



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JULY 25, 2019

Record No.: 2014.1573CUA
Project Address: 2050 VAN NESS AVENUE & 1675 PACIFIC AVENUE
Zoning: RC-4 (Residential-Commercial, High-Density) Zoning District
80-D Height and Bulk District
Van Ness Special Use District
Van Ness Corridor Planning Area
Block/Lot: 0595/008
Project Sponsor: Dan Frattin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: 2050 Van Ness, LLC
Burlingame, CA 94011
Staff Contact: Christopher May – (415) 575-9087
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes the demolition of the two existing buildings on the site and the construction of a seven-story, 70-ft tall building (approximately 49,268 gross square feet) with 63 rental dwelling-units, approximately 776 square feet of ground floor commercial uses, 24 below-grade off-street parking spaces (including 1 car-share parking space), 64 Class 1 bicycle parking spaces, and 6 Class 2 bicycle parking spaces. Access to the below-grade garage is proposed via a relocated curb cut on Pacific Avenue. The Project includes a dwelling unit mix consisting of 46 one-bedroom units, 11 two-bedroom units and 6 three-bedroom units. The Project will provide approximately 850 square feet of common usable open space on a 7th floor terrace, and 140 square feet of private open space on a separate 7th floor terrace.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 243, 253 and 303 to allow a building height of more than 50 feet within the Van Ness Special Use District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** As of July 15, 2019, the Department had received one email, from a resident at 1650 Jackson Street, expressing concerns with the height of the proposed building and the impacts that the additional dwelling units would have on local traffic.

- **Design Review Comments.** The project has changed in the following significant ways since the original submittal to the Department:
 - Elimination of 8th floor and 10 feet of building height;
 - Increased number of dwelling units from 53 to 56;
 - Improved vertical and horizontal façade articulation and use of more contextual building materials;
 - Greater variety of dwelling unit mix types;
- **Nested Bedrooms.** While the overall percentage of units with nested bedrooms has decreased from the original submittal (from 66% to 57%) and the overall number of bedrooms that are nested has decreased (from 64% to 42%), the Department has continued to expressed concerns with the number and distribution of nested bedrooms to the Project Sponsor throughout the design review process. In particular, 27 of the 36 nested bedrooms (75%) are located in one-bedroom units, and 59% of the one-bedroom units contain a nested bedroom. The Project Sponsor has indicated that all bedrooms in the Project will meet the minimum spatial requirements for bedrooms per the Building Code and has suggested that units with nested bedrooms are inherently more affordable options compared with similar units with fully-enclosed bedrooms.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Van Ness Corridor Area Plan and the Objectives and Policies of the General Plan. The project is located in an RC-4 Zoning District, which has been identified as an area where existing and planned infrastructure can support residential growth and is on the Van Ness Avenue transit corridor, which is currently being redesigned for a bus rapid transit (BRT) line. The project will provide a total of 63 rental dwelling units, and will provide 11 on-site below-market-rate units. In addition, the project will provide 11 two-bedroom units and 6 three-bedroom units which would be suitable for families with children. The proposed project will provide 776 square feet of commercial space on the ground floor, which will contribute positively to the diversity of commercial uses and services found in the surrounding neighborhood. As such, the Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A - Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence

Executive Summary
Hearing Date: July 25, 2019

RECORD NO. 2014.1573CUA
2050 Van Ness Ave & 1675 Pacific Ave

Exhibit G - Inclusionary Affordable Housing Affidavit
Exhibit H – Anti-Discriminatory Housing Affidavit
Exhibit I – First Source Hiring Affidavit



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 243, 253 (BUILDING HEIGHT OVER 50 FEET) AND 303 FOR THE CONSTRUCTION OF A SEVEN-STORY, 70-FT TALL, 49,268 SQUARE-FOOT BUILDING CONTAINING 63 RENTAL DWELLING UNITS (CONSISTING OF 46 1-BEDROOM UNITS, 11 2-BEDROOM UNITS, AND 6 3-BEDROOM UNITS) ABOVE 776 SQUARE FEET OF COMMERCIAL USES, 24 BELOW-GRADE OFF-STREET PARKING SPACES AND 64 BICYCLE SPACES, LOCATED AT 2050 VAN NESS AVENUE / 1675 PACIFIC AVENUE, LOT 008 IN ASSESSOR'S BLOCK 0595, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH-DENSITY), ZONING DISTRICT, AN 80-D HEIGHT AND BULK DISTRICT, AND THE VAN NESS SPECIAL USE DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 18, 2017, Dan Frattin of Reuben, Junius & Ross, LLP (hereinafter "Project Sponsor") filed Application No. 2014.1573CAU (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new seven-story, 70-ft tall, 49,268 square-foot building containing 63 rental dwelling units above 776 square feet of commercial uses (hereinafter "Project") at 2050 Van Ness Avenue / 1675 Pacific Avenue, Block 0595, Lot 008 (hereinafter "Project Site").

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

On July 25, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2014.1573CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2014.1573CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2014.1573CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of the two existing buildings on the project site, and the construction of a seven-story, 70-ft tall building (approximately 49,268 gross square feet) with 63 rental dwelling-units, approximately 776 square feet of ground floor commercial uses, 24 below-grade off-street parking spaces (including 1 car-share parking space), 64 Class 1 bicycle parking spaces, and 6 Class 2 bicycle parking spaces. Access to the below-grade garage is proposed via a relocated curb cut on Pacific Avenue. The Project includes a dwelling unit mix consisting of 46 one-bedroom units, 11 two-bedroom units and 6 three-bedroom units. The Project will provide approximately 850 square feet of common usable open space on a 7th floor terrace, and 140 square feet of private open space on a separate 7th floor terrace.
3. **Site Description and Present Use.** The Project is located on a corner lot measuring approximately 10,268 square feet, with approximately 102.75 feet of frontage along Van Ness Avenue and 100 feet of frontage along Pacific Avenue. The subject property slopes gently upward from the Pacific Avenue frontage, with a grade differential of approximately five feet. The Project Site contains two existing buildings: a one-story-plus-mezzanine automotive repair building (d.b.a. "Pacific Heights Auto Body") fronting Pacific Avenue and a vacant one-story-plus-mezzanine commercial building (formerly occupied by a restaurant use d.b.a. "Hunan Wok"). Collectively, these two buildings measure approximately 24,817 square feet and occupy 100 percent of the lot.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 Zoning Districts in the Van Ness Corridor Planning Area. The surrounding context is mixed in character

with residential, industrial, and institutional uses. Immediately adjacent to the subject property and to the east there is a two-story industrial building fronting Pacific Avenue and immediately to the south there is a two-story automobile repair garage fronting Van Ness Avenue. To the north, and across Pacific Avenue there are several two-story commercial buildings, and to the west, across Van Ness Avenue, there are one- and two-story commercial buildings with a surface parking lot on the southwest corner of the intersection. The project site is located within the boundaries of the Van Ness Special Use District, which was enacted by the Board of Supervisors per Ordinance No. 537-88 in December, 1988, and is within the Van Ness Corridor Planning Area, which was adopted by the Planning Commission per Resolution No. 13907 in July, 1995. The nearby properties along the Van Ness Avenue corridor are also within the RC-4 Zoning District and 80-D Height and Bulk Districts, while properties to the east of the subject property are within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk Districts.

