE) HOLLOW METAL HORIZONTAL HORPER HANDICAL HEIGHT INCHES INSULATION	T.O.P. T.O.S. T.O.W. TPH. TRD. T.S. TYP. U.O.N. V.C.T. VERT. VEST. V.G.D.F V.I.F. W. W.C. WD W.H. W/O W.D.W. W.P.	TOP OF PLATE TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF SLAB TOP OF WALL TOILETY PAPER HOLDER TREAD TUBE STEEL TYPICAL UNLESS OTHERWISE MOTED VINYL COMPOSITE TILE VERTICAL VESTIBULE VERTICAL GRAIN DOUGLAS FIR VERIFY IN FILED WASHER WITH WATER CLOSET WOOD WATER HEATER WITHOUT WINDOW WATERPROOF	

EG	END		
\$	ONE-WAY SWITCH	TV	T.V. OUTLET;
\$ ³	TWO-WAY SWITCH	[G	COMPATIBLE
\$ ^D	DIMMER SWITCH	ic	INTERCOM

(T) THERMOSTAT DOOR BELL EXIT Α

SECURITY ALARM PANEL BOX

0 EXHAUST FAN

G GAS METER Ε ELECTRIC METER

WATER CONNECTION AS REQUIRED HOSE BIB GAS HOOK-UP

CEILING SUPPLY CEILING RETURN N WALL/TOE SPACE SUPPLY WALL/TOE SPACE RETURN

VIACOM CABLE

LIGHTED EXIT SIGN W/ BATTERY BACK-UP SECURITY ALARM

IN-SINK TRASH DISPOSAL

FLOOR SUPPLY ><

ELECTRIC WALL HEATER FLOOR DRAIN

SCOPE OF WORK

CONSTRUCTION OF A NEW FIVE STORY, SEVENTEEN (17) UNIT, RESIDENTIAL WITH GROUND FLOOR AUTO GARAGE BUILDING. FOUR STORY TYPE V, ONE-HOUR BUILDING OVER ONE STORY TYPE I BUILDING

GENERAL CONDITIONS

1.CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE 2010 CBC AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED ACCESS COMPLIANCE

2.CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK,

3.ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK

4.CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNING AS NECESSARY; WORK TO BE PERFORMED UNDER SEPARATE PERMIT.

WHETHER DETAILED BY THE CONTRACT DOCUMENTS, OR IMPLIED BY EXISTING CONDITION

5.CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONSTRUCTION.

6.CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION / CAPPING OFF OF ALL EXISTING UTILITIES AND RE-CONNECTION WHERE RE-USE IS POSSIBLE.

7.CONFIRM ALL WINDOW SIZES WITH ACTUAL / EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING

B.SLOPE ALL FLOORS / ROOFS TO DRAIN A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED OTHERWISE

9. CONTRACTOR IS RESPONSIBLE TO PROCURE STATE INDUSTRIAL SAFEY PERMIT FOR ANY WORK OVER 36' IN HEIGHT, INVOLVING EXCAVATION OVER 5' & AS OTHERWISE REQUIRED.

1.DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

2. ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY "(E)" ARE TO "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.

3.LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.

4.REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOW OPERATION AND HANDING

ASSEMBLIES:

1.PROVIDE MINIMUM 1-HOUR WALL AND FLOOR / CEILING ASSEMBLY BETWEEN ALL RESIDENTIAL UNITS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS; AND STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIF

2.PROVIDE MINIMUM 50 STC AND IIC REQUIREMENT AT ALL UNITS AT FLOORS,CEILINGS, AND WALLS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS; AND STANDARD DETAILS FOR ASSEMBLY DESCRIPTIONS. SEE ALSO ACOUSTIC REPORT. ACOUSTIC REPORT SHALL GOVERN.

3.INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS: R-30 MIN AT ROOFS, R-13 MIN. AT WALLS, R-19 MIN AT FLOORS; UNLESS SPECIFICALLY NOTED OTHERWISE. SEE TITLE 24, ENERGY COMPLIANCE STATEMENT MANDATORY MEASURES CHECKLIST FOR SPECIFIC REQUIREMENTS.

4.PROVIDE VENTILATION OF ALL JOIST. STUD AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS INCLUDING:ATTICS, BASEMENTS, ROOFS, SOFFITS, PARAPET AND RAILING WALLS,

5.ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER-STRIPPING AND THRESHOLDS.

6.ALL PROPERTY LINE WINDOWS SHALL BE STEEL SASH WITH FIXED WIRE GLASS, WITH SPRINKLER HEAD PROTECTION PER S.F. BUILDING CODE SECTION 503.5.

7.PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONTINUOUS VAPOR BARRIER BEHIND MR GWB. PROVIDE 30 POUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB / SHOWER SURROUNDS, LAPPING ALL SEAMS. DO NOT USE MR GWB ON BATHROOM CEILINGS; USE 5/8" TYPE "X" GWB.

MECHANICAL AND ELECTRICAL

MECHANICAL AND ELECTRICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE: CONTRACTOR TO CONFIRM FINAL LAYOUT WITH ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.

2. ALL WORK TO BE PERFORMED UNDER SEPARATE PERMIT.

3. PARKING GARAGE(S), CORRIDORS AND STAIRS SHALL BE VENTILATED AS REQUIRED PER CODE.

4. PROVIDE EMERGENCY / EXIT LIGHTING AT ALL EXIT PATHS OF TRAVEL AS REQUIRED PER CODE.

5. ALL INTERIOR COMMON AREA LIGHT FIXTURES, ETC. SHALL BE PROVIDED WITH SWITCHING VIA CENTRAL PHOTO-ELECTRIC SENSOR WITH TIMER CLOCK SWITCH OVERRIDE, UNLESS OTHERWISE SPECIFIED.

6. PARKING GARAGE(S) AND ALL OTHER COMMON AREAS, NOT SERVED BY DAY LIGHTING WINDOWS, SHALL BE PROVIDED WITH ELECTRIC LIGHTING 24 HOURS PER DAY, UNLESS SPECIFICALLY NOTED OTHERWISE.

7. STAGGER ALL ELECTRICAL AND MECHANICAL ITEMS IN ALL DEMISING WALLS AND FLOORS BETWEEN UNITS TO MAINTAIN ASSEMBLY'S ACOUSTICAL RATINGS.

8. ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAUL INTERRUPTER (GFI) AS REQUIRED PER

WATERPROOFING

1.ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.N.A. STANDARDS.

2.PROVIDE STAINLESS STEEL FLASHING AT ALL WINDOW AND DOOR HEADS AND AT PODIUM LEVEL W.P. TERMINATIONS: INSTALL UNDER EXTERIOR SIDING OR CEMENT PLASTER AND BUILDING PAPER, AND OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS.

PROVIDE ADDITIONAL FLASHING MEMBRANE PER STANDARD WINDOW FLASHING DETAIL (SEE DETAIL SHEETS) AROUND ALL WINDOW AND DOOR OPENINGS.

3.PROVIDE ETCH. PRIME AND PAINTED. GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS INCLUDING BUT NOT LIMITED TO: PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL / ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS.

4.ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE BARRIER OF OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER.

ALL REQUIRED SLEEPING AREA ESCAPE / RESCUE WINDOWS BELOW 4TH FLOOR ARE DESIGNATED "RESCUE" ON FLOOR PLAN ADJACENT TO WINDOW. RESCUE WINDOWS TO COMPLY W/ CBC SECTION 310.4 AND SHALL HAVE A MIN. NET CLR. AREA OF 5.7 SQ. FT. MIN. CLR. HT. DIM: 24", MIN. CLR. WIDTH DIM: 20 MAX SILL HT. DIM: 44 AFF.

CONFIRM ALL WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING

SEE EXTERIOR ELEVATIONS FOR WINDOW LAYOUT AND OPERABLE LITES

. FINISHES: MINIMUM HOT DIPPED G90 GALVANIZE AND PRIME PAINT ALL EXTERIOR WORK AND WORK IN NON CONDITIONED SPACES, AND PRIME PAINT ALL INTERIOR WORK. PROVIDE HIGH PERFORMANCE PAINT COATING FOR EXTERIOR WORK. PAINT FINISH ALL INTERIOR WORK.

