



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization

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
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**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project includes the 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 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. 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-bedroom 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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Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> EN Large Project Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning & Height Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Public Correspondence | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input checked="" type="checkbox"/> Housing Documents |
| | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

_____ KJD

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 417) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Other (EN Impact Fees) |

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Planning Commission Draft Motion

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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 2nd 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 SQUARE/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. 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 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.

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:

ADOPTED:

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, www.sf-planning.org

Diligent Pursuit. Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the Project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

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, www.sf-planning.org

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, www.sf-planning.org

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

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

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

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

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, www.sf-planning.org

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, www.sf-planning.org

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, www.sf-planning.org

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

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

PROVISIONS

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, www.sf-planning.org

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, www.sf-planning.org

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, www.sf-planning.org

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

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

OPERATION

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, www.sf-planning.org

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

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



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2014.0599E
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
Project Sponsor: Aaron Schlechter, (415) 988-1080
Staff Contact: Don Lewis – (415) 575-9168
don.lewis@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project site is located on a 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

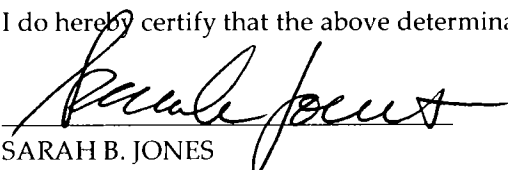
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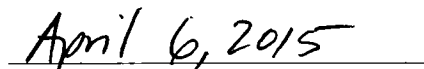
EXEMPT STATUS

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

DETERMINATION

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


SARAH B. JONES
Environmental Review Officer


Date

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

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

² San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed 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.^{4,5} 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 Archeological 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;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

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

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
<p>NOISE</p> <p><i>Project Mitigation Measure 2 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-2)</i></p> <p>Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 	<p>Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.</p>	<p>During construction</p>	<p>Each Project Sponsor to provide Planning Department with monthly reports during construction period.</p>	<p>Considered complete upon receipt of final monitoring report at completion of construction.</p>
<p><i>Project Mitigation Measure 3 – Interior Noise Levels (Eastern Neighborhoods Mitigation Measure F-3)</i></p> <p>For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), as shown in EIR Figure 18, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor shall conduct a detailed analysis of noise reduction requirements.</p>	<p>Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods</p>	<p>Design measures to be incorporated into project design and evaluated in environmental/building permit review, prior to</p>	<p>San Francisco Planning Department and the Department of Building Inspection</p>	<p>Considered complete upon approval of final construction drawing set.</p>

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		
<p><i>Project Mitigation Measure 4 – Siting of Noise-Sensitive Uses (Eastern Neighborhoods Mitigation Measure F-4)</i></p> <p>To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.</p>	Project Sponsor 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.
<p><i>Project Mitigation Measure 5 – Open Space in Noisy Environments (Eastern Neighborhoods Mitigation Measure F-6)</i></p> <p>To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could</p>	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.

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				
<p><i>Project Mitigation Measure 6 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)</i></p> <p>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.</p>	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.

Major Projects within .25 miles of 540 De Haro Street

Legend

-  Subject Property- 540 De Haro
-  ENX Cases
-  PPA Cases
-  .25 Mile Radius
-  SF Parcels

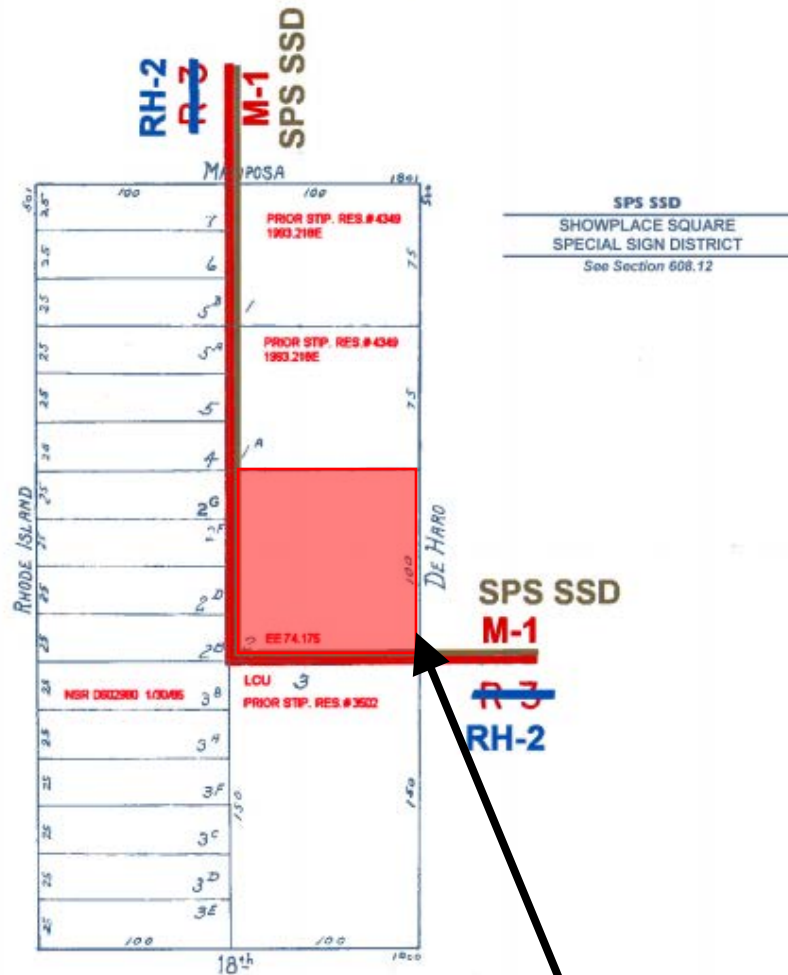


0 260 520 1,040 Feet

Scale in feet

Large Project No.	ADDRESS	Number of DU	Status EE
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2015-000453ENX	88 ARKANSAS	127	Under Review
PPA Record No.	ADDRESS	Number of DU	Status EE
2015-009928PPA	75 ARKANSAS	50 student housing	Under Review
2013.1671U	580 DE HARO ST	9	Under Review
2013.0698U	130 WISCONSIN	276	Under Review
2012.0276U	300 DE HARO ST	77	Not Filed