5. **Public Outreach and Comments.** As of July 15, 2019, the Department had received one email, from a resident at 1650 Jackson Street, expressing concerns with the height of the proposed building and the impacts that the additional dwelling units would have on local traffic.
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. **Non-Residential Use Size Limits.** Planning Code Section 209.3 permits up to 5,999 square feet of non-residential uses in the RC-4 Zoning District.

The Project proposes approximately 776 square feet of non-residential uses and therefore complies with this requirement.

- B. **Floor Area Ratio.** Planning Code Section 243(c)(1) states that the basic floor area ratio limit shall be 4.8 to 1 in the 80-foot height district and, notwithstanding Section 124(b) of the Code, shall apply to dwellings, and includes floor space used for non-accessory off-street parking, driveways, and maneuvering areas.

The subject property is approximately 10,268 square feet in size. As such, the maximum permitted basic floor area ratio would allow for a total of 49,286 square feet gross floor area. The project proposes a total gross floor area of approximately 49,268 square feet and therefore complies with this requirement.

- C. **Rear Yard.** Planning Code Section 134 requires that the project provide a rear yard equal to 25 percent of the total lot depth at the lowest level containing a residential unit, and at each succeeding level or story of the building, but in no case less than 15 feet. Alternatively, the rear yard requirement in the Van Ness Special Use District may be modified or waived by the Zoning Administrator pursuant to the procedures which are applicable to variances, provided that the interior block open space formed by the rear yards of abutting properties will not be adversely affected, a comparable amount of usable open space is provided elsewhere on the

lot or within the development where it is more accessible to residents, and the access of light and air to abutting properties will not be significantly impeded.

Literal enforcement of this Code requirement would result in a 25-foot deep rear yard along the eastern side of the subject property. As an alternative, a rear yard modification is being sought for the project pursuant to Planning Code Sections 243(c)(6) and 307(g) to permit the provision of an interior courtyard at the southeast corner of the site measuring approximately 2,257 square feet, or 22% of the lot area, to serve as the required rear yard. In addition, the proposed 850 square-foot common terrace on the 7th floor would also provide a comparable amount of usable open space that would be more accessible to residents of the building. The Zoning Administrator will consider a modification to the rear yard requirements of Planning Code Section 134 concurrent with the Planning Commission hearing for this Conditional Use Authorization request.

- D. **Usable Open Space.** Planning Code Section 135 requires that the project provide a minimum of 36 square feet of open space per dwelling unit. Any space credited as private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof. Alternatively, common useable open space, at a rate of 48 square feet per dwelling unit, may be provided to satisfy this requirement. Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet. The area of an inner court may be credited as common usable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area and if the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

The Project proposes approximately 140 square feet of private usable open space for one of the dwelling units located on the 7th floor. For the remaining 62 dwelling units, a minimum of 2,976 square feet of common usable open space is required. The project provides approximately 850 square feet of qualifying common usable open space on the 7th floor terrace. While the project also proposes a common inner courtyard on the ground floor totaling approximately 2,257 square feet, the courtyard does not meet the minimum horizontal dimensions to qualify as common usable open space. The Zoning Administrator will consider a request for a variance from the usable open space requirements of Planning Code Section 135 concurrent with the Planning Commission hearing for this Conditional Use Authorization request.

- E. **Obstructions Over Streets.** Section 136(c)(2) of the Planning Code allows bay windows to project over streets provided that they measure a maximum length of 15 feet at the line establishing the required open area, and are reduced in proportion to the distance from such line by means of 45 degree angles drawn inward from the ends of such 15-foot dimension, reaching a maximum of nine feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

The corners of three bay windows on the corner of Pacific and Van Ness Avenues exceed the maximum dimensions for projections permitted by Planning Code Section 136(c)(2) by an area of approximately 0.5 square feet. The Zoning Administrator will consider a request for a variance from the obstructions over streets requirements of Planning Code Section 136 concurrent with the Planning Commission hearing for this Conditional Use Authorization request.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 states that in each dwelling unit, the windows of at least one room of 120-square-foot minimum dimensions shall face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a Code-complying rear yard, or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

Of the 63 dwelling units, 52 have qualifying dwelling unit exposure by facing directly onto either Van Ness Avenue, Pacific Avenue, or the inner court on the upper three floors. Eleven of the dwelling units located on floors 1 through 4 which face the inner court do not meet the minimum requirements for dwelling unit exposure, as the inner court at those floors is not 25 feet in every horizontal dimension at those floors, with an increase of five feet in every horizontal dimension at each subsequent floor. The Zoning Administrator will consider a dwelling unit exposure variance request concurrent with the Planning Commission hearing for this Conditional Use Authorization request.

- G. **Street Frontage in Residential-Commercial Districts.** Section 145.1 of the Planning Code requires that, with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Building systems including mechanical, electrical, and plumbing features may be exempted from this requirement by the Zoning Administrator only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space. Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger. On the ground floor, residential uses are considered active uses only if more than 50 percent of the linear residential street frontage at the ground level features walk-up dwelling units that provide direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines. The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to

parking ingress or egress. Ground floor non-residential uses in all RC districts shall have a minimum floor-to-floor height of 14 feet.

The proposed building would front onto both Van Ness and Pacific Avenues and active uses are required along both frontages. Approximately 12 feet of frontage is dedicated to parking ingress/egress, 12 feet is occupied by a living wall screening the gas meter storage room and 6 feet is occupied by the secondary building ingress/egress corridor, all of which are exempted from the provisions of Planning Code Section 145.1. The remainder of the Pacific Avenue frontage is occupied by a residential dwelling unit with direct walk-up access from the street, the entrance to the residential lobby, and the corner commercial space, all of which are considered active uses. The floor-to-floor ground floor height for the commercial space is approximately 16 feet.

On the Van Ness Avenue side, approximately 12 feet of ground floor frontage is occupied by by the secondary building ingress/egress corridors, both of which are exempted from the provisions of Planning Code Section 145.1. The remainder of the Van Ness Avenue frontage is occupied by a residential dwelling unit with direct walk-up access from the street, the corner commercial space and a manager's office accessory to the residential uses above. Two interior staircases, however, are partially located within the first 25 feet of building depth. As such, the Zoning Administrator will consider an active use street frontage variance request concurrent with the Planning Commission hearing for this Conditional Use Authorization request.

- H. **Off-Street Parking and Loading.** Section 151.1 of the Planning Code permits a maximum of one (1) off-street parking space for every two (2) dwelling units and up to one (1) off-street parking space for each 200 square feet of occupied floor area for retail uses are permitted in a Residential-Commercial Zoning District. Planning Code Section 152 does not require any off-street loading spaces for non-residential uses with a gross floor area less than 10,000 square feet.