NON	RATE

DRAWING INDEX

FROJECT NOTES
SITE/ AREA PHOTOS
PLANNING SECTION DIAGRAMS FOR HEIGHT LMITS
GREEN POINTS CHECKLIST

A 2.01 ELEVATION- DEHARO / EAST & REAR / WEST ELEVATION
A 2.02 ELEVATION- SOUTH & NORTH PROPERTY LINE ELEVATION

COVER SHEET/ DRAWING INDEX

SITE SURVEY

ARCHITECTURE
A 1.01 FIRST & SECOND FLOOR PLAN
A 1.02 THIRD & FOURTH FLOOR PLAN

A 1.03 FIFTH FLOOR & ROOF PLAN

TS.01

TS.02

DIRECTORY:

ARCHITECT ARCHITECT STERNBERG BENJAMIN ARCHITECTS INC. 1331 HARRISON STREET SAN FRANCISCO, CA 94103 415-882-9783

LANDSCAPE ARCHITECT

XXX XXX

CIVIL ENGINEER
XXX
XXX
XXX

STRUCTURAL ENGINEER

WALL LEGEND:

D

NON RATED PARTITION NON RATED CONCRETE WALL

NON RATED CONC. BLOCK WALL

1 HOUR RATED

FIRE PARTITION: 1 HOUR RATED CONC. BLOCK WALL: 1 HOUR RATED

2 HOUR RATED

CONC BLOCK WALL: 2 HOUR RATED

FIRE BARRIER: SHAFT (AND OR EXIT ENLOSURE) 2-HOUR RATED WALL

FIRE BARRIER: HORIZONTAL EXIT-2-HOUR RATED WALL.

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V./ISSUE. DATE 02.20.14 1/8"=1'-0 M.P.B.

L.P.A. 12.18.15

Submittal 02.06.15 P.P.A. 04.18.14

PROJECT LOCATION

540 DE HARO STREET, BLOCK 4008, LOT 002, SAN FRANCISCO, CA. 100'-0" ALONG DE HARO STREET. LOT SIZE: 10,000 SQUARE FEET.

ZONING DISTRICT: UMU. (URBAN MIXED USE)

SPECIAL USE DISTRICT: NONE

DWELLING UNIT DENSITY: NO RESIDENTIAL DENSITY LIMIT BY LOT AREA.

PROPOSED BUILDING USE: SEVENTEEN (17) UNIT RESIDENTIAL BUILDING OVER GROUND FLOOR

ARO STREET FRONTAGE FROM CURB AT CENTERLINE OF BUILDING TO ROOF OF BUILD

PER SECTION 102.12 C) WHERE THE LOT SLOPES UPWARD FROM A STREET AT THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AT CURB LEVEL FOR PURPOSES OF MEASURING THE HEIGHT OF THE CLOSEST PART OF THE BUILDING WITHIN 10 FEET OF THE PROPERTY LINE of such street; at every other cross-section of the building, at right angles to the CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AS THE AVERAGE OF THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AS THE AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING OR BUILDING STEP AT THAT CROSS-SECTION. THE GROUND ELEVATIONS USED SHALL BE EITHER EXISTING ELEVATIONS OR THE ELEVATIONS RESULTING FRO NEW GRADING OPERATIONS ENCOMPASSING AN ENTIRE BLOCK. ELEVATIONS BENEATH THE BUILDING SHALL BE TAKEN BY PROJECTING A STRAIGHT LINE BETWEEN GROUND ELEVATIONS AT THE EXTERIOR WALLS AT EITHER SIDE OF THE ENTIRE BUILDING IN THE SAME PLANE.

USABLE OPEN SPACE: PER TABLE 135B: MINIMUM 80 S.F. OF USABLE OUTDOOR OPEN SPACE REQUIRED PER RESIDENTIAL UNIT, WITH A MINIMUM HORIZONTAL DIMENSION OF 6' REQUIRED FOR PRIVATE AND 15' FOR COMMON

1 Units (203, 204, 205, 301, 302, 303, 304, 305, 401, 402, 403) That no not have private open SPACE MEETING MINIMUM AREA OR DIMENSIONAL REQUIREMENTS, HAVE ACCESS TO A 1,287 SQ.FT COMMON OUTDOOR SPACE LOCATED ON THE 5TH FLOOR LEVEL WITH AN AREA 407 SQ.FT. GREATER THAN 880 SQ. FT. (11 x 80 SQ. FT. MIN. REQUIRED AREA) MEETING REQUIREMENTS. 6 UNITS (201, 202, 501, 502, 504) HAVE PRIVATE USABLE OPEN SPACE MEETING REQUIREMENTS.

REAR YARD SET-BACK: REQUIRED AT THE AT THE LOWEST STORY CONTAINING A RESIDENTIAL UNIT AND ABOVE AT EACH SUCCEEDING LEVEL ABOVE. PLANNING CODE SECTION 134 25% OF LOT DEPTH = X. 25 = 25' REQUIRED. 25' PROVIDED. 2,500 S.F. PROVIDED AT SECOND RESIDENTIAL FLOOR AND WILL THEREFORE REQUIRE A REAR YARD MODIFICATION FROM THE PLANNING COMMISSION THROUGH THE LARGE PROJECT AUTHORIZATION PROCESS OUTLINED IN PLANNING CODE SECTION 329

FLOOR AREA RATIO (F.A.R.): FAR IS NOT REQUIRED FOR RESIDENTIAL IN UMU DISTRICT

AUTO PARKING PERMITTED: RESIDENTIAL: UP TO 1 PARKING SPACE PER 2BD RM UNIT OVER 1.000 SQ.FT. UNIT PERMITTED 15 UNITS MEET THIS REQUIREMENT= 15 PARKING SPACE PERMITTED. .5 SPACE PER I BD RM UNITY I,000 CP. FT. BD RM UNIT UNDER 1,000 SQ.FT. 2 UNITS MEET THIS RESTRICTION. 1 PARKING SPACE PROVIDED. = 16 TOTAL SPACES PROVIDED INCLUDING ONE ACCESSIBLE STALL.

RESIDENTIAL UNITS = 17 BICYCLE SPACES REQUIRED. 17 BICYCLE PARKING SPACES PROVIDED

BUILDING GROSS FLOOR AREA CALCULATIONS:

GROUND FLOOR:

GROUND FLOOR.	
GARAGE/UTILITY:	6,610 sr
RESIDENTIAL/COMMON STAIRS/ENTRY	2,765 SF
TOTAL GROUND FLOOR:	9.375 SF
TOTAL GROOMS I LOOM	5,070 5.
2ND (1ST RESIDENTIAL FLOOR):	
RESIDENTIAL UNITS:	7,245 SF
PRIVATE DECKS/TERRACE	2,216 SF
TOTAL 1ST FLOOR:	9,461 SF
3RD (2ND RESIDENTIAL FLOOR):	
RESIDENTIAL UNITS:	7,175 SF
PRIVATE DECKS:	236 SF
TOTAL 2ND FLOOR:	7,411 SF
4TH (3RD RESIDENTIAL FLOOR):	
RESIDENTIAL UNITS:	7,175 SF
PRIVATE DECKS:	236 SF
TOTAL 3RD FLOOR:	7,411 SF
Fru (dru Broundstat, Franch)	
5TH (4TH RESIDENTIAL FLOOR):	
RESIDENTIAL UNITS:	4,315 sr
COMMON ROOF TERRACE	1,481 SF
PRIVATE TERRACES	1,343 SF
TOTAL 4TH FLOOR:	7,139 sr
Roof:	
PRIVATE TERRACE	975 SF
PRIVATE TERRACE	9/5 SF
TOTAL RESIDENTIAL:	
TOTAL REGIDENTIAL	
& GARAGE & UTILITY & COMMON:	35,285 sr
(THIS TOTAL DOES NOT INCLUDE OUTDOOR AREA)	,200 51
(TOTAL DOLD ING! INCLUDE GOTDOOK AREA)	

TOTAL COMMON / PRIVATE OUTDOOR AREA

DPW STREET IMPROVEMENT NOTES

DPW / BSM SITE MEETING REOUIRED: CALL 415-554-7149 TO ARRANGE APPOINTMENT WITH INSPECTOR

OFFICIAL SIDEWALK SLOPE IS 1/5" PER FOOT RISE FROM CURR GRADE TO PROPERTY LINE. ALL ENTRANCES, ROT PEDESTRIAN AND VEHICULAR, SHALL MEET SIDEWALK GRADE. ALL RAMPING SHALL BE INSIDE OF PROPERTY LINE. DRIVEWAYS AND SIDEWALKS MUST CONFORM TO CITY REQUIREMENTS. FOR FURTHER INFORMATION CALL BUREAU OF │ PER SECTION 702 STREET LISE & MAPPING @ 415-554-6060

ALL ENCROACHMENTS INTO OFFICIAL STREET OR SIDEWALK AREAS MUST BE GRANTED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS OR BY RESOLUTION OF THE BOARD OF SUPERVISORS. ALL RAMPING TO BE INSIDE PROPERTY LINE.