40-X



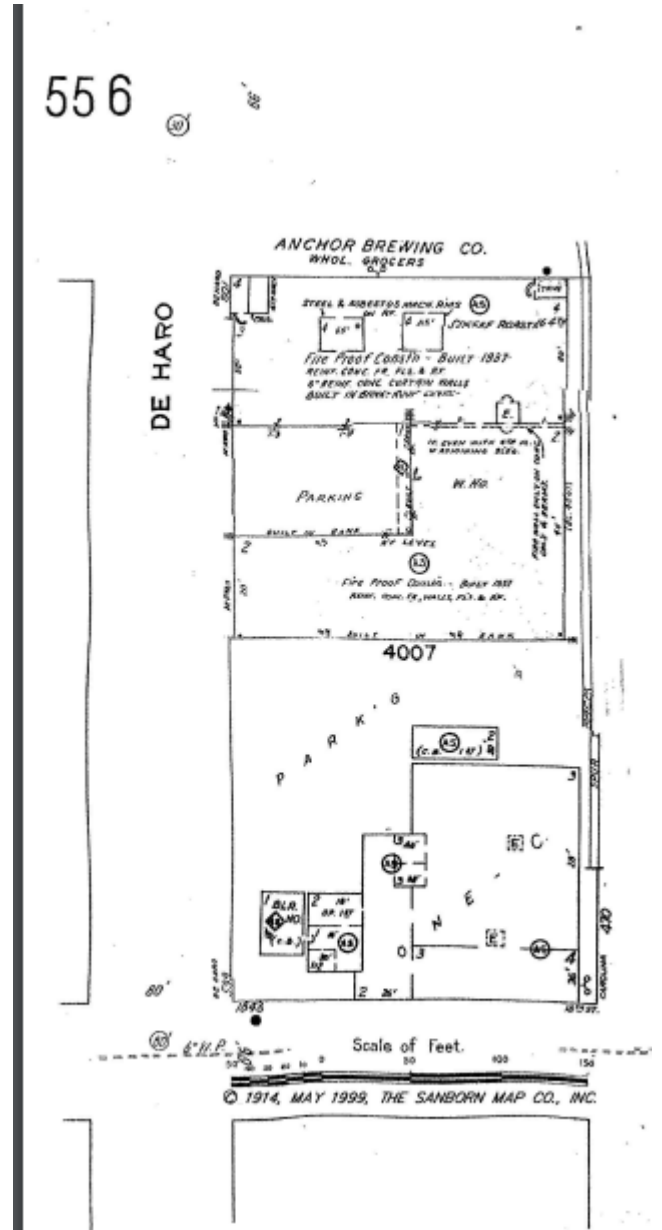
Scale of Feet



0 50 100 150 200 250



Sanborn Map*

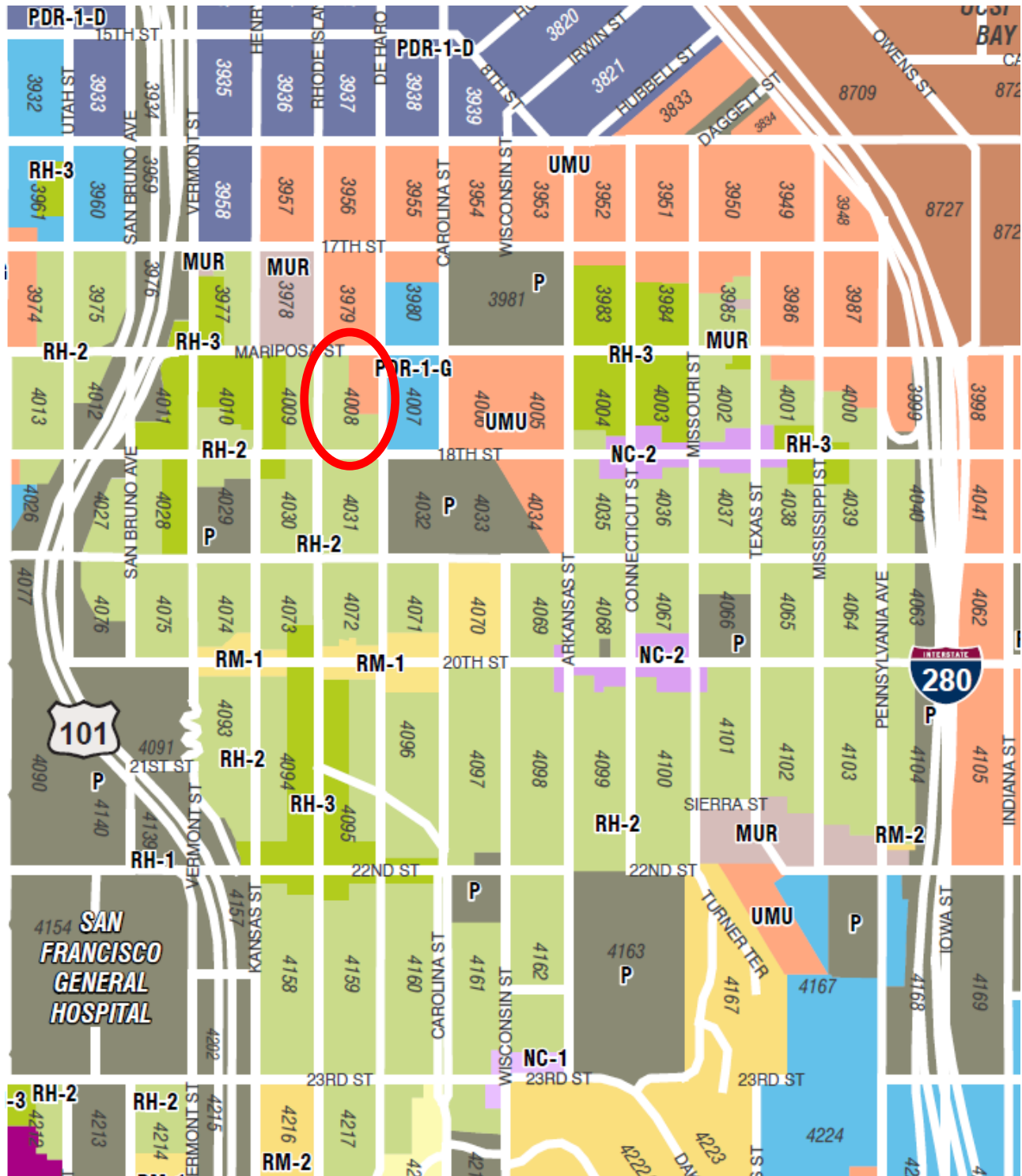


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



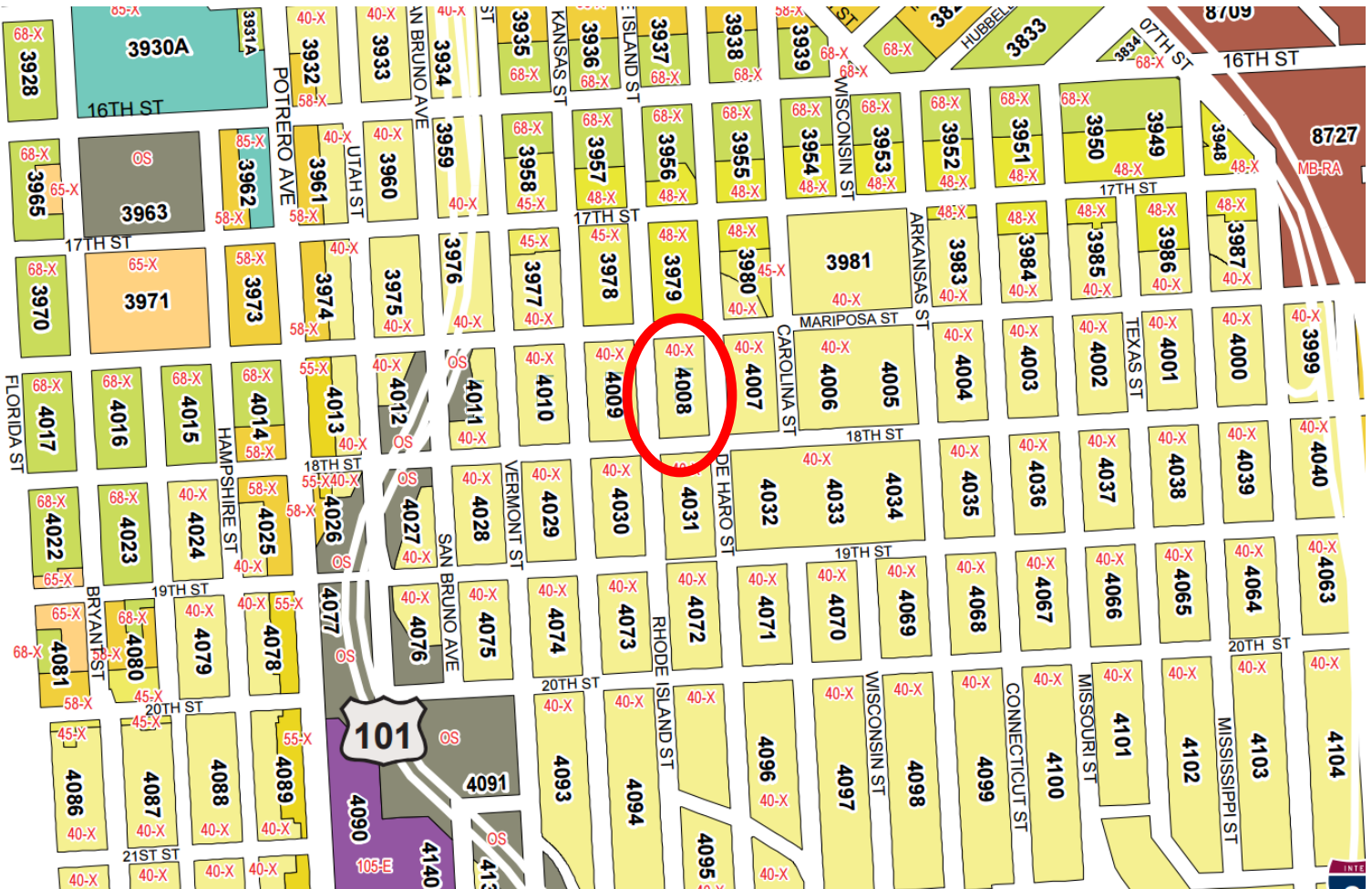
EN Large Project Authorization 329
Case Number 2014.0599ENX
540 De Haro Street