The project proposes twenty-four (24) off-street parking spaces, including one accessible space, in the below-grade garage accessed from Pacific Avenue. The amount of off-street parking proposed is less than the maximum 35 off-street parking spaces permitted by the Planning Code, and does not require or propose any off-street loading spaces for the non-residential uses. The project therefore complies with these requirements.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires the provision of at least one (1) Class 1 bicycle parking space per dwelling unit and one (1) Class 2 bicycle parking space per 20 dwelling units for residential uses. The Planning Code also requires the provision of at least one (1) Class 2 bicycle parking space for every 7,550 square feet of occupied floor area, but no less than two, for retail uses.

The project will provide a total of sixty-four (64) Class 1 bicycle parking spaces in a secure, weather-protected bicycle storage area on the garage level, and six (6) Class 2 bicycle parking spaces will be provided. The project therefore complies with these requirements.

- I. **Dwelling Unit Mix.** Planning Code Section 207.7 requires that projects provide a minimum dwelling unit mix whereby: (A) no less than 25% of the total number of proposed dwelling units shall contain at least two bedrooms, or (B) no less than 10% of the total number of proposed dwelling units shall contain at least three bedrooms.

The project proposes 17 two- or three-bedroom unit, representing 27% of the 63 dwelling units. The project therefore complies with this requirement.

- J. **Dwelling Unit Density.** Planning Code Section 243(c)(2) states that in the Van Ness Special Use District, residential density limits shall not apply.

The project proposes 63 dwelling units.

- K. **Building Height in the Van Ness Special Use District.** Planning Code Section 253.2 states that any new construction exceeding 50 feet in height in the Van Ness Special Use District shall be permitted only as a conditional use upon approval by the Planning Commission. The Planning Commission may require that the permitted bulk and required setbacks of a building be arranged to maintain appropriate scale on and maximize sunlight to narrow streets (rights-of-way 40 feet in width or narrower) and alleys.

The Project proposes a building height of 70 feet within the Van Ness Special Use District and therefore requires Conditional Use Authorization. The existing buildings on Van Ness Avenue within two blocks of the subject property range in height from 1 story to 9 stories without any upper-level setbacks. One property at 2000 Van Ness Avenue, on the same block as the subject Property, is eight stories high. Thus the project, which is smaller in height than many buildings within two blocks, and which incorporates setback on the 7th floor on both frontages, will be compatible with the existing prevailing street wall height.

- L. **Building Height.** Per Planning Code Section 260, the maximum height limit for the subject property is 80 feet.

The Project proposes a building height of 70 feet and is therefore compliant with this requirement.

- M. **Bulk.** Planning Code Section 270 states that in the 'D' Bulk District, the maximum length of a building is 110 feet with a maximum diagonal dimension of 140 feet above 40 feet.

The Project proposes a building length of 102 feet and a diagonal dimension of 136 feet and is therefore compliant with this requirement.

- N. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 14 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 7 points. As currently proposed, the Project will achieve its required 7 points through the following TDM measures:

- Unbundled Parking
- Parking Supply (Option B)
- Bicycle Parking (Option B)
- Car-share Parking (Option A)
- On-Site Affordable Housing (Option B)

- O. **Shadow.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

- P. **Entertainment Commission Outreach.** Planning Code Section 314 requires that the Planning Department and Planning Commission consider the compatibility of uses when approving residential uses adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential development project takes into account the needs and interests of both the Places of Entertainment and the future residents of the new development.

The subject property is located within 300 feet of Harris's Restaurant, which is considered an active place of entertainment. As such, the Project Sponsor has conducted outreach to the Entertainment Commission, which has recommended that the Planning Commission apply their standard conditions approval, which are included in Exhibit A.

- Q. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any development project that results in the construction of more than twenty (20) new dwelling units.

The Project proposes the construction of sixty-three (63) new dwelling units and is therefore subject to the Transportation Sustainability Fee. These fees must be paid prior to the issuance of the first construction document.

- R. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on March 17, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 18% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on June 28, 2019. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on March 17, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 18% of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 4% of the units affordable to moderate-income households, and the remaining 4% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. Eleven (11) units (8 one-bedroom, 2 two-bedroom and 1 three-bedroom) of the total 63 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

- S. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior

to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor 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.

- T. **Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

The Project proposes 63 new dwelling units and will be required to pay a fee for each net new gross square foot of residential development, which will be calculated and collected prior to the issuance of the first construction document.

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

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The project is necessary and desirable in that it will add 63 dwelling units to the city's housing stock, including 11 2--bedroom units and six 3-bedroom units which are appropriate for families. The project will comply with the city's Inclusionary Affordable Housing requirement, by providing on-site affordable housing. The residential density and the mid-rise height of the building are in keeping with the scale permitted by the Planning Code and consistent with a number of other residential buildings within the Van Ness Avenue corridor. The project complies with the 80-foot height limit and does not require any bulk exceptions. The Project is consistent with the requirements of the RC-4 Zoning District, the Van Ness Special Use District and the policies of the Van Ness Corridor Area Plan, where high-density housing over a commercial ground floor is encouraged.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The building design is a contextual addition to the Van Ness Avenue corridor, drawing features from both the older and more modern buildings in the area. The location of the retail space is appropriate, providing commercial frontages along both Van Ness and Pacific Avenues, at the intersection of two prominent streets. Both facades feature architectural articulation, including projecting bay windows, and the prominent design of the building anchors this corner site and provides a continuous street frontage in keeping with the neighborhood context. Both of the adjacent properties are auto-related uses that will not be detrimentally affected by the project. While there are no adjacent residential uses and the abutting properties currently have full lot coverage, the proposed arrangement of the project will provide access to light and air for the future residents of the subject building and will establish a pattern of midblock open space to be enhanced by any future redevelopment of adjacent parcels.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The project proposes 24 off-street parking spaces for 63 dwelling units, a ratio of less than 1 space for every two units as is principally permitted under the Planning Code. A single curb cut is proposed along Pacific Avenue, a more lightly trafficked street than Van Ness Avenue, which is a wide transit corridor and US Highway 101. This proposed curb cut would be located in roughly the same location as an existing curb cut on Pacific Avenue. The project will in part replace an auto service shop, which has a significant number of vehicles entering and existing the site throughout the day. The number of dwelling units and size of the ground floor commercial space does not trigger off-street loading requirements. The project proposes 64 Class 1 and 6 Class 2 bicycle parking spaces, where 63 Class 1 and 5 Class 2 spaces are required. By exceeding the minimum number of required bicycle spaces, the project will promote the use of bicycle travel over automobile travel. The Van Ness Bus Rapid Transit line, which is currently under construction, will run directly past the project site and residents of the project can easily make use of this signature public transit improvement. The project site is also well served by existing public transit, including the 1 – California, 10 – Townsend, 12 – Folsom/Pacific, 19-Polk, 27 – Bryant, 30X - Marina Express, 47 - Van Ness, 49 - Van Ness/Mission and the 76X-Marin Headlands Express MUNI lines.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The project will comply with all applicable regulations regarding construction noise and dust, and will not produce, or include, any permanent uses that will generate substantial levels of noxious or offensive emissions such as excessive noise, glare, dust and odor. The project design has taken into account proper insulation and ventilation to segregate any potential noise and smells from retail tenants.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The project proposes to retain four existing street trees and add six new street trees, for a total of 10 street trees along Van Ness Avenue and Pacific Avenue, in compliance with the Planning Code and Article 16. The project proposes a variety of commonly-accessible open spaces located on the ground floor interior courtyard and on the 7th floor roof deck. A tenant has not yet been identified for the retail space and a signage plan will be reviewed with the Department upon selection of a tenant. Any lighting and tenant or building identifying signage will be Code-compliant. All rooftop mechanical equipment will be screened from view.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below in Subsection 8.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Residential-Commercial District.