SEPARATE PERMIT REQUIRED FROM BUREAU OF STREET USE & MAPPING FOR POTTED PLANTS & STREET TREES I SIDEWALK AREAS. FOR FURTHER INFORMATION CALL 415-554-6700.

DPW / BSM SIGN-OFF REQUIRED ON JOB CARD PRIOR TO DBI FINAL.

ALL WORK IS SUBJECT TO THE CONDITIONS NOTED ON PENDING DPW STREET IMPROVEMENT PERMIT (WHERE APPLICABLE).

BUILDING DEPARTMENT NOTES

2013 SAN FRANCISCO BUILDING CODE (CONSISTS, OF 2013 CALIFORNIA BUILDING CODE W/ 2013 SEBO AMENDMENTS AND 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE); 2013 CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES; 2013 SAN FRANCISCO FIRE CODE & NFPA-13 2013 ENERGY CODE; 2013 SAN RANCISCO HOUSING CODE.

OCUPANCY CLASSIFICATION: MIXED USE BUILDING CONTAINING: GROUP S-2, PARKING GARAGE, GROUP R-2,

2013 CBC CHAPTER

ER SECTION 406.2.2 CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL NOT BE LESS THAN 7'-0'

PER SECTION 406.4.2 MECHANICAL VENTILATION SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE CMC. FOR

PER SECTION 420.2 WALLS SEPARATING DWELLING UNITS FROM OTHER DWELLING UNITS AND OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 709

ER SECTION 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS AND OTHER OCCUPANCIES SHALL BE

FR SECTION 420.4. NEWLY CONSTRUCTED GROUP R OCCUPANCIES LOCATED IN A RUILDING CONTAINING A FUEL-BURNING APPLIANCE OR ATTACHED GARAGE SHALL BE EQUIPT WITH A SINGLE STATION CARBON MONOXIDE ALARM INTERCONNECTED AND (420.4.1.2) RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH /IRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP

013 CBC CHAPTER 5:
FR SFCTION 502.1: BUILDING AREA IS THE AREA WITHIN SURROUNDING EXTERIOR WALLS EXCLUDING VENT SHAFTS AND COURTS, AND AREAS WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

FR TABLE 503 MAXIMUM BUILDING HEIGHT, NUMBER OF STORIES AND AREA:

CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 712.

MAX HEIGHT ALLOWED: WITH SECTION 504.2 ALLOWANCES FOR FULLY SPRINKLERED BUILDING: S-2, TYPE IA = UNLIMITED

R-2, TYPE VA SPRINKLERED = 60'-0"

PROPOSED BUILDING =40'-0" < 60'-0" THE BUILDING COMPLIES

STORIES ALLOWED: WITH SECTION 504.2 ALLOWANCES FOR FULLY SPRINKLERED BUILDING: S-2, TYPE IA = UNLIMITED, 1 PROPOSED, BASEMENT LEVEL

R-2, TYPE VA SPRINKLERED = 4 STORIES PERMITTED, 4 STORIES PROPOSED

IAXIMI IM AREA ALI OWED:

TYPE IA = UNLIMITED, XXX PROVIDED, BASEMENT LEVEL

R-2, TYPE IA = UNLIMITED, XXX SQ. FT. PROVIDED, GROUND FLOOR RESIDENTIAL LOBBY & COMMERCIA

A-3, TYPE VA =11,500 SQ.FT., XXX SQ.FT PROVIDED, OUTDOOR PODIUM TERRACE & COMMON ROOF DECK R-2. TYPE VA = XXX SO.FT., XXX SO.FT. PROVIDED

CTION 506 AREA INCREASE FOR FRONTAGE & MULTI-STORY BUILDING WITH AUTOMATIC SPRINKLER SYSTEM

PER SECTION 506.1 Aa = 12,000 + (12,000 x .25) + (12,000 x 2) = 39,000
PER SECTION 506.2 If = (220/440 - .25)30/30 = .25
PER SECTION 506.3 Is = 2

PER SECTION 506.4.1 ALLOWABLE BUILDING AREA = 39,000 x 2 = 78,000 > 36,900

PER SECT 508.3.3 EXCEPTION 2: R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND

PER TABLE 508.4 REQUIRED SEPARATION BETWEEN OCCUPANCIES:

: S-2 = NO SEPARATION REQUIREMENTS

 $A/M \cdot R-2 = 1 HR$

A : M = 1 HR

PER 509 2: HORIZONTAL BUILDING SEPARATION ALLOWANCE. THE BUILDINGS (TYPE V OVER TYPE I) ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A MINIMUM 3-HOUR FIRE RESISTANCE RATING. SHAFTS THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE RESISTANCE RATING. PROPOSED BUILDING SHALL COMPLY WITH ALL REQUIREMENTS OF THIS SECTION

PER 509.4 THE NUMBER OF STORIES PERMITTED FOR TYPE R SHALL BE MEASURED FROM THE FLOOR ABOVE THE PARKING AGARGE

2010 CBC CHAPTER

PER TABLE 601 FIRE RESTIVE RATING FOR BUILDING ELEMENTS:

PRIMARY STRUCTURAL FRAME: 3 HOUR. BEARING WALLS EXTERIOR: 3 HOUR

BEARING WALLS INTERIOR: 3 HOUR
NON BEARING WALLS AND PARTITIONS (EXTERIOR) SHALL BE AS PER TABLE 602.

NON BEARING WALLS AND PARTITIONS (INTERIOR) CAN BE NON-RATED, BUT NOT LESS THAN THE

FIRE RESISTIVE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.

FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 2 HOUR

ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1.5 HOUR

CONSTRUCTION TYPE: 5-A
PER TABLE 601 FIRE RESTIVE RATING FOR BUILDING ELEMENTS:

PRIMARY STRUCTURAL FRAME: 1 HOUR.

BEARING WALLS EXTERIOR: 1 HOUR

BEARING WALLS INTERIOR: 1 HOUR
BEARING WALLS INTERIOR: 1 HOUR
NON BEARING WALLS AND PARTITIONS (EXTERIOR) SHALL BE AS PER TABLE 602.

NON BEARING WALLS AND PARTITIONS (INTERIOR) CAN BE NON-RATED. BUT NOT LESS THAN THE

FIRE RESISTIVE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE FLOOR CONSTRUCTION AND SECONDARY MEMBERS:

ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR

PER TABLE 602: FIRE RESISTIVE RATING REQUIRED FOR EXTERIOR WALLS BASED UPON FIRE SEPARATION DISTANCE

"X" < 5 FT 1 HOUR 5 FT< "X" < 10 FT 1 HOUR

ALL BASEMENT AND GROUND FLOOR EXTERIOR STRUCTURAL WALLS SHALL BE 2 HOUR RATED. STRUCTURAL COLUMNS TO BE 2 HOUR RATED. ALL BASEMENT AND GROUND FLOOR FLOORS TO BE 2 HOUR RATED.