Zoning Map



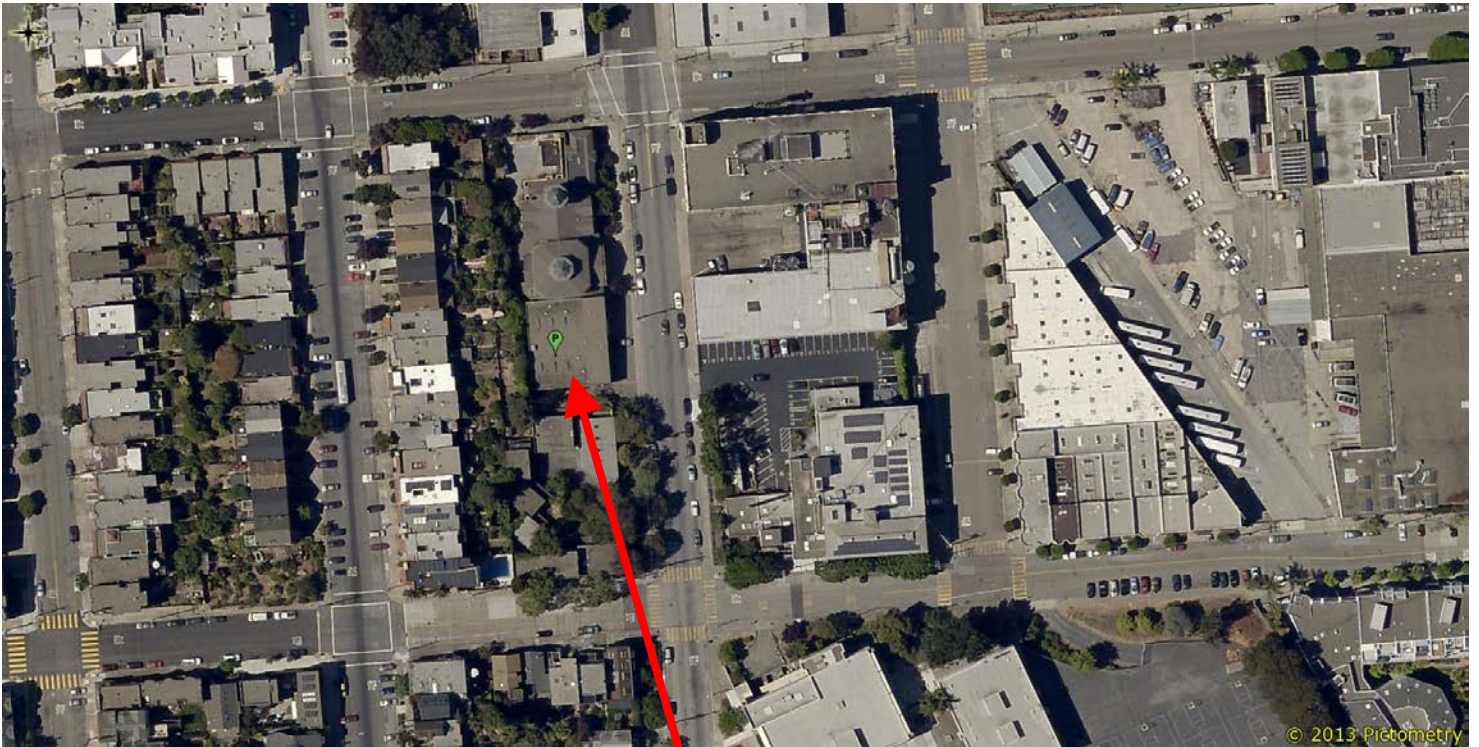
EN Large Project Authorization 329
Case Number 2014.0599ENX
540 De Haro Street

Height Map



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

Aerial Photo



SUBJECT PROPERTY



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

Site Photo



EN Large Project Authorization 329
Case Number 2014.0599ENX
540 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
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



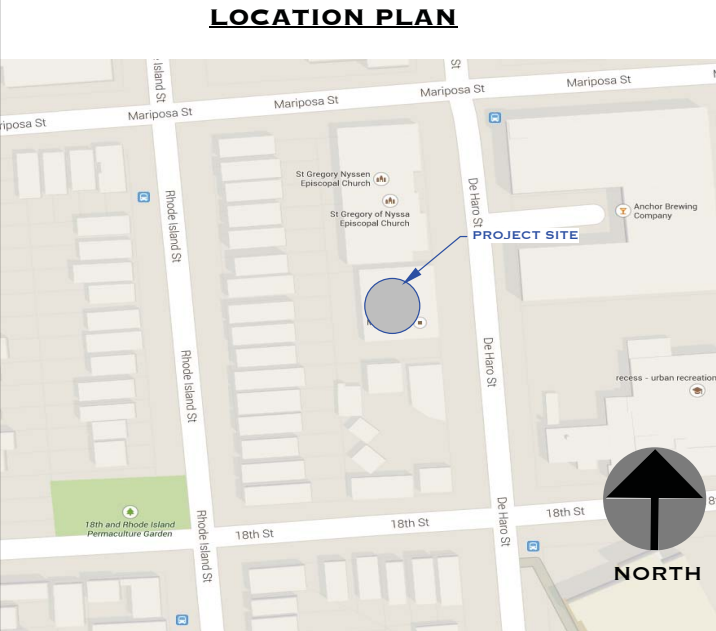
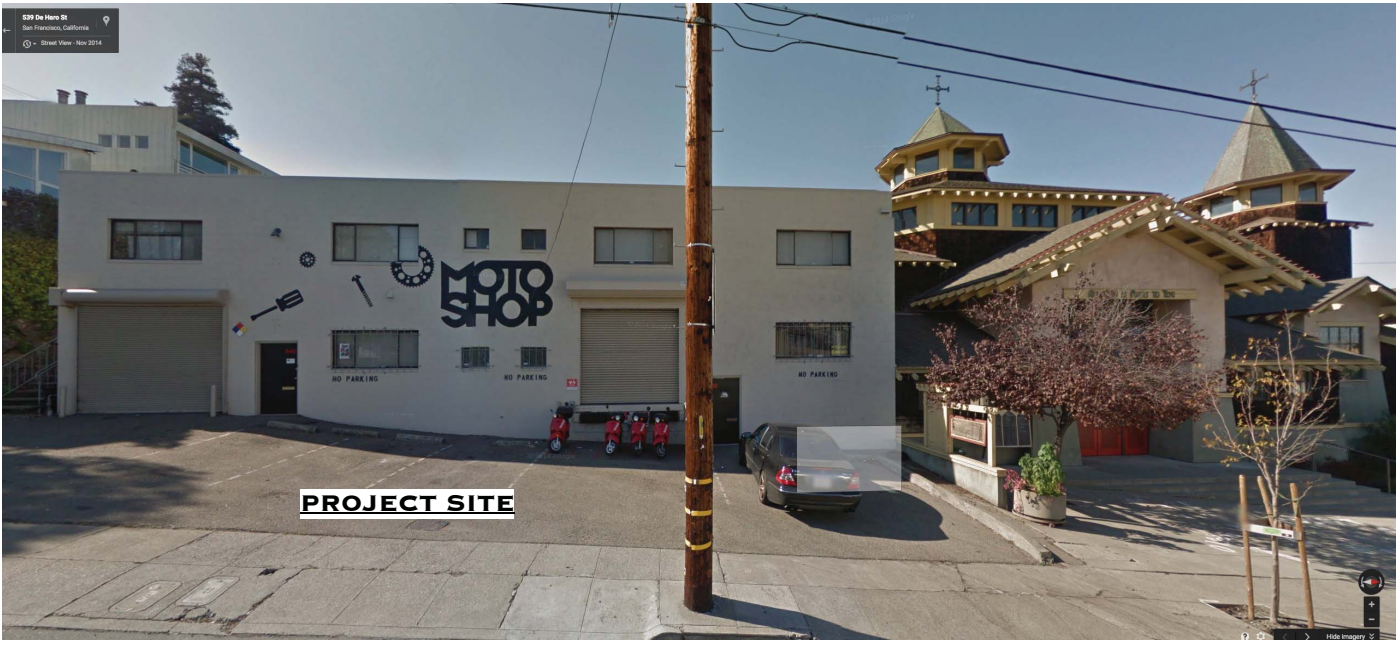
5. Warty Barberry