The proposed project is consistent with the stated purposed of RC-4 District and the Van Ness Special Use District in that it proposes high-density housing with ground floor commercial uses that are compatible with other uses nearby.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

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.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

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

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.1:

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

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.

VAN NESS AVENUE AREA PLAN

Objectives and Policies

OBJECTIVE 7:

PROVIDE SAFE AND ATTRACTIVE ENVIRONMENTS WITHIN EACH MIXED USE DEVELOPMENT.

Policy 7.1:

Ensure safety, security and privacy within new residential developments while encouraging efficient use of common open space areas.

Policy 7.3:

Generally maintain existing open space requirements for residential use. Allow common open space requirements to be met by a variety of recreation and open space features.

Policy 7.4:

Design mixed use developments to create a quiet residential environment with a variety of intimate, personal spaces well insulated from the intrusion of noises from street or commercial activities.

The project is located in an RC-4 (Residential-Commercial, High-Density) Zoning District, which has been identified as an area where existing and planned infrastructure can support residential growth. The project will provide a total of 63 rental dwelling units, and will comply with the City's Inclusionary Affordable Housing Program by providing on-site below-market-rate units. Future residents of the proposed building will be able to rely on public transit, walking and bicycling for the majority of their daily trips. The proposed residential building would provide 64 weather-protected bicycle parking spaces for its residents to encourage bicycling, and is located within walking distance to several public transit lines, including the 1 – California, 10 – Townsend, 12 – Folsom/Pacific, 19-Polk, 27 – Bryant, 30X - Marina Express, 47 - Van Ness, 49 - Van Ness/Mission and the 76X-Marin Headlands Express MUNI lines. In addition, the subject site is on the Van Ness Avenue transit corridor, which is currently being redesigned for a bus rapid transit (BRT) line in the near future.

The project will provide 11 two-bedroom units and 6 three-bedroom units which would be suitable for families with children. The proposed project will provide 776 square feet of commercial space on the ground floor, which will contribute positively to the diversity of commercial uses and services found in the surrounding neighborhood.

In order to respond to the surrounding context in terms of bulk and massing, the project design is a modern interpretation of more traditional buildings found nearby by incorporating architectural features such as bay window projections and façade articulations on both frontages. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The project would replace a vacant restaurant use and auto service use with 776 square feet of rentable commercial space at the prominent corner of Van Ness and Pacific Avenues. A tenant for the space has not yet been identified. There are a number of existing auto shops in the near vicinity of the project site, including one immediately adjacent on Van Ness Avenue. On balance, the project will not disrupt existing neighborhood-serving retail uses and will enhance future opportunities for resident employment in and ownership of the business occupying the retail space.

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

The project site is not currently occupied by any existing housing. The project would provide 63 new rental dwelling units, thus resulting in an overall increase in the neighborhood housing stock, and would protect and preserve the cultural and economic diversity of the neighborhood.

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

The project site is not currently occupied by any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing eleven (11) below-market rate dwelling units for rent. Therefore, the project will increase the stock of affordable housing units in the City.

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

The project will not impede transit service or overburden streets or neighborhood parking. The project proposes 24 off-street parking spaces, less than the maximum permitted by the Planning Code. The parking garage will be accessible from Pacific Avenue, a less disruptive location than Van Ness Avenue, which is a major thoroughfare and transit corridor. The project will exceed the minimum number of required Class 1 and Class 2 bicycle spaces. The project site is also well served by MUNI. The 47 and 49 MUNI lines run along Van Ness Avenue and into a number of different South of Market neighborhoods. The 10 and 12 lines run roughly east-west, providing access to and from the Financial District. The 1, 1AX, and 1 BX along California and Sacramento Streets provide similar service to downtown and out westward into the Richmond District.

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

The project does not propose any commercial office development. It proposes a retail space fronting Van Ness and Pacific Avenues that will offer new service sector retail opportunities, as well as future opportunities for resident employment and ownership of the businesses in this space.

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

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

- G. That landmarks and historic buildings be preserved.

The project site is not occupied by any City Landmarks or historic buildings.

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

Based on a shadow analysis, the project will not cast new shadows on parks or open space, and it will not adversely impact views from parks or open space.

10. 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.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2014.1573CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 15, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 25, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

Draft Motion
Hearing Date: July 25, 2019

RECORD NO. 2014.1573CUA
2050 Van Ness Avenue / 1675 Pacific Avenue

ADOPTED: July 25, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the construction of a seven-story, 70-ft tall building with 63 rental dwelling-units, approximately 776 square feet of ground floor commercial uses, 24 below-grade off-street parking spaces, 64 Class 1 bicycle parking spaces, and 6 Class 2 bicycle parking spaces located at 2050 Van Ness Avenue / 1675 Pacific Avenue, Block 0595 and Lot 008, pursuant to Planning Code Sections 243, 253 and 303 within the RC-4 Zoning District, an 80-D Height and Bulk District, and the Van Ness Special Use District; in general conformance with plans, dated July 15, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2014.1573CUA and subject to conditions of approval reviewed and approved by the Commission on July 25, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 25, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

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

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

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

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

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

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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

6. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:
- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. 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 415-575-9087, www.sfplanning.org

10. **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. The Project Sponsor shall continue to work with the Planning Department, in consultation with Public Works, regarding the final location(s) for transformer vault(s) for this project. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

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

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

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

PARKING AND TRAFFIC

12. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site

inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

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

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

13. **Parking for Affordable Units.** 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.sfplanning.org

14. **Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

15. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 68 bicycle parking spaces (63 Class 1 spaces and 3 Class 2 spaces for the residential portion of the Project and 2 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

16. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than thirty-two (32) off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org
17. **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.sfplanning.org

PROVISIONS

18. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org
19. **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
20. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org
21. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org
22. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- A. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 18% of the proposed dwelling units as affordable to qualifying households. The Project contains 63 units; therefore, 11 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 11 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- B. **Unit Mix.** The Project contains 46 one-bedroom, 11 two-bedroom, and 6 three-bedroom units; therefore, the required affordable unit mix is 8 one-bedroom, 2 two-bedroom, and 1 three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- C. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 18% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 4% must be affordable to moderate income households, and at least 4% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- D. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- I. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- K. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 10% of the units affordable to low-income households, 4% to moderate-income households, and the remaining 4% of the units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or

certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

MONITORING - AFTER ENTITLEMENT

23. **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.sfplanning.org

24. **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.sfplanning.org

OPERATION

25. **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>

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

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

27. **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.sfplanning.org

Exhibit B:

Plans and Renderings



2050 Van Ness LLC.
c/o Zesara C. Chan
Law Office of Zesara C. Chan
100 Pine Street
San Francisco CA 94111 USA
zchanlaw@gmail.com

2050 VAN NESS

PROJECT ADDRESS: 2050 VAN NESS AVE/1675 PACIFIC
San Francisco, CA
CA 94109
Block / Lot: 0595/008
San Francisco

PROJECT

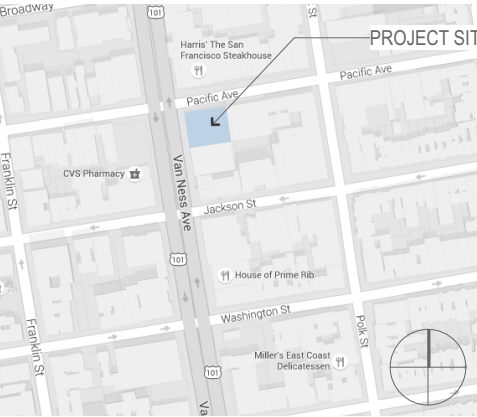
SCALE: N.T.S.

DRAWING TITLE: COVER SHEET

SHEET No: A-1.0

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



SHEET LIST


| | | | | | | | | | | | |
|-------|-------------------------|--------|----------------------|--------|-----------------------------|--------|--|--------|--|--------|--|
| A-1.0 | COVER SHEET | A-8.0 | PLAN LEVEL - P5 | A-18.0 | CROSS-SECTION | A-28.0 | EXISTING SITE PLAN | A-29.1 | BAY WINDOW PROJECTION DIGRAM - VAN NESS AVE | A-36.0 | GROUND FLOOR LEVEL RESIDENTIAL ENTRANCE |
| A-1.1 | PROJECT DATA | A-9.0 | PLAN LEVEL - P6 | A-19.0 | PHOTOGRAPHS 1 | A-28.1 | EXISTING FLOOR PLAN - P1 | A-30.0 | DWELLING UNIT EXPOSURE | A-37.0 | MAIN RESIDENTIAL UNIT ENTRY |
| A-1.2 | FLOOR AREA CALCULATIONS | A-10.0 | PLAN LEVEL - P7 | A-20.0 | PHOTOGRAPHS 2 | A-28.2 | EXISTING FLOOR PLAN - P2/P3 | A-31.0 | GROUND FLOOR HEIGHT DIAGRAM (NON-RES) | A-38.0 | BIKE PARKING DIAGRAM |
| A-2.0 | SITE PLAN | A-12.0 | ROOF PLAN | A-21.0 | PHOTOGRAPHS 3 | A-28.3 | EXISTING WEST ELEVATION | A-32.0 | STREET FRONTAGE FENESTRATION | A-39.0 | WASTE COLLECTION DIAGRAM |
| A-3.0 | PLAN LEVEL - B1 | A-13.0 | NORTH ELEVATION | A-22.0 | GROSS FLOOR AREA DIAGRAM | A-28.4 | EXISTING NORTH ELEVATION | A-33.0 | BULK DIAGRAM | C-1 | SURVEY |
| A-4.0 | PLAN LEVEL - P1 | A-14.0 | EAST ELEVATION | A-24.0 | VIEW 1 | A-28.5 | EXISTING LONGITUDINAL SECTION 1 | A-34.0 | ENLARGED WEST ELEVATION 1 | | |
| A-5.0 | PLAN LEVEL - P2 | A-15.0 | SOUTH ELEVATION | A-25.0 | VIEW 2 | A-28.6 | EXISTING LONGITUDINAL SECTION 2 | A-34.1 | ENLARGED WEST ELEVATION 2 | | |
| A-6.0 | PLAN LEVEL - P3 | A-16.0 | WEST ELEVATION | A-26.0 | VIEW 3 | A-28.7 | EXISTING CROSS SECTION | A-34.2 | ENLARGED NORTH ELEVATION | | |
| A-7.0 | PLAN LEVEL - P4 | A-17.0 | LONGITUDINAL SECTION | A-27.0 | VIEW 4 | A-29.0 | BAY WINDOW PROJECTION DIAGRAM - PACIFIC AVE | A-34.3 | ENLARGED EAST ELEVATION | | |

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ian birchall and associates
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www.ibadesign.com
project contact: Ian Birchall


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LEGENDS :


PLAN GRAPHICS :




EARTH




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
CMU




RIGID INSULATION




BATT INSULATION



GYPSUM BOARD

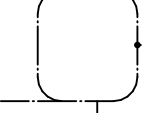


METAL




RIVERSTONE

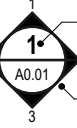
DETAIL REFERENCE




Area Referenced




Drawing Detail No.
Drawing Sheet No.



Interior Elevation No.
Interior Elevation
Drawing Sheet No.

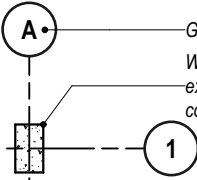


Building Section Designation No.
Drawing Sheet No.



Section Designation No.
Drawing Sheet No.


COLUMN GRID LINE




Grid Reference
Where grid does not exist apply existing column designation

FLOOR PLAN LEGEND :

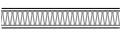
REVISION REFERENCE



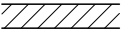
Revision No.
Area Referenced



CONCRETE WALL, SSD
(2 HOUR RATED U.O.N.)




METAL STUD WALL
(REFER TO SCHEDULE)




CMU WALL
(REFER TO SCHEDULE)


FIRE HYDRANT VALVE



FIRE HOSE REEL




Window Type




WINDOW TYPE

Door No.




UNIT DOOR TYPE & No.

Door No.




COMMON AREAS DOOR TYPE & No.

WALL TYPE - REFER TO SCHEDULE




Fire Rating (hr)
Exterior / Interior
Stud Width
Wall Type
Wall Framing

Reference Number Indication (see Schedule)




Abcd Keynote

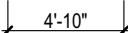
FIRE EXTINGUISHER CABINET (RECESSED)



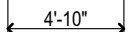
GYPSUM BOARD CONTROL JOINT



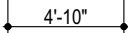
DIMENSIONS: TO FACE OF STUD



DIMENSIONS: TO FINISH / MIN. CLEAR DIMENSION



DIMENSIONS: TO CENTER



SCOPE OF WORK :

DEMOLISH EXISTING BUILDINGS;
CONSTRUCT NEW 63 UNIT 7 STORY RESIDENTIAL BUILDING
WITH GROUND FLOOR RETAIL OVER BASEMENT PARKING
GARAGE

GENERAL BUILDING DATA :

TOTAL PROPOSED GROSS BUILDING AREA PER SF PLANNING:
APPROXIMATELY 49,268 SQFT
EXISTING GFA: 12,409 SQFT

LOT SIZE: 10,268 SQFT

CONSTRUCTION TYPE:
TYPE III-A OVER I-A PODIUM (CBC SEC 510.5)

PRIMARY OCCUPANCY CLASSIFICATION:
R2 / M / S2 / B*
* AN ACCESSORY ROOF DECK AREA TO THE MAIN R-2
OCCUPANCY (PER CBC 303.1.1 & 508.2).