ALL EXTERIOR WALLS AT RESIDENTIAL UNITS SHALL BE 1 HOUR RATED. ALL NON BEARING INTERIOR WALLS AT RESIDENTIAL UNITS ARE NON RATED. ALL FLOOR CONSTRUCTION AND ROOF CONSTRUCTION TO BE 1 HOUR

2013 CBC CHAPTER 7:

A FIRE PARTITION IS A VERTICAL ASSEMBLY THAT RESTRICTS THE SPREAD OF FIRE WITH PROTECTED OPENINGS FIRE BARRIER IS A FIRE-RESISTENT-RATED WALL THAT RESTRICTS THE SPREAD OF FIRE WITH CONTINUITY

A FIRE-SMOKE BARRIER IS A FIRE-RESISTENT-RATED WALL THAT RESTRICTS THE SPREAD OF FIRE WITH CONTINUITY IN CCORDANCE WITH SECTION 707 AND RESTRICTS THE THE MOVEMENT OF SMOKE IN ACCORDANCE WITH SECTION

FIRE WALL IS A FIRE-RESISTENT-RATED WALL WITH PROTECTED OPENING AND CONTINUITY THAT EXTENDS FROM THE FOUNDATION THROUGH TO THE ROOF. SMOKE BARRIER IS A CONTINUOUS MEMBRANE EITHER VERTICAL OR HORIZONTAL THAT RESTRICTS THE MOVEMENT

OF SMOKE. I HORIZONTAL ASSEMBLY IS A FIRE-RESISTENT-RATED FLOOR OR ROOF THAT RESTRICTS THE SPREAD OF FIRE WITH

CONTINUITY.

2013 CBC CHAPTER 7 CON'T:

PER SECTION 705.5 FIRE RESISTIVE RATINGS: EXTERIOR WALLS SHALL BE FIRE RESISTANCE RATED FOR EXPOSURE ON BOTH SIDES WHERE A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10'-0" OCCURS

PER CRC SECTION 705.8.1 EXCEPTION 1.1.1: IN THE FIRST STORY ABOVE GRADE UNLIMITED UNPROTECTED OPENINGS ARE ALLOWED WHERE A WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15'-0"

MAXIMUM EXTERIOR WALL OPENINGS: PER TABLE 705.8:

FIRE SEPARATION DISTANCE: 3'-0" < "X" < 5'-0" 15% LINPROTECTED SPRINKLERED (LIP. S) OPENINGS 25% UNPROTECTED SPRINKLERED (UP ,S) OPENINGS. 45% UNPROTECTED SPRINKLERED (UP ,S) OPENINGS. 15'-0" < "X" < 20'-0" 75% UNPROTECTED SPRINKLERED (UP .S) OPENINGS LINI IMITED

PERCENTAGE ALLOWED IS AS AN AREA OF THE EXTERIOR WALL PER STORY. PERCENTAGE ALLOWED IS THE SAME FOR PROTECTED AND UNPROTECTED OPENINGS.

ALLOWABLE OPENING CALCULATIONS

UNLIMITED OPENINGS ALLOWED, ALL OPENINGS FACE A STREET WITH A FIRE SEPARATION DISTANCE GREATER THAT 15'-0"

RESIDENTIAL UNITS:
UNLIMITED OPENINGS ALLOWED, ALL OPENINGS HAVE A FIRE SEPARATION DISTANCE OF 20'-0" OR GREATER
UNLIMITED ON ALLOWED, ALL OPENINGS HAVE A FIRE SEPARATION DISTANCE OF 20'-0" OR GREATER
UNITED TO THE WIND ALLOWED, ALLOWED,

PER SECTION 705.11 PARAPETS SHALL BE PROVIDED ON ALL EXTERIOR WALLS

EXCEPTION 4.2 ALLOWS 1-HR RATED WALL TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB WHEN THE ROOF/CEILING IS NOT LESS THAN 1-HR RATED CONSTRUCTION.

PER TARLE 707.3.9 THE FIRE-RESISTANT-RATING FOR FIRE BARRIER, OR HORIZONTAL ASSEMBLIES RETWEEN FIRE PER SECTION 708.4 SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 2 HOURS

WHEN CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHEN CONNECTING LESS THAN FOOUR STORIES. THE NUMBER OF STORIES SHALL INCLUDE ANY BASEMENT. SHAFT ENCLOSURES SHALL NOT HAVE A FIRE RATING LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT, BUT NEET NOT EXCEED 2 HOURS.

PER SECTION 708.6 WHERE EXTERIOR WALLS SERVE AS PART OF A REQUIRED SHAFT ENCLOSURE SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS AND THE FIRE RESISTANCE

PER SECTION 708.14.1 AN ENCLOSED FLEVATOR LORBY SHALL BE PROVIDED AT EACH FLOOR. THE LORBY

PER EXCEPTION 1: AN ENCLOSED ELEVATOR LOBBY IS NOT REQUIRED TO BE ENCLOSED AT THE STREET FLOOR PROVIDED THE ENTIRE STREET FLOOR IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903 3.1.1

AN ENCLOSED ELEVATOR LOBBY IS NOT REQUIRED AT THE GROUND FLOOR.

PER SECTION 709.1 DEMISING WALLS SEPARATING DWELLING UNITS, CORRIDOR WALLS, AND ELEVATOR LOBBIES SHALL BE A FIRE PARTITION.

PER SECTION 709.3 A FIRE PARTITION SHALL BE 1 HOUR FIRE RATED

SECTION 709.4 FIRE PARTITIONS SHALL EXTEND FROM TOP OF FOUNDATION OR FLOOR/CEILING ASSEMBLY TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE RATED FLOOR/CEILING

EXCEPTION 6 FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC FIRE SPRINKI FR SYSTEM.

PER SECTION 709.5: WHERE EXTERIOR WALLS SERVE AS PART OF A REQUIRED FIRE RESISTANCE RATED SEPARATION, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS AND THE FIRE RATED SEPARATION REQUIREMENTS SHALL NOT APPLY. (EXCEPTION: EXTERIOR WALLS REQUIRED TO BE RATED IN ACCORDANCE WITH SECTION 1022.6 FOR EXIT ENCLOSURES)

2013 CBC CHAPTER 10:

GROSS FLOOR AREA IS THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS & COURTS WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, CLOSETS, INTERIOR WALLS, COLUMNS OR OTHER FEATURES. AND THE FLOOR AREA NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS LINDER THE HORIZONTAL PROJECTION OF THE FLOOR OR ROOF ABOVE.

NET FLOOR AREA IS THE ACTUAL OCCUPIED AREA NOT INCLUDING ACCESSORY AREAS SUCH AS CORRIDORS

SECTION 1003.3.3 STRUCTURAL ELEMENTS, FIXTURES OR FURNISHINGS SHALL NOT PROJECT HORIZONTALLY MORE THAN 4 INCHES OVER ANY WALKING SURFACE BETWEEN THE HEIGHTS OF 27 AND 80 INCHES.

2010 CBC TABLE 1004.1.1 OCCUPANT LOAD CALCULATION & TABLE 1015.1:

ROOF:
OCCUPIED ROOF DECK: 1838 SQ.FT. /15 UNCONCENTRATED ASSEMBLY = 123 OCCUPANTS > 49. 2 EXITS REQ'D.

2 EXITS PROVIDED PER SECTION 1004.3 A PERMANENT SIGN INDICATING MAX. OCCUPANT LOAD ALLOWED SHALL BE POSTED

FLOORS 2 THRU 4:

STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS, AND CLOSETS,

RESIDENTIAL UNITS: 9.525 SO.FT. /200 RESIDENTIAL = 48 OCCUPANTS > 10. 2 EXITS REO'D. 2 EXITS PROVIDED. AREA OF LARGEST FLOOR WAS USED FOR CALCULATION

FLOORS 1

RESIDENTIAL UNITS: 9,640 SQ.FT. /200 RESIDENTIAL = 49 OCCUPANTS

495 SQ.FT. / 15 ASSEMBLY OCCUPANCY = 33 OCCUPANTS COURTYARD: PER SECTION 1004.3 A PERMANENT SIGN INDICATING MAX. OCCUPANT LOAD ALLOWED SHALL BE POSTED.

49 + 33 OCCUPANTS = 82 OCCUPANTS > 49, 2 EXITS REO'D, 2 EXITS PROVIDED.

GROUND LEVEL:

RESIDENTIAL LOBBY: 1,000 SQ.FT. / 200 RESIDENTIAL = 5 OCCUPANTS TRASH ROOMS: 695 SQ. FT. / 300 ACCESSORY = 3 OCCUPANTS

5 + 492 + 3 OCCUPANTS = 500 OCCUPANTS 2 EXITS REQUIRED PER TABLE 1021.1 8 EXITS PROVIDED.