6. Evergreen Fountain Grass







1034 HARRISON STREET
SAN FRANCISCO, CA 94103
TEL: 415.882.9783 FAX: 415.882.9766

STERNBERG
BENJAMIN
ARCHITECTS

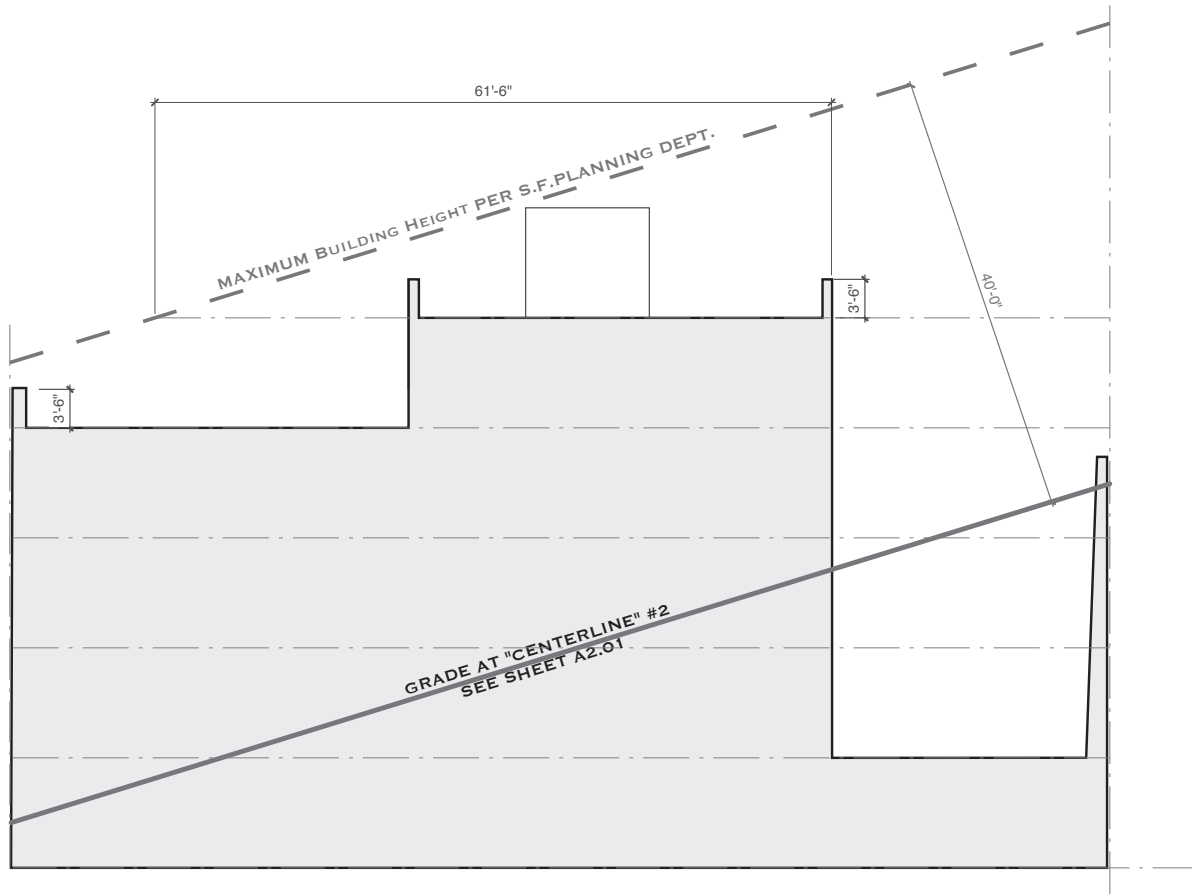
LICENSED ARCHITECT
DAVID STERNBERG
No. C-11162
2/17
RENEWAL DATE
STATE OF CALIFORNIA

www.sternbergbenjamin.com
Permit # 201502107867

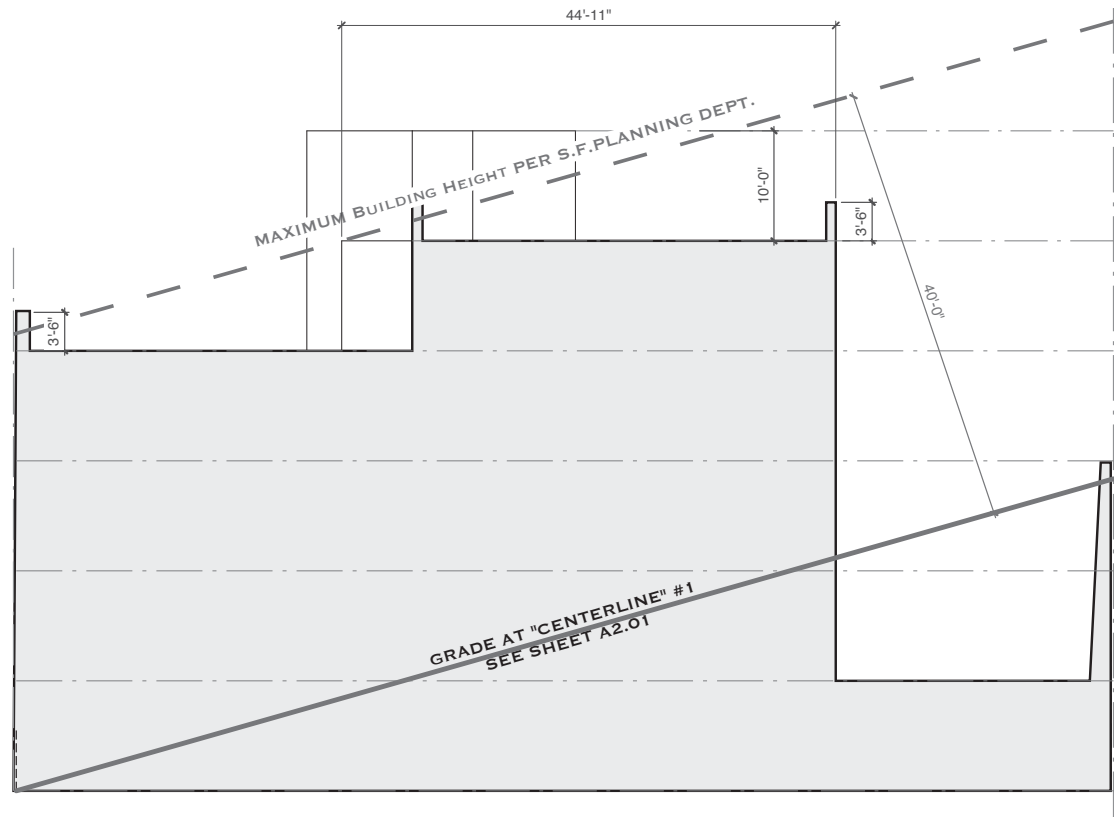
SITE PHOTOS

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
REV/ISSUE DATE
DATE: 02.20.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.
SHEET: TS.02