PROPOSED ON-STREET PARKING: 0
PROPOSED ON-STREET CAR-SHARE PARKING: 0
PROPOSED ON-STREET PASSENGER LOADING SPACE: 1
EXISTING ON-STREET PARKING: 1
EXISTING ON-STREET PASSENGER LOADING SPACE: 0

PROPOSED OFF-STREET PARKING: 23
PROPOSED OFF-STREET CAR-SHARE PARKING: 1
PROPOSED OFF-STREET PASSENGER LOADING SPACE: 0
EXISTING OFF-STREET PARKING: 0
EXISTING OFF-STREET PASSENGER LOADING SPACE: 0

PROPOSED FREIGHT LOADING SPACES: 0
EXISTING FREIGHT LOADING SPACES: 0

2050 Van Ness LLC.
c/o Zesara C. Chan
Law Office of Zesara C. Chan
100 Pine Street
San Francisco CA 94111 USA
zchanlaw@gmail.com

2050 VAN NESS

PROJECT ADDRESS: 2050 VAN NESS AVE/1675 PACIFIC
San Francisco, CA 94109
Block / Lot: 0595/008
San Francisco

SCALE: N.T.S.

DRAWING TITLE: PROJECT DATA

SHEET No: A-1.1

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



ABBREVIATIONS :

| | | | | | | | | | | | | | |
|----------|-----------------------|------------|-------------------|----------|-----------------------------|----------|------------------------|----------|---------------------|----------|---------------|----------|------------------------|
| A | | CONC. | Concrete | EWC | Electric Water Cooler | GL | Glass | MGR | Manager | | | U | |
| A.C. | Asphaltic Concrete | CONTIN. | Continuous | EXP. | Exposed | G.S.M. | Galvanized Sheet Metal | MIN. | Minimum | PR. | Pair | U.O.N. | Unless Otherwise Noted |
| A.D. | Area Drain | COL. | Column | EXT. | Exterior | H | | MISC. | Miscellaneous | PLAS. | Plaster | U | Up |
| ACOUS. | Acoustical | CORR. | Corridor | F | | H.B. | Hose Bibb | M.O. | Masonry Opening | PRCST. | Precast | V | |
| ADJ. | Adjustable | CTSK. | Countersunk | F&G | Flashing & Guttering | HDWD | Hardwood | MTD. | Mounted | Q | | V.B. | Vapor Barrier |
| A.F.F. | Above Floor Finish | D | | F.A. | Fire Alarm | H.M. | Hollow Metal | MTL. | Metal | Q.T. | Quarry Tile | V.C.T. | Vinyl Composition Tile |
| AL. | Align | D.L. | Double | FAW | Fluid Applied Waterproofing | HP | High Point | N | | R | | VERT. | Vertical |
| ALUM. | Aluminum | D.F. | Drinking Fountain | F.B. | Flat Bar | I | | (N) | New | R. | Riser | VEST. | Vestibule |
| B | | DET. | Detail | F.D. | Floor Drain | INCL. | Included | N. | North | R&S | Rod & Sealant | V.P. | Vision Panel |
| BLDG. | Building | DIA. | Diameter | F.E. | Fire Extinguisher | INSUL. | Insulation | N.I.C. | Not in Contract | RAD. | Radius | W | |
| BLKG. | Blocking | DIM. | Dimension | F.H. | Flat Head | INSTR. | Instruction | No. | Number | R.D. | Roof Drain | W. | West |
| B.O. | Bottom Of | DS. | Downspout | F.H.C. | Fire Hose Cabinet | J | | N.T.S. | Not to Scale | RM. | Room | W/ | With |
| BOT. | Bottom | DWG. | Drawing | FIN. | Finish | JAN. | Janitor | O | | R.O. | Rough Opening | W.C. | Water Closet |
| BD | Bedroom | E | | FL. | Floor | K | | O/ | Over | REV. | Revision | WD. | Wood |
| C | | (E) or (e) | Existing | F.O.C. | Face of Concrete | KIT. | Kitchen | O.C. | On Center | REF. | Reference | WF. | Water Fountain |
| C.B. | Catch Basin | E. | East | F.O.F. | Face of Finish | L | | O.D. | Outside Diameter | S.C. | Solid Core | W/O | Without |
| CEM. | Cement | EA. | Each | F.O.M. | Face of Masonry | LAM | Laminate | O.R.D. | Overflow Roof Drain | SCHED. | Schedule | WP. | Waterproof |
| CER. | Ceramic | E.J. | Expansion Joint | F.O.S. | Face of Studs | LAV. | Lavitory | OFF. | Office | SECT. | Section | WR | Water Resistant |
| CH | Ceiling Height | EL. | Floor Elevation | G | | LP | Low Point | OPG. | Opening | S.M. | Sheet Metal | | |
| CLG. | Ceiling | ELEC. | Electrical | GA. | Gauge | M | | OPP. | Opposite | SHT. | Sheet | | |
| CLT. | Closet | ELEV. | Drawing Elevation | GALV. | Galvanized | MECH. | Mechanical | P | | SIM. | Similar | | |
| CLKG. | Caulking | EQ. | Equal | G.B. | Grab Bar | MFR. | Manufacturer | P.LAM. | Plastic Laminate | | | | |
| C.M.U. | Concrete Masonry Unit | | | | | | | | | | | | |

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project contact: Ian Birchall