FOR EGRESS WIDTH COMPLIANCE OF INDIVIDUAL FLOORS SEE EXIT DIAGRAM SHEETS A0.05

1007 ELEVATORS REQUIRED AS ACCESSIBLE MEANS OF EGRESS:

1007.2.1 EXCEPTION 1 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.10R 903.3.1.2 THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE, ELEVATOR IS NOT PART OF THE ACCESSIBLE MEANS OF EGRESS

CBC CHAPTER 10 CON'T

1007.3, EXCEPTION 2: 48" MIN. CLEAR WIDTH BETWEEN HANDRAILS NOT REQUIRED IN FULLY SPRINKLERED BUILDING

0.07.3. FXCFPTION 3 AND 7: AREAS OF REFUGE ARE NOT REQUIRED THROUGHOUT FULLY SPRINKLERED BUILDING.

ICLUDING PARKING GARAGE. EXCEPTION 7: AREAS OF REFUGE ARE NOT REQUIRED IN R-2 OCCUPANCIES. AREA OF REFUGE NOT REQUIRED. NONE PROVIDED

PFR SECTION 1007.8 A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED. COMMUNICATION SYSTEM SHALL MEET NFPA72 TWO HOUR SURVIVABILITY CONSTRUCTION REQUIREMENTS.

PER SECTION 1008.1.10: PANIC HARDWARE REQUIRED AT DOORS FROM A-3 ROOF DECK, AT STAIRS, AT PODILIM

PER SECTION 1014.3.4: COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET. EXCEPTION 4: THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN A GROUP R-2 EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM SHALL NOT BE MORE THAN 125 FEET.

PER SECTION 1015.1.1 EXCEPTION 2: WHERE A BUILDING IS FOUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. THE EXIT DOORS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA.

PER TABLE 1016.1: EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250'.

FLOOR AND ALONG THE PATH OF EXIT TO EXIT DISCHARGE

PER SECTION 1018.4 EXCEPTIONS: WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 THE LENGTH OF THE DEAD END CORRIDOR SHALL NOT EXCEED

PER TABLE 1021.1: 2 EXITS REQUIRED AT PODIUM LEVEL. 2 EXITS ARE PROVIDED.

PER SECTION 1026.6 REQUIRES EXTERIOR EXIT STAIRWAYS TO BE SEPERATED FROM THE INTERIOR OF THE BUILDING BY A 2-HR RATED WALL IN ACCORDANCE WITH SECTION 1022.1

PER SECTION 1029.1, EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE PROVIDED FOR R OCCUPANCY SLEEPIN ROOMS BELOW THE FOURTH STORY ABOVE THE GRADE PLANE. SEE PLANS FOR "RESCUE" WINDOW DESIGNATION. SEE ELEVATIONS FOR EXACT FLOORS REQUIRED FOR COMPLIANCE

2013 CBC CHAPTER 11 (HOUSING ACCESSIBILITY)

PER SECTION 1102A.1 THE BUILDING IS EQUIPPED WITH A HOSPITAL GURNEY-SIZED ELEVATOR, AND ALL FLOORS SERVED BY THE ELEVATOR OR DIRECTLY ACCESSIBLE TO THE STREET ARE ACCESSIBLE AND ADAPTABLE

PER SECTION 1102A.3.2.1 AT LEAST 1 POWDER ROOM SHALL BE LOCATED ON THE PRIMARY ENTRY FLOOR TO THE 1 ACCESSIBLE BATHROOM PROVIDED

PER SECTION 1107A DEFINITIONS: LEVEL AREA IS SPECIFIED AS A SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1/4" PER FOOT FROM THE HORIZONTAL. NO AREA ON AN ACCESSIBLE ROUTE SHALL EXCEED THIS REQUIREMENT

PER SECTION 1109A.3 AND.4: 2% OF PARKING IS REQUIRED TO BE ACCESSIBLE. 16 X .02= .4. 1 SPACE PROVIDED.

PER SECTION 117A.3 MAIN ENTRANCE TO ALL UNITS ARE INCORPORATED AT DE HARO STREET BUILDING ENTRANCE PER SECTION 1134 A.2 OPTION 2 ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY

FIRE DEPARTMENT NOTES:

ALL ROOFIING SHALL BE "CLASS A" FIRE RATED

2013 CFC PER SECTION 510.1: ALL BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. UPON COMPLETION OF THE BUILDING CONSTRUCTION, A RADIO COVERAGE TEST SHALL BI CONDUCTED PER APPLICABLE CODES & STANDARDS AND IF THE TEST FAILS AN EMERGENCY RESPONDERS RADIO COVERAGE SYSTEM SHALL BE INSTALLED

2013 CBC CHAPTER 4:

PER SECTION 420.4 AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS THAT HAVE AN ATTACHED GARAGE.

PER SECTION 420 4.1.1 CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM PERMANENT TEM SECTION FEMALE, LARBOUN MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM PERMANEN BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. CARBON MONOXIDE ALARM MAY B COMBINED WITH SMOKE ALARM.

2013 CBC CHAPTER 7:

FIRESTOP / FIREBLOCKING IN TJI REQUIREMENT - CBC 717.2.1

2013 CRC CHAPTER 9

PER SECTIONS 903.2.8 AND 903.2.10 BUILDING TO BE FULLY SPRINKLERED THROUGHOUT PER SECTION 903.3.1.1 SPRINKLER SYSTEM REQUIRED TO MEET NFPA 13 2010 EDITION: LIGHT HAZARD- THIS IS A RESIDENTIAL BUILDING. NOTE: SEWER CONNECTIONS TO FIRE SPRINKLER DRAINS ARE NOT PERMITTED IN AN

PER 905.2 STANDPIPE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14 PER SECTION 905.3 STANDPIPE SYSTEM IS ALLOWED TO BE COMBINED WITH THE ALITOMATIC SPRINKLER SYSTEM PER SECTION 905.3.1 EXCEPTION 1: A CLASS I STANDPIPE SYSTEM IS PERMITTED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

PER SECTION 905.4 CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED EACH STAIRWELL AT EACH LEVEL.

PER SECTION 906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED ON EACH LEVEL. THEY SHALL BE LOCATED WITHIN A MAXIMUM OF 75 FEET TRAVEL DISTANCE TO ALL

PORTIONS OF THE BUILDING, EXTINGUISHERS MEET NFPA 13 AS ABOVE AND SAN FRANCISCO FIRE DEPARTMENT ADMINISTRATE BULLETINS. SEPARATE ELECTRICAL AND PLUMBING PERMITS ARE REQUIRED.

A FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.9.

AND AT THE ROOF AND SHALL BE INTERCONNECTED AT THE BOTTOM

A SMOKE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH 907.2.11.2.

PER SECTION 907.2.11.3 WHERE MORE THAN ONE. SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS WITHIN THE INDIVIDUAL UNIT AND SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE.

PER SECTION 9072.11.4 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM FROM THE BUILDING WIRINI

PER SECTION 912 FIRE DEPARTMENT CONNECTIONS REQUIRED AT BOTH STREET FRONTAGES

THIS BUILDING IS R-2 RESIDENTIAL BUILDING OVER A S-2 PARKING GARAGE. PROVIDE A LOCK BOX PER FIR DEPARTMENT DISTRICT INSPECTOR.

LOW LEVEL EXIT SIGNS REQUIRED WITH GENERAL EXIT SIGNS.

PER SECTION 3002.4 AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS T ALL FLOORS. THE FLEVATOR SHALL BE OF SUCH SIZE AND ARRANGEMENT TO ACCOMODATE AN AMBULANCE STRETCHER 24" x 84" AND IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES OF BOTH SIDES OF THE HOISTWAY DOOR FRAME.

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P.P.A. 04.18.14

02.20.14 1/8"=1'-0 M.P.B.