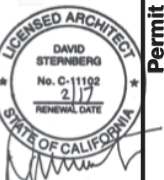


SECTION CUT AT CENTER POINT OF MASSING #2



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 #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
REV./ISSUE, DATE
DATE: 02.20.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.
SHEET:

TS.03

JOHN HARTSON, ARCHITECT
SAN FRANCISCO, CA 94103
TEL: 415.882.9700 FAX: 415.882.9706

STERNBERG
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ARCHITECTS

www.sternbergbenjamin.com

Permit # 201502107867

P.P.A. Case No. 2014.0599U 540-552 DeHaro Street

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 17	Height to highest occupied floor 40'	Number of occupied floors 5

ALL PROJECTS, AS APPLICABLE

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

GREENPOINT RATED PROJECTS

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

Notes

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

Instructions:

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

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

AND

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

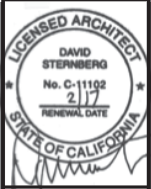
Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

LEED PROJECTS

	New Large Commercial	New Residential Mid-Rise¹	New Residential High-Rise¹	Commerical Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding re-quirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after.²	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit 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 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r



GREEN POINT CHECKLIST
ATTACHMENT C-2

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

REV/ISSUE DATE

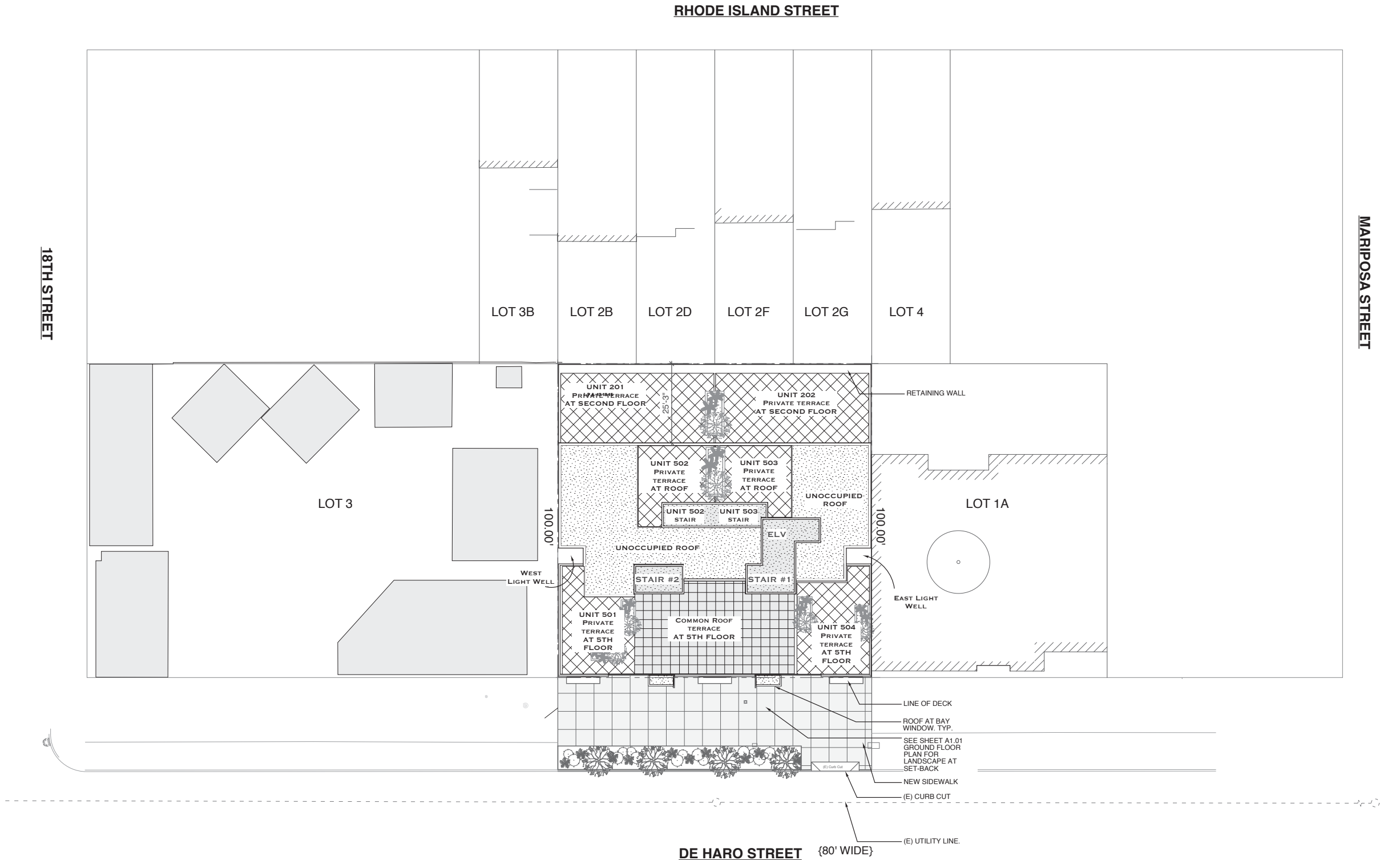
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SHEET:

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P.P.A. Case No. 2014.0598U 540-552 DeHaro Street

Permit # 201502107867

DAVID STERNBERG
BENJAMIN
ARCHITECTS
1001 HARRISON STREET
SAN FRANCISCO, CA 94103
TEL 415.382.9783 FAX 415.882.9784
www.sternbergbenjamin.com