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| FLOOR | TOTAL NO. OF UNITS | UNIT TYPE | UNIT TYPE COUNT | NET AREA(SQFT)* | MULTIPLIER | NET SF SUBTOTAL | P.U.O.S. | C.U.O.S. | NSF SALEABLE AREA - RESIDENTIAL* | TOTAL GFA - ALL OCCUPANCIES** | TOTAL GFA - SF PLANNING *** | |
|-------|--------------------|---|-----------------|-----------------|------------|-----------------|----------|------------|----------------------------------|-------------------------------|-----------------------------|-------|
| P7 | 7 | 1BD-D | 1 | 507.44 | 1 | 507 | 140 | 850 | 4,401 | 5,992 | 5,992 | |
| | | 1BD-E | 1 | 407.20 | 1 | 407 | | | | | | |
| | | 1BD-G | 1 | 487.99 | 1 | 488 | | | | | | |
| | | 1BD-H | 1 | 604.68 | 1 | 605 | | | | | | |
| | | 1BD-J | 1 | 423.73 | 1 | 424 | | | | | | |
| | | 2BD-B | 1 | 949.53 | 1 | 950 | | | | | | |
| | | 3BD-A | 1 | 1020.16 | 1 | 1,020 | | | | | | |
| | | CIRCULATION | | | | | | | 805 | | | |
| P6 | 9 | 1BD-D | 1 | 507.44 | 1 | 507 | 0 | 0 | 5,885 | 7,564 | 7,564 | |
| | | 1BD-E | 1 | 407.20 | 1 | 407 | | | | | | |
| | | 1BD-F | 1 | 440.26 | 1 | 440 | | | | | | |
| | | 1BD-G | 1 | 486.98 | 1 | 487 | | | | | | |
| | | 1BD-J | 1 | 423.73 | 1 | 424 | | | | | | |
| | | 2BD-A | 1 | 806.05 | 1 | 806 | | | | | | |
| | | 2BD-B | 1 | 953.89 | 1 | 954 | | | | | | |
| | | 2BD-C | 1 | 848.49 | 1 | 848 | | | | | | |
| | | 3BD-A | 1 | 1011.33 | 1 | 1,011 | | | | | | |
| | | CIRCULATION | | | | | | | 783 | | | |
| P5 | 11 | 1BD-A | 1 | 411.92 | 1 | 412 | 0 | 0 | 5,840 | 7,576 | 7,576 | |
| | | 1BD-B | 1 | 457.82 | 1 | 458 | | | | | | |
| | | 1BD-C | 1 | 466.59 | 1 | 467 | | | | | | |
| | | 1BD-D | 1 | 507.44 | 1 | 507 | | | | | | |
| | | 1BD-E | 1 | 407.20 | 1 | 407 | | | | | | |
| | | 1BD-F | 1 | 440.26 | 1 | 440 | | | | | | |
| | | 1BD-G | 1 | 487.99 | 1 | 488 | | | | | | |
| | | 1BD-I | 1 | 411.53 | 1 | 412 | | | | | | |
| | | 1BD-J | 1 | 423.73 | 1 | 424 | | | | | | |
| | | 2BD-A | 1 | 807.70 | 1 | 808 | | | | | | |
| | | 3BD-A | 1 | 1017.95 | 1 | 1,018 | | | | | | |
| | | CIRCULATION | | | | | | | 789 | | | |
| P4 | 11 | 1BD-A | 1 | 411.92 | 1 | 412 | 0 | 0 | 5,829 | 7,564 | 7,564 | |
| | | 1BD-B | 1 | 456.67 | 1 | 457 | | | | | | |
| | | 1BD-C | 1 | 465.56 | 1 | 466 | | | | | | |
| | | 1BD-D | 1 | 507.44 | 1 | 507 | | | | | | |
| | | 1BD-E | 1 | 407.20 | 1 | 407 | | | | | | |
| | | 1BD-F | 1 | 440.26 | 1 | 440 | | | | | | |
| | | 1BD-G | 1 | 486.98 | 1 | 487 | | | | | | |
| | | 1BD-I | 1 | 411.53 | 1 | 412 | | | | | | |
| | | 1BD-J | 1 | 423.73 | 1 | 424 | | | | | | |
| | | 2BD-A | 1 | 806.05 | 1 | 806 | | | | | | |
| | | 3BD-A | 1 | 1011.33 | 1 | 1,011 | | | | | | |
| | | CIRCULATION | | | | | | | 789 | | | |
| P3 | 11 | 1BD-A | 1 | 411.92 | 1 | 412 | 0 | 0 | 5,842 | 7,575 | 7,575 | |
| | | 1BD-B | 1 | 457.82 | 1 | 458 | | | | | | |
| | | 1BD-C | 1 | 466.59 | 1 | 467 | | | | | | |
| | | 1BD-D | 1 | 507.44 | 1 | 507 | | | | | | |
| | | 1BD-E | 1 | 407.20 | 1 | 407 | | | | | | |
| | | 1BD-F | 1 | 440.26 | 1 | 440 | | | | | | |
| | | 1BD-G | 1 | 487.99 | 1 | 488 | | | | | | |
| | | 1BD-I | 1 | 411.53 | 1 | 412 | | | | | | |
| | | 1BD-J | 1 | 426.06 | 1 | 426 | | | | | | |
| | | 2BD-A | 1 | 807.70 | 1 | 808 | | | | | | |
| | | 3BD-A | 1 | 1017.95 | 1 | 1,018 | | | | | | |
| | | CIRCULATION | | | | | | | 791 | | | |
| P2 | 11 | 1BD-A | 1 | 411.92 | 1 | 412 | 0 | 0 | 5,718 | 7,448 | 7,448 | |
| | | 1BD-B | 1 | 438.41 | 1 | 438 | | | | | | |
| | | 1BD-C | 1 | 433.53 | 1 | 434 | | | | | | |
| | | 1BD-D | 1 | 507.41 | 1 | 507 | | | | | | |
| | | 1BD-E | 1 | 407.68 | 1 | 408 | | | | | | |
| | | 1BD-F | 1 | 449.54 | 1 | 450 | | | | | | |
| | | 1BD-G | 1 | 457.13 | 1 | 457 | | | | | | |
| | | 1BD-I | 1 | 411.56 | 1 | 412 | | | | | | |
| | | 1BD-J | 1 | 423.52 | 1 | 424 | | | | | | |
| | | 2BD-G | 1 | 848.87 | 1 | 849 | | | | | | |
| | | 3BD-A | 1 | 927.95 | 1 | 928 | | | | | | |
| | | CIRCULATION | | | | | | | 791 | | | |
| P1 | 3 | 2BD-D | 1 | 680.17 | 1 | 680 | 0 | *****2,257 | 2,317 | 4,791 | 5,665 | |
| | | 2BD-E | 1 | 791.06 | 1 | 791 | | | | | | |
| | | 2BD-F | 1 | 845.62 | 1 | 846 | | | | | | |
| | | MANAGER'S OFFICE | 1 | 274.85 | 1 | 275 | | | | | | |
| | | MAILBOX | 1 | 140.36 | 1 | 140 | | | | | | |
| | | CIRCULATION/TRASH/GAS METER | | | | | | | | | | 1,368 |
| | | RETAIL | | | | | | | 776 | | | 874 |
| B1 | 0 | VEHICLE RAMP (NOT INCLUDED IN PLANNING GSF) | | | | 269 | | | | | | |
| | | STAIRS/CIRCULATION/STORAGE (NOT INCLUDED IN PLANNING GFA) | | | | 538 | | | 2,262 | | | |
| | | BIKES/BLDG UTILITY (NOT INCLUDED IN PLANNING GSF) | | | | 1,325 | | | | | | |
| | | PARKING + VEHICLE RAMP (NOT INCLUDED IN PLANNING GSF) | | | | 5,699 | | | 6,174 | | | |

| | |
|---|--------|
| P.U.O.S. DECK AREA | 140 |
| C.U.O.S. DECK AREA | 850 |
| TOTAL RESIDENTIAL SALEABLE NET AREA* | 35,832 |
| TOTAL R-2 RESIDENTIAL GROSS AREA** | 48,510 |
| TOTAL M RETAIL GROSS AREA** | 874 |
| TOTAL S-2 PARKING / STORAGE GROSS AREA** | 8,705 |
| TOTAL BUILDING GROSS - CONSTRUCTED AREA (ALL OCCUPANCIES)** | 58,089 |
| TOTAL BUILDING GROSS AREA - SF PLANNING*** | 49,268 |