L.P.A. 12.18.15 ubmittal 02 06 15

TS.01













AERIAL VIEW /W ADJACENT PROPERTY (LOOKING NORTH)



AERIAL VIEW /W ADJACENT PROPERTY
(LOOKING DOWN)



LOCATION PLAN



L.P.A. 12.18.15
Submittal 02.06.15
P.P.A. 04.18.14
REV./ISSUE. DATE

OTO

T T

SITE

540

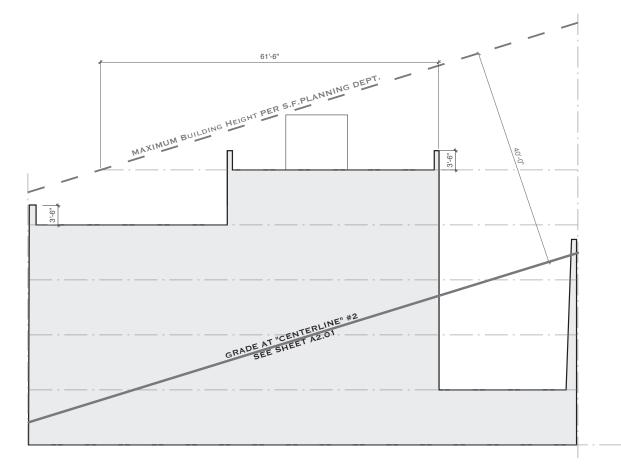
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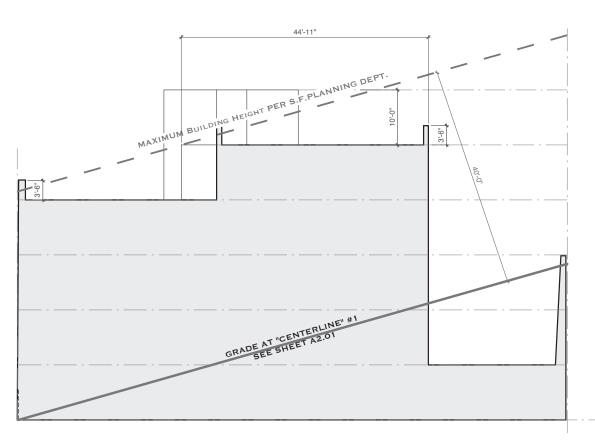
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WN: M.P.B.

ET: 98

TS.02





HEIGHT. THE PROJECT IS BROKEN UP INTO TWO BUILDING MASSES FOR THE PURPOSE OF MEASURING HEIGHT ON A LATERAL SLOPE AS INDICATED IN TABLE 260 OF THE PLANNING CODE.

SECTION CUT AT CENTER POINT OF MASSING #2

SECTION CUT AT CENTER POINT OF MASSING #1 1

PLANNING SECTION DIAGRAMS
FOR HEIGHT LIMITS

540 DE HARO
17 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

L.P.A. 12.18.15

Submittal 02.06.15 P.P.A. 04.18.14

02.20.14 RAWN: M.P.B.

TS.03

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 540 De Haro Street	Block/Lot 4008, LOT 002	Address 540 De Haro Street
Gross Building Area 35,285 GSF	Primary Occupancy RESIDENTIAL, R-2	Design Professional/Applicant: Sign & Date DAVID STERNBERG
# of Dwelling Units		Number of occupied floors
17	40'	5

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.

(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.

ALL PROJECTS, AS APPLICAB	LE
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.) 75 Base number of required Greenpoints: 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, 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-Rise ¹	New Residential High-Rise ¹	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 no	ot 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	•	•	•	•	LE prerequi	ED site only
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).		n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	•		Mee	t LEED prerequi	sites	
Water Use - 30% Reduction LEED WE 3, 2 points	•	n/r	•	Mee	t LEED prerequi	sites
Enhanced Refrigerant Management LEED EA4	•	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	•	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	•	n/r	•	•	•	•
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	•	See San Fran	ı/r cisco Planning	•	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)	•	Code	e 155	•	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 CE	3C 1207	•	n/r	n/r

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non- Residential	Addition >2,000 sq ft OR Alteration >\$500,000³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	•	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	•	•
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	•	•
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	•	•
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	•	•
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	•	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	•	•
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)		•
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	•	•
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 EAc2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24	•	n/r

**

GREEN POINT CHECKLI ATTACHMENT C-2

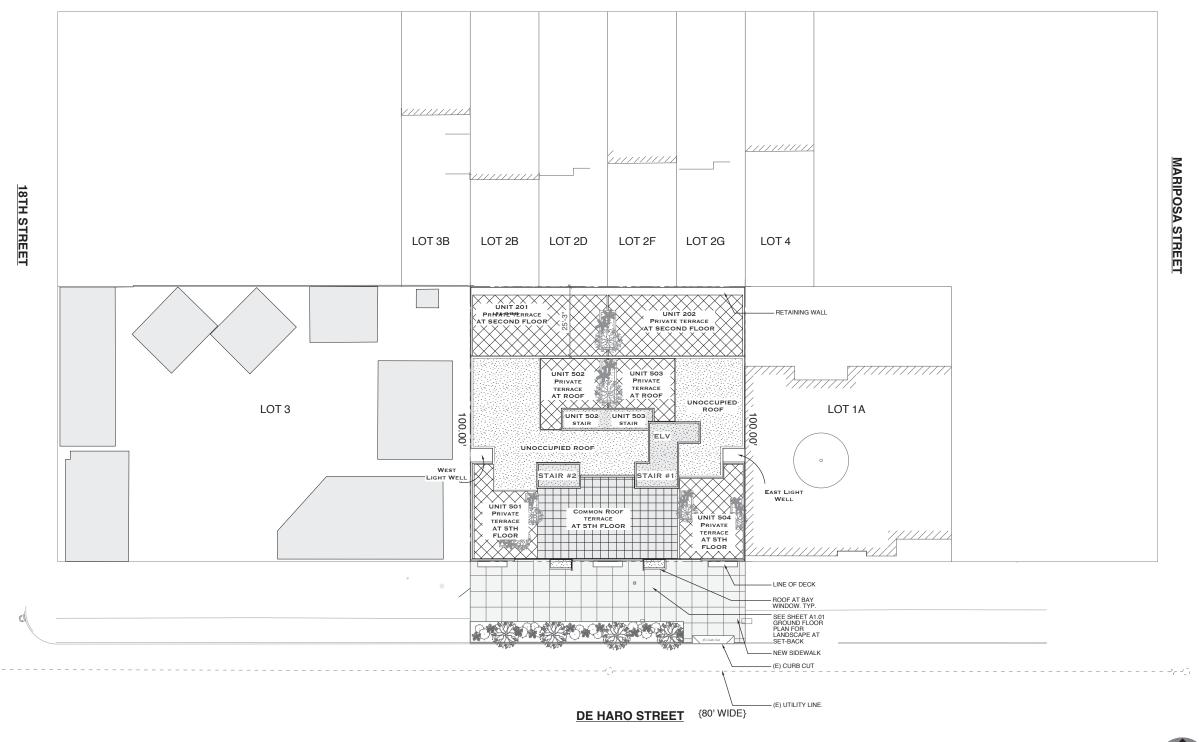
HARO
MIAL UNITS
8 LOT 002
CISCO, CA DENT 540 S RE.

L.P.A. 12.18.15 Submittal 02.06.15

P.P.A. 04.18.14

02.20.14 ALE: NTSB"=1'-0'

RHODE ISLAND STREET





SITE PLAN

2

L.P.A. 12.18.15 Submittal 02.06.15 P.P.A. 04.18.14

ATE: 02.20.14 CALE: 1/8"=1'-0"