SITE PLAN

1531 HARRISON STREET
SAN FRANCISCO, CA 94103
TEL: 415.882.0798 FAX: 415.882.0796

STERNBERG
BENJAMIN
ARCHITECTS

www.sternbergbenjamin.com

LICENSED ARCHITECT
DAVID
STERNBERG
No. C-11102
2/17
RENEWAL DATE
STATE OF CALIFORNIA

Permit # 201502107867

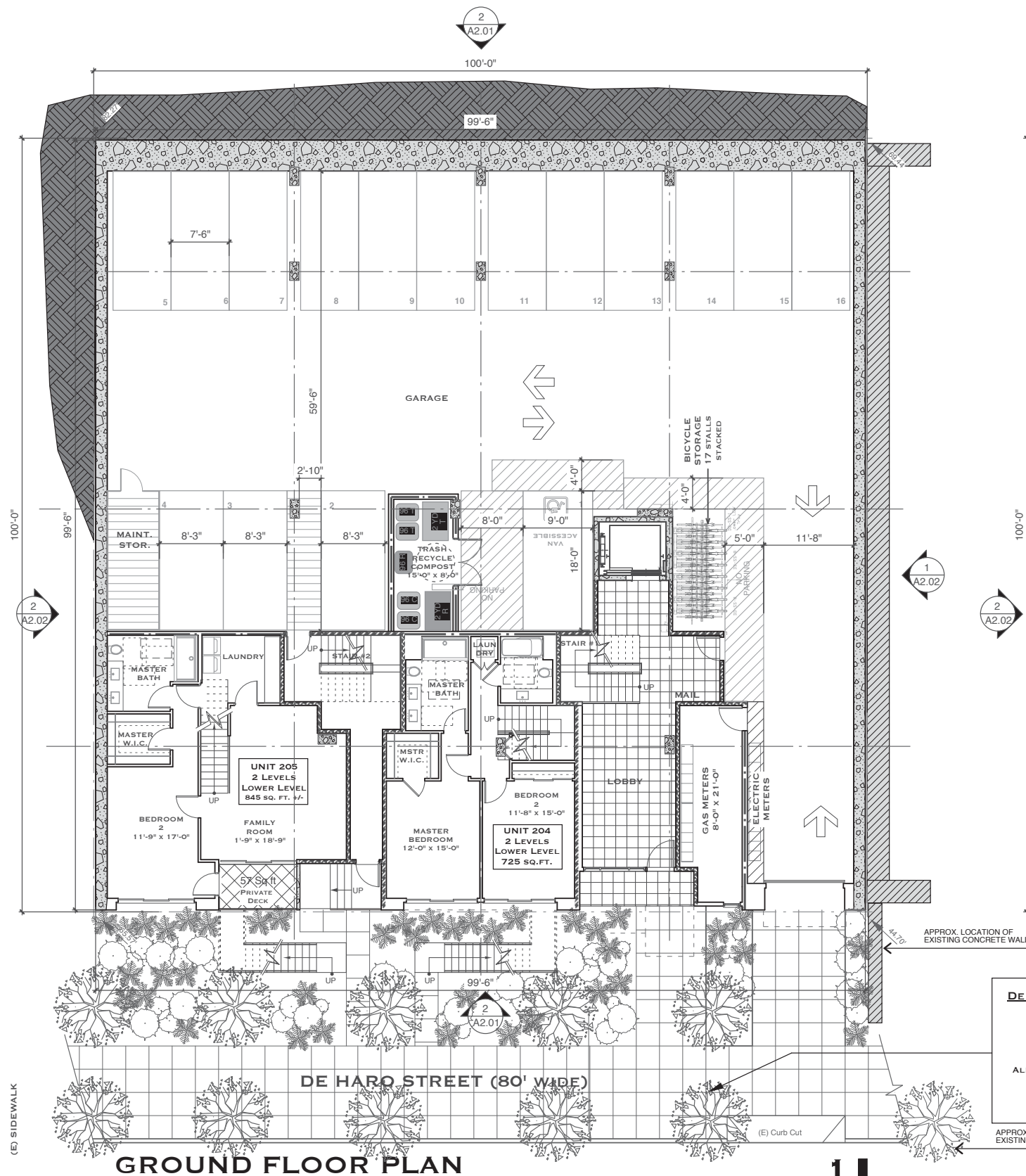
SITE PLAN

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

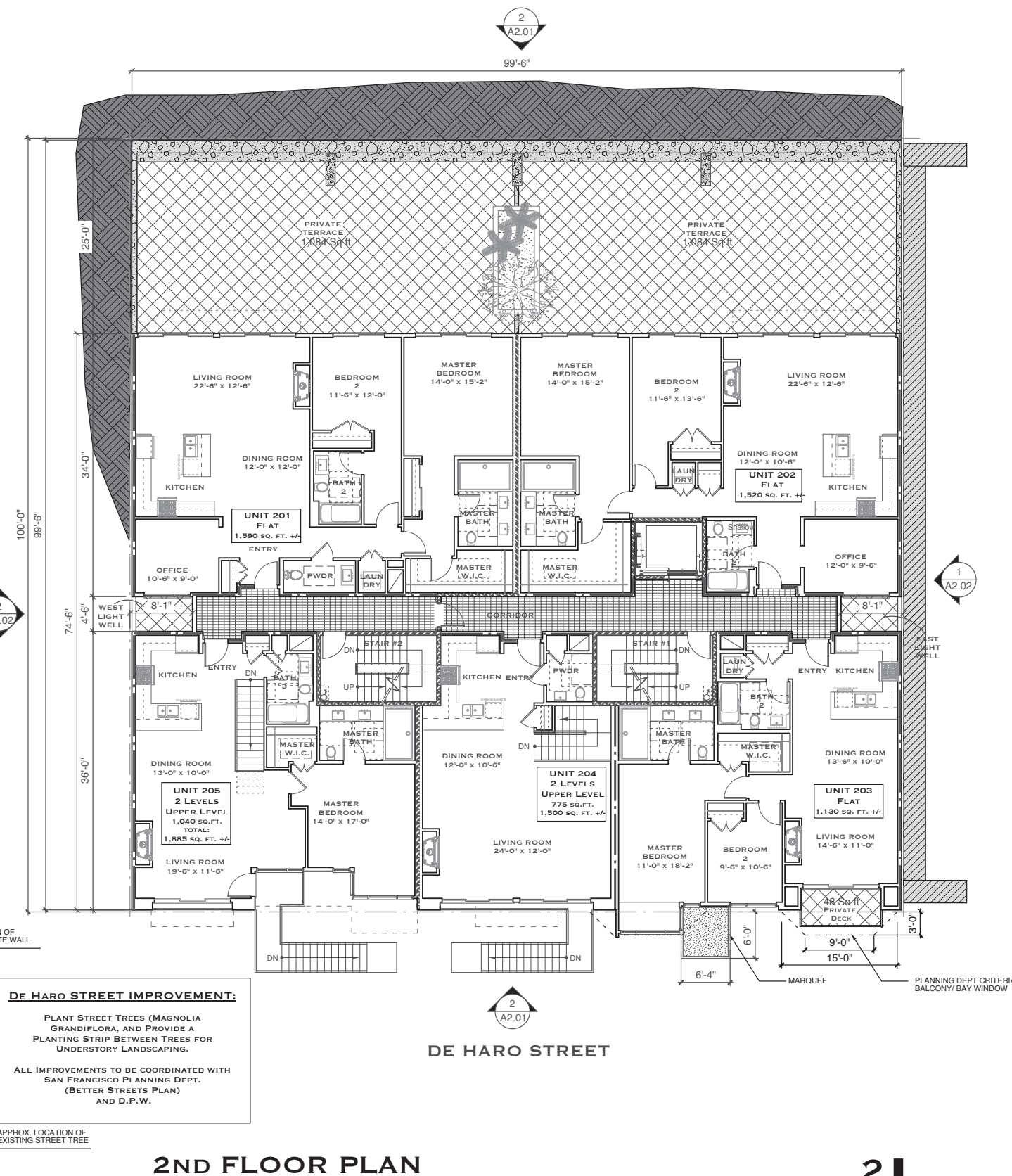
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P.P.A. Case No. 2014.0999U 540-552 DeHaro Street



GROUND FLOOR PLAN



2ND FLOOR PLAN

DE HARO STREET IMPROVEMENT:
PLANT STREET TREES (MAGNOLIA GRANDIFLORA, AND PROVIDE A PLANTING STRIP BETWEEN TREES FOR UNDERSTORY LANDSCAPING.
ALL IMPROVEMENTS TO BE COORDINATED WITH SAN FRANCISCO PLANNING DEPT. (BETTER STREETS PLAN) AND D.P.W.