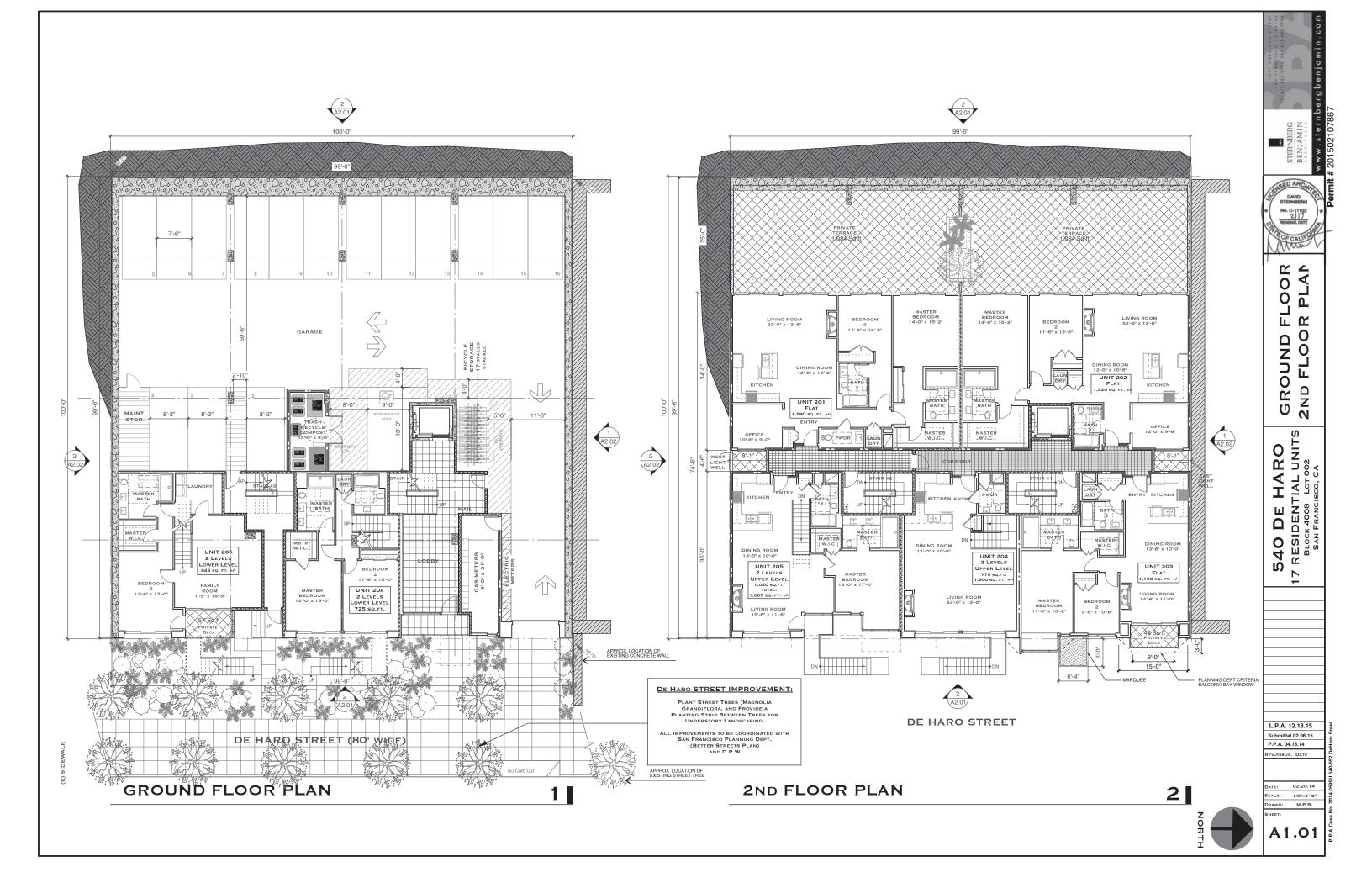
TS.05

PLAN

1

SITE

540 DE HARO
17 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA





3RD FLOOR PLAN

82 Sc tt UNIT 504 2 LEVELS LOWER LEVEL 760 SQ. FT. +/-MASTER BEDROOM 13'-0" x 18'-0" UNIT 503 2 LEVELS LOWER LEVEL 700 SQ. FT. +/-EAST LIGHT WELL DINING ROOM 13'-6" x 10'-0" UNIT 401 FLAT 1,200 sq. ft. +/-9'-0" 15'-0"