1531 HARRISON STREET
SAN FRANCISCO, CA 94103
TEL: 415 882 0798 FAX: 415 882 0796

STERNBERG
BENJAMIN
ARCHITECTS

www.sternbergbenjamin.com

Permit # 201502107867

LICENSED ARCHITECT
DAVID STERNBERG
No. C-11192
2/17
RENEWAL DATE

STATE OF CALIFORNIA

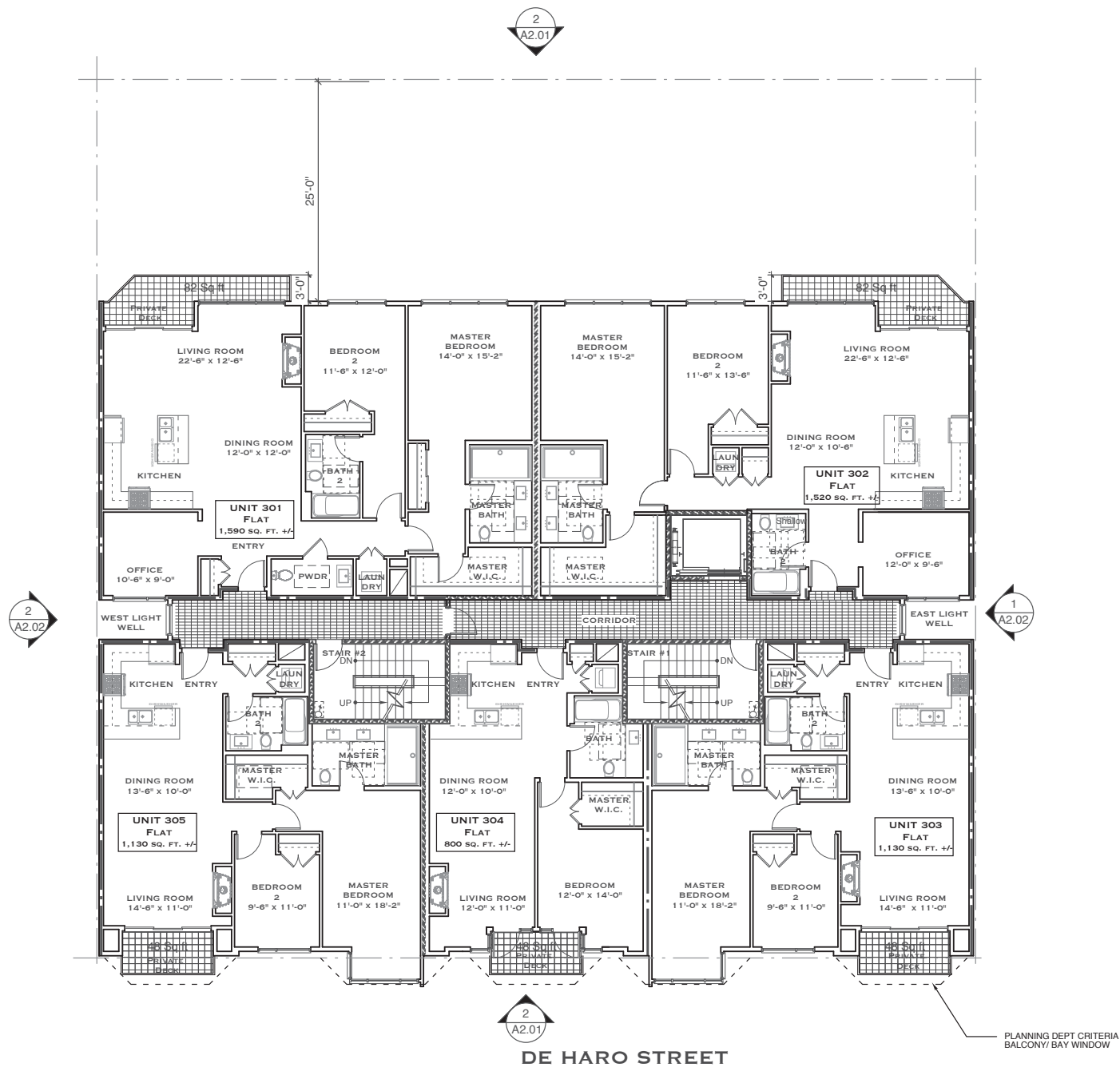
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GROUND FLOOR
2ND FLOOR PLAN

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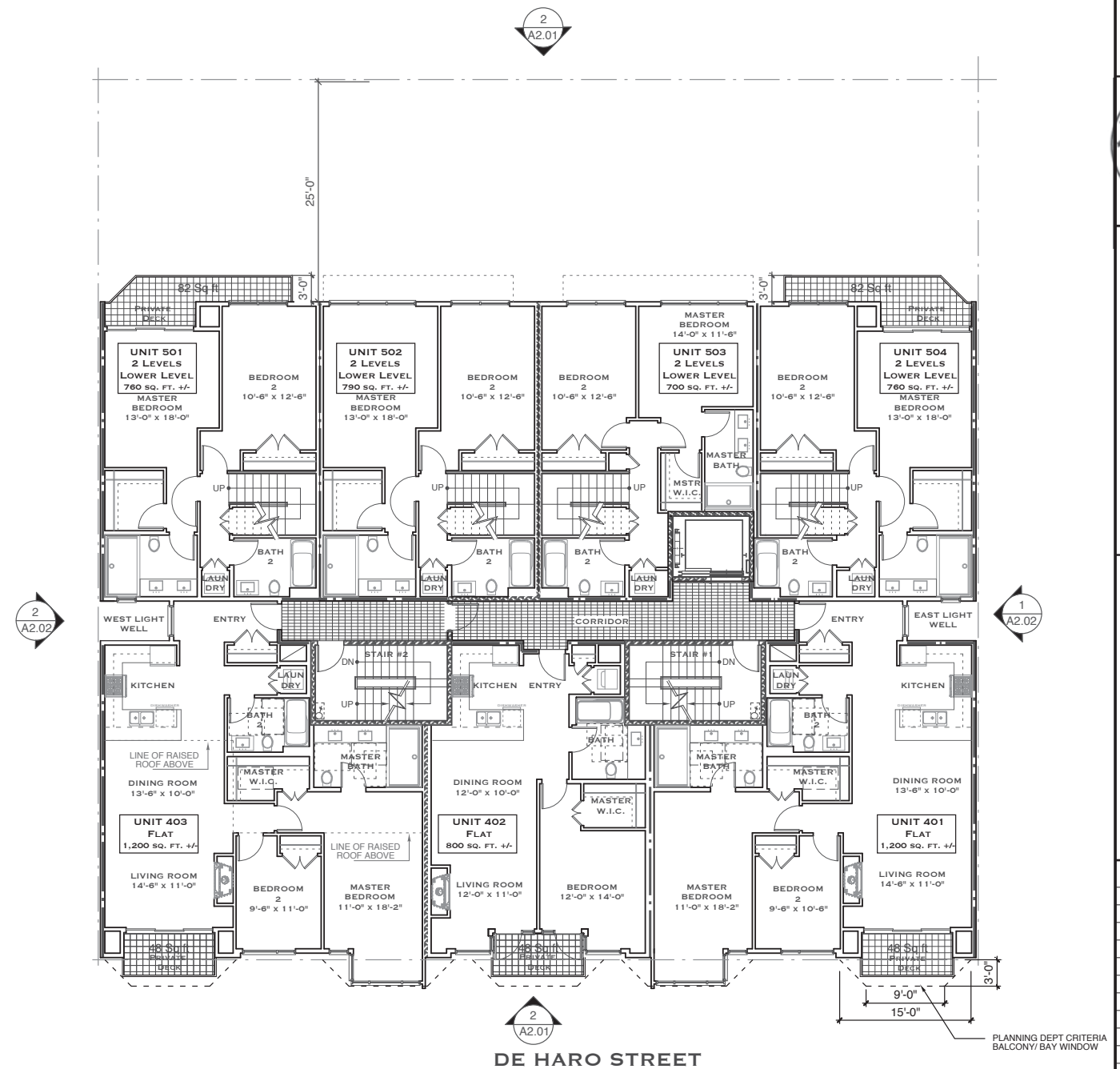
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3RD FLOOR PLAN

1



4TH FLOOR PLAN

2



1331 HARRISON STREET
SAN FRANCISCO, CA 94103
TEL: 415.882.0787 FAX: 415.882.0786

STERNBERG
BENJAMIN
ARCHITECTS

www.sternbergbenjamin.com

PERMIT # 201502107867

LICENSED ARCHITECT
DAVID STERNBERG
No. C-11102
2017
RENEWAL DATE

STATE OF CALIFORNIA

540 DE HARO

17 RESIDENTIAL UNITS

BLOCK 4008 LOT 002

SAN FRANCISCO, CA

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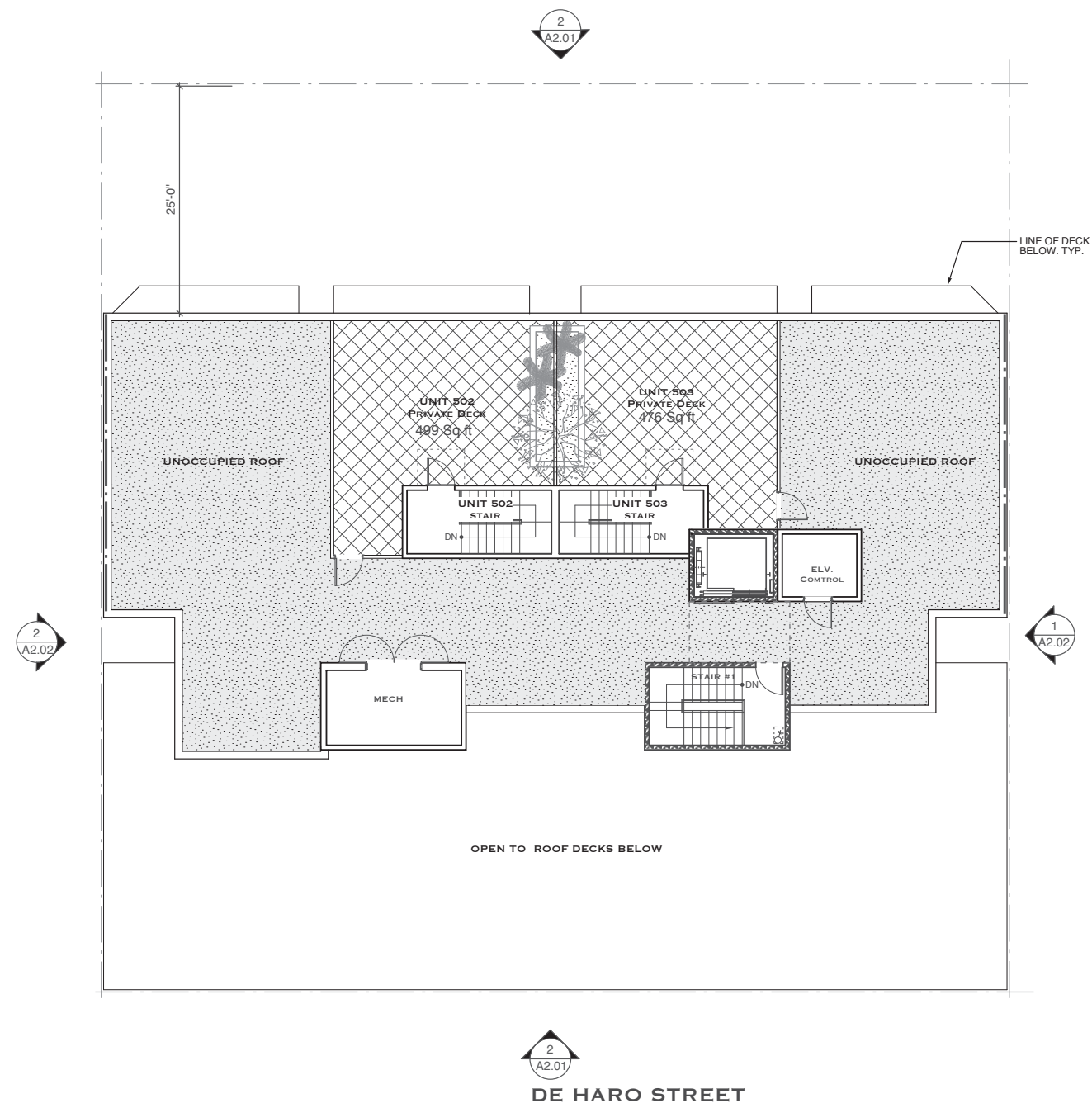
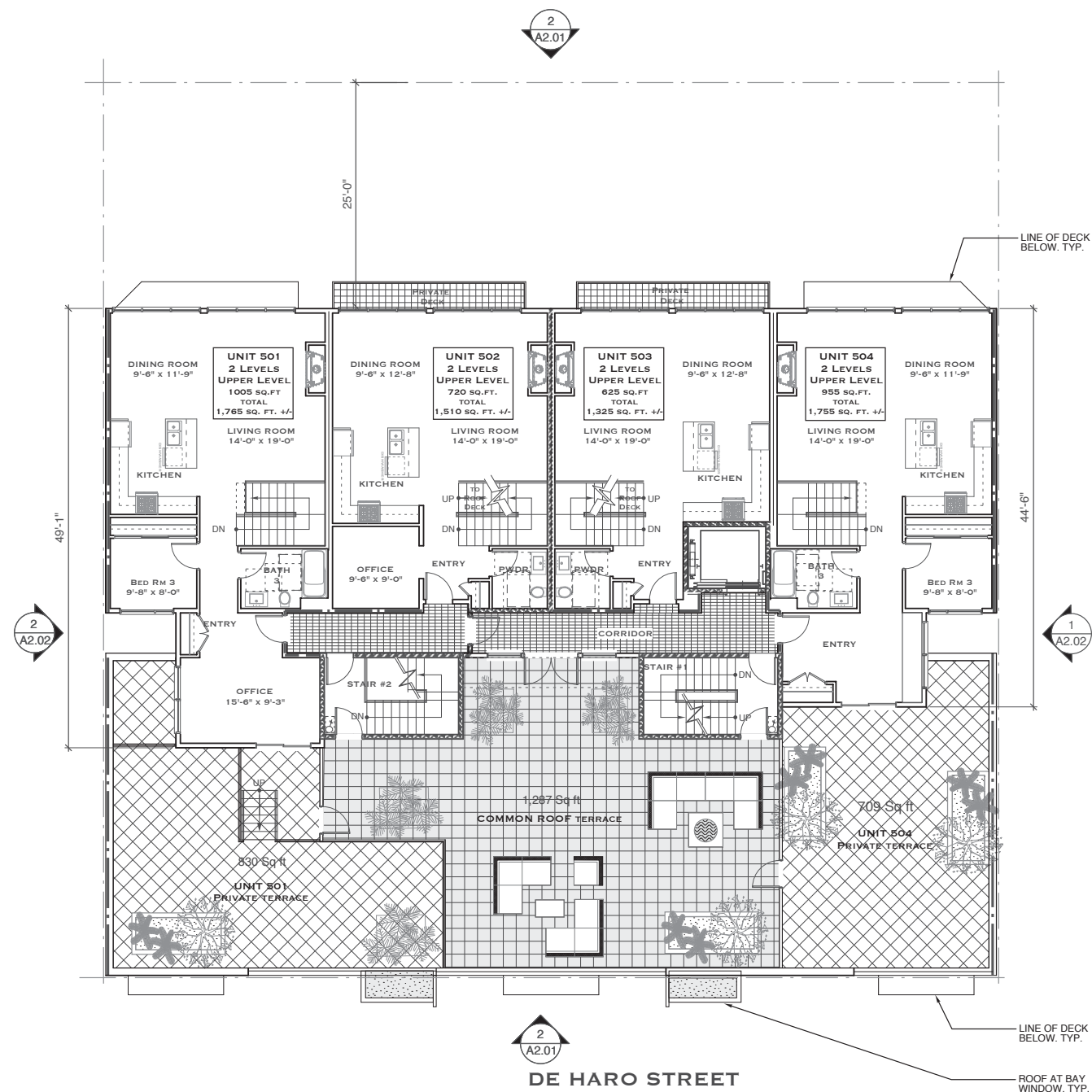
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DE HARO ST. ELEVATION (EAST)

2



REAR ELEVATION (WEST)

1

DE HARO STREET
ELEVATION
REAR ELEVATION

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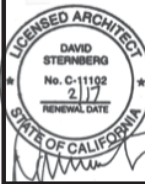
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1531 HARRISON STREET
SAN FRANCISCO, CA 94103
TEL: 415.882.0798 FAX: 415.882.0798

STERNBERG
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PROPERTY LINE ELEVATIONS

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