4TH FLOOR PLAN

2

ATE: 02.20.14 ALE: 1/8"=1'-0" A1.02

1

No. C-11102 2) 7 RENEWAL DATE

PLAN PLAN

FLOOR FLOOR

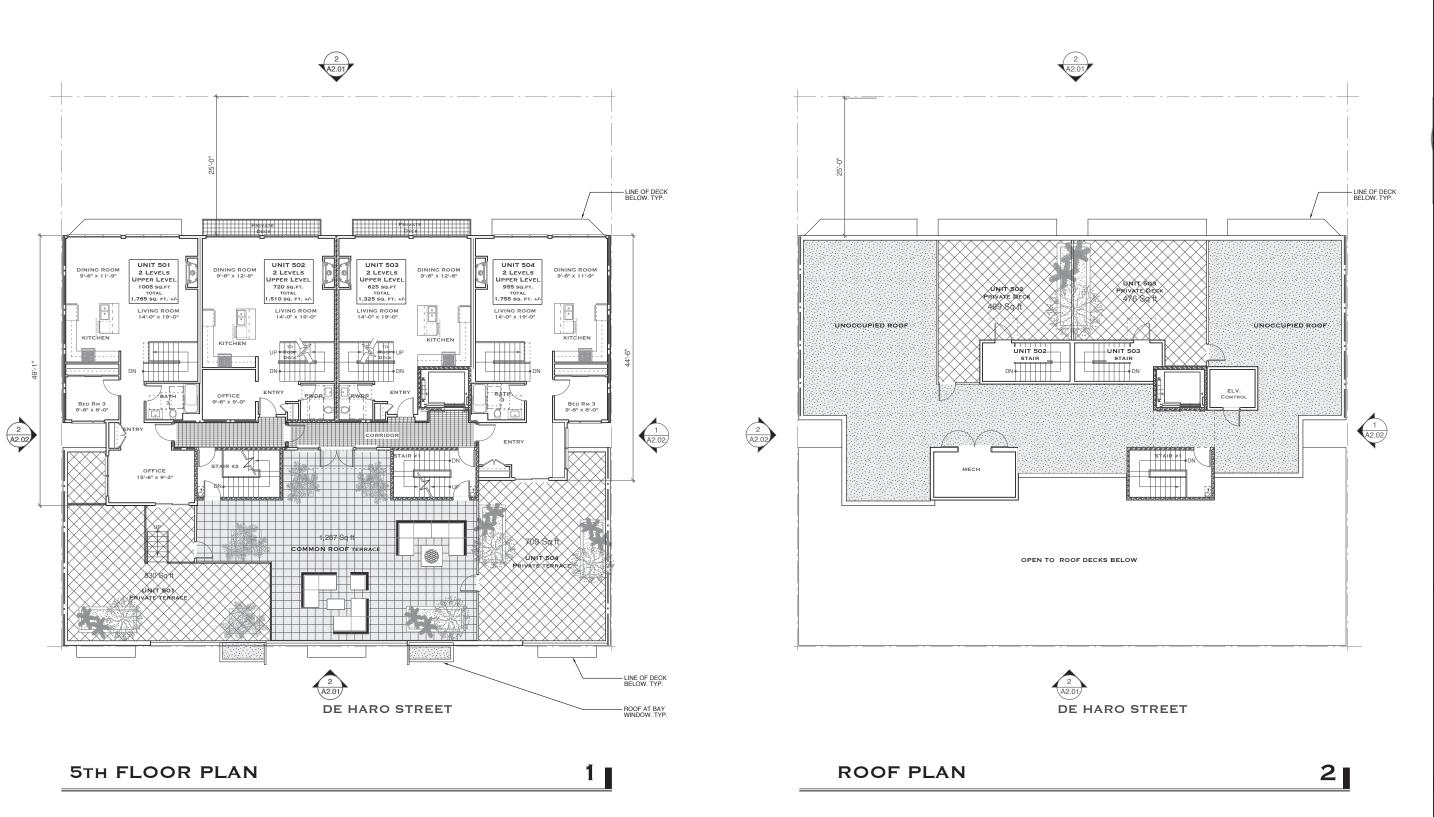
3RD 4TH

540 DE HARO
7 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

17

Submittal 02.06.15

P.P.A. 04.18.14



NORTH

4.0599U 540-552 DeHaro Sreet

L.P.A. 12.18.15 Submittal 02.06.15 P.P.A. 04.18.14 REV./ISSUE. DATE

5TH FLOOR ROOF PLAN

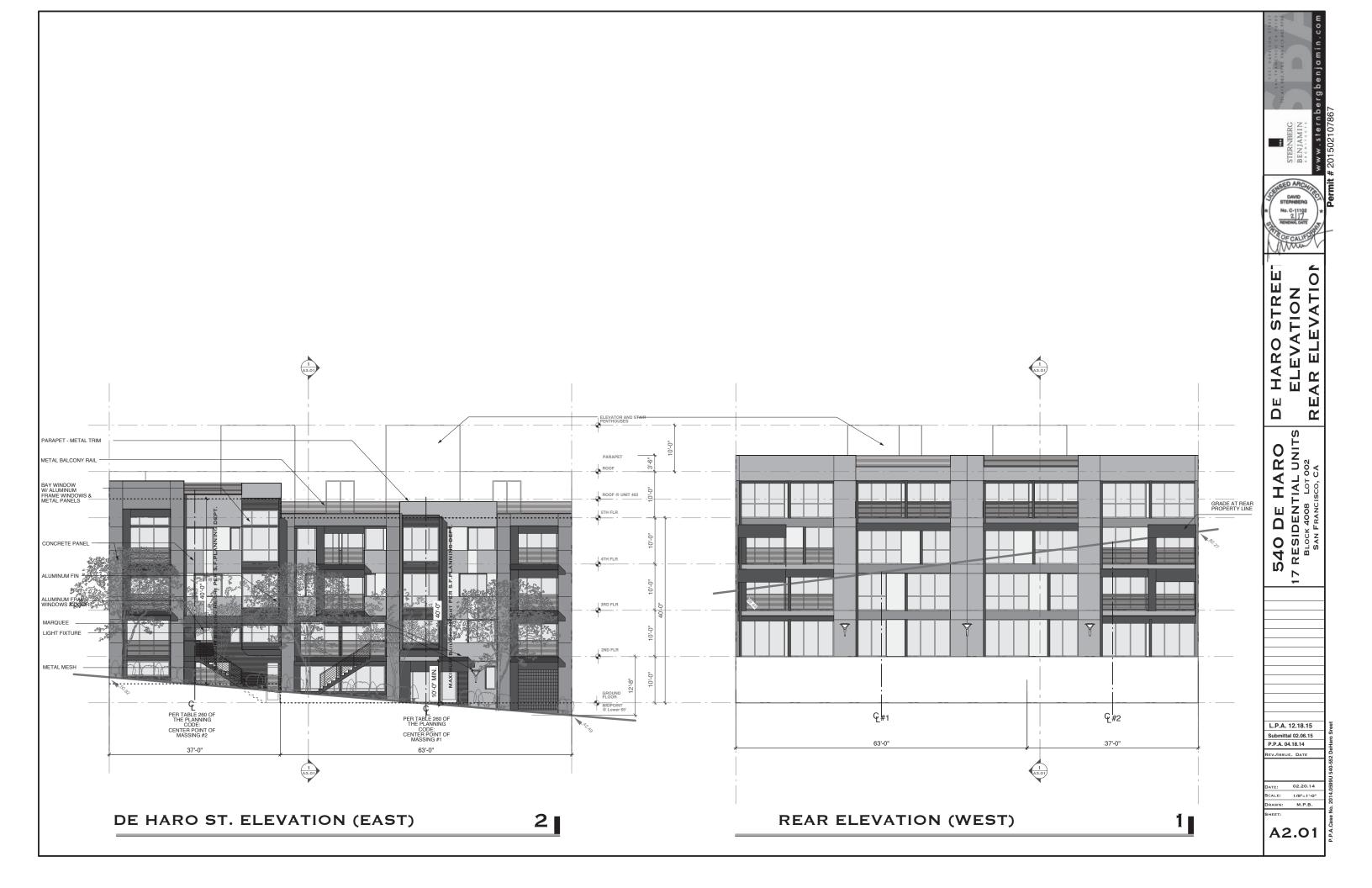
540 DE HARO
7 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

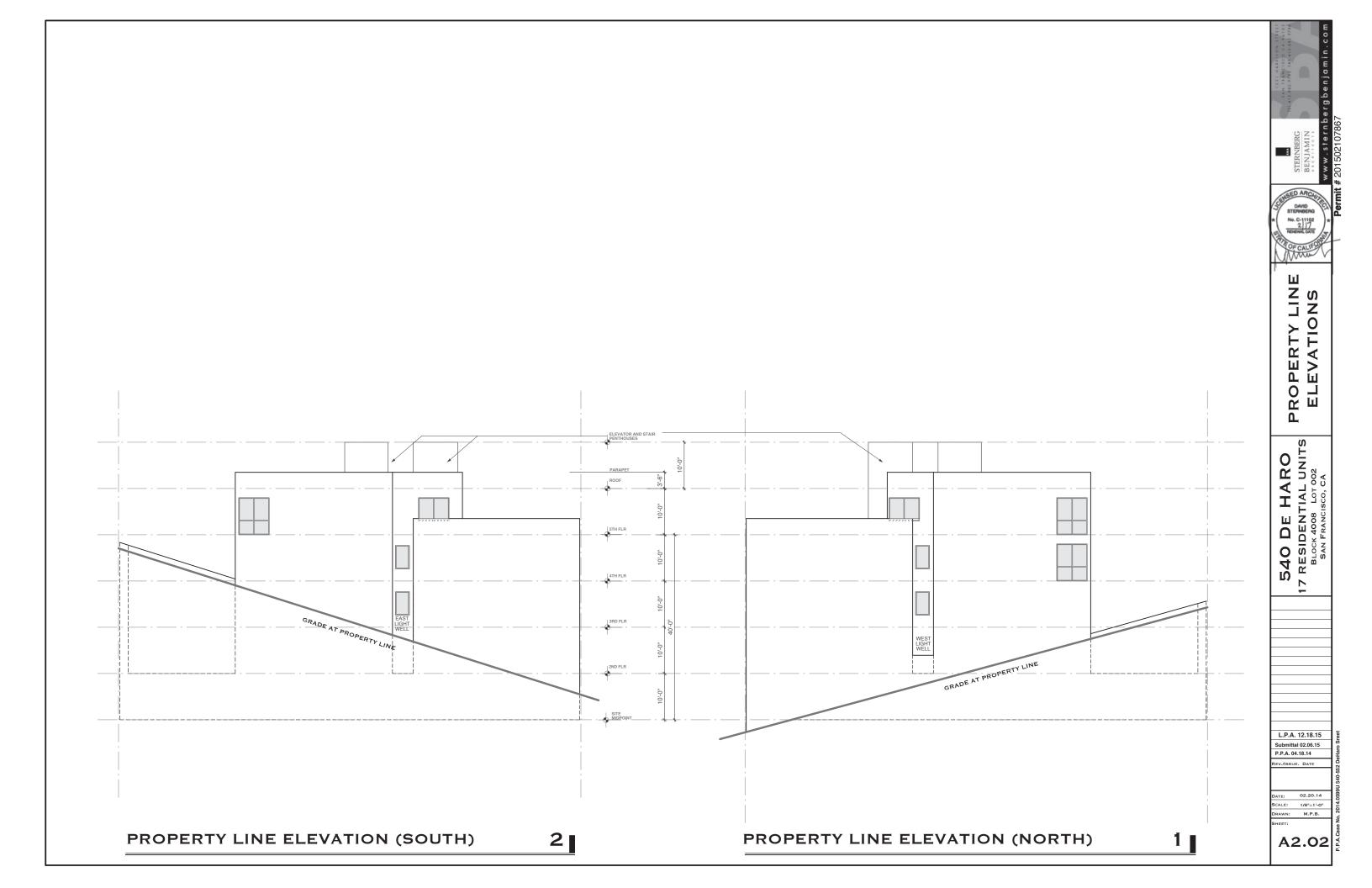
E: 02.20.14

LE: 1/8"=1'-0"

WN: M.P.B.

A1.03





SECTION 1

TRANSPORT TAXABLES OF A STANDERS OF A STANDE

DAVID STERNBERG No. C.11102 **
RENEWAL DATE

OF CALLED

SECTION

540 DE HARO
17 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

L.P.A. 12.18.15 Submittal 02.06.15

Submittal 02.06.15
P.P.A. 04.18.14
REV./ISSUE. DATE

DATE: 02.20.14

GCALE: 1/8"=1'-0"

DRAWN: M.P.B.

DRAWN: SHEET:

A3.01