*Net areas include floor area from inside face of interior and exterior walls within a unit & exclude shafts.
**Gross Floor Areas (GFA) include all circulation areas, interior & exterior walls to outside face of building. GFAs for adjacent occupancies are measured to the centerline of shared demising walls.
***Total building Gross Floor Area (GFA) area per SF Planning Code excludes all parking below grade, bike parking & utility / storage areas used for building maintenance and 1/3 of each bay window projection as defined per section 102.

| COMMON USABLE AND PRIVATE USABLE OPEN SPACE CALCULATIONS | | | | |
|--|-------------------------------------|--------------|-----------------------------------|------------------------|
| REQUIRED | | | | |
| 36 SQ FT OF PRIVATE USABLE OPEN SPACE FOR EACH DWELLING UNIT OR | | | | |
| 48 SQ FT OF COMMON USABLE OPEN SPACE FOR EACH DWELLING UNIT | | | | |
| 63 UNITS TOTAL | | | | |
| 1 UNIT W/CODE COMPLIANT PUOS X 36 SQ FT = | | | 36 SQ FT (REQUIRED PUOS) | |
| 62 REMAINING UNITS X 48 SQ. FT = | | | 2294 SQ FT (REQUIRED CUOS) | |
| P.U.O.S. PROVIDED | | | | |
| FLOOR | LOCATION | | OPEN AREA | AREAS INCLUDED IN PUOS |
| P7 | 1BD-H | TERRACE | 140 SQ. FT. | 140 SQ. FT. |
| P6 | 1BD-F | BALCONY***** | 19 SQ. FT. | -- |
| P5 | 1BD-F | BALCONY***** | 19 SQ. FT. | -- |
| P4 | 1BD-F | BALCONY***** | 19 SQ. FT. | -- |
| P3 | 1BD-F | BALCONY***** | 19 SQ. FT. | -- |
| P2 | 1BD-F | BALCONY***** | 19 SQ. FT. | -- |
| P.U.O.S. PROVIDED | | | 140 SQ. FT. | |
| CODE COMPLIANT | | | | |
| C.U.O.S. PROVIDED | | | | |
| FLOOR | LOCATION | | OPEN AREA | AREAS INCLUDED IN CUOS |
| P7 | COMMON ROOF DECK | | 850 SQ. FT. | 850 SQ. FT. |
| P1 | COMMON INNER COURT @ REAR YARD***** | | 2257 SQ. FT. | -- |
| C.U.O.S. PROVIDED | | | 850 SQ. FT. | |
| VARIANCE NEEDED | | | | |
| *****Balconies on P2-P6 do not meet the min 6" horizontal dimension requirement per planning code sec 135 thus do not count toward the P.U.O.S. | | | | |
| *****P1 inner court at rear yard does not comply with open space requirements per planning code sec 135 (g) thus does not count toward the required C.U.O.S. | | | | |

| FAR CALCULATION: | |
|------------------------------------|------------------|
| LOT AREA | 10,268 SF |
| F.A.R. ALLOWED | 4.8:1 |
| F.A.R. CALCULATION = | 4.8 X LOT AREA = |
| GROSS FLOOR AREA ALLOWED (SF) | 49,286 |
| GROSS FLOOR AREA PROVIDED (SF) *** | 49,268 |
| DIFFERENCE (SF) | 18 |
| CODE COMPLIANT | |

| PARKING CALCULATIONS | | | | |
|--|----------------------|------------------------------|----------|----------|
| 24 PARKING SPACES INCLUDING 1 ADA VAN PARKING AND 1 CARSHARE | | | | |
| CAR PARKING | | | | |
| BIKE PARKING | | | | |
| RESIDENTIAL USE | CLASS 1 BIKE PARKING | 1 PER DWELLING UNIT | REQUIRED | PROVIDED |
| | CLASS 2 BIKE PARKING | 1 PER 20 DWELLING UNITS | 63 | 64 |
| RETAIL USE | CLASS 2 BIKE PARKING | 1PER 2,500 SQ. FT. OF RETAIL | 3 | 4 |
| | | | 2 | 2 |
| CODE COMPLIANT | | | | |

| UNIT TYPES | |
|---------------------------|--------------|
| | NO. OF UNITS |
| 1BD-A | 4 |
| 1BD-B | 4 |
| 1BD-C | 4 |
| 1BD-D | 6 |
| 1BD-E | 6 |
| 1BD-F | 5 |
| 1BD-G | 6 |
| 1BD-H | 1 |
| 1BD-I | 4 |
| 1BD-J | 6 |
| 2BD-A | 4 |
| 2BD-B | 2 |
| 2BD-C | 1 |
| 2BD-D | 1 |
| 2BD-E | 1 |
| 2BD-F | 1 |
| 2BD-G | 1 |
| 3BD-A | 6 |
| TOTAL NUMBER OF UNITS | 63 |
| AVE UNIT SIZE (SQ. FT.) = | 558 |

| UNIT MIX | | | | |
|----------------------|-----|-----|----------|----------|
| FLOOR | 1B | 2B | 3B | SUBTOTAL |
| P7 | 5 | 1 | 1 | 7 |
| P6 | 5 | 3 | 1 | 9 |
| P5 | 9 | 1 | 1 | 11 |
| P4 | 9 | 1 | 1 | 11 |
| P3 | 9 | 1 | 1 | 11 |
| P2 | 9 | 1 | 1 | 11 |
| P1 | 0 | 3 | 0 | 3 |
| TOTAL | 46 | 11 | 6 | 63 |
| % | 73% | 17% | 10% | |
| | | | REQUIRED | PROVIDED |
| 2 OR MORE BEDROOMS = | | | 25% | 27% |
| 3 OR MORE BEDROOMS = | | | 10% | 10% |
| CODE COMPLIANT | | | | |

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SCALE: N.T.S.

DRAWING TITLE: FLOOR AREA CALCULATIONS

SHEET No: A-1.2

SHEET DESCRIPTION

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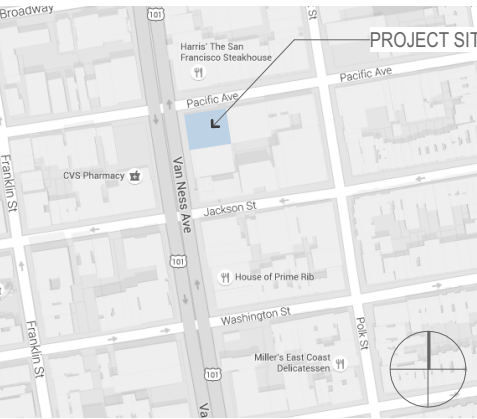
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DRAWING TITLE: SITE PLAN

SHEET No: A-2.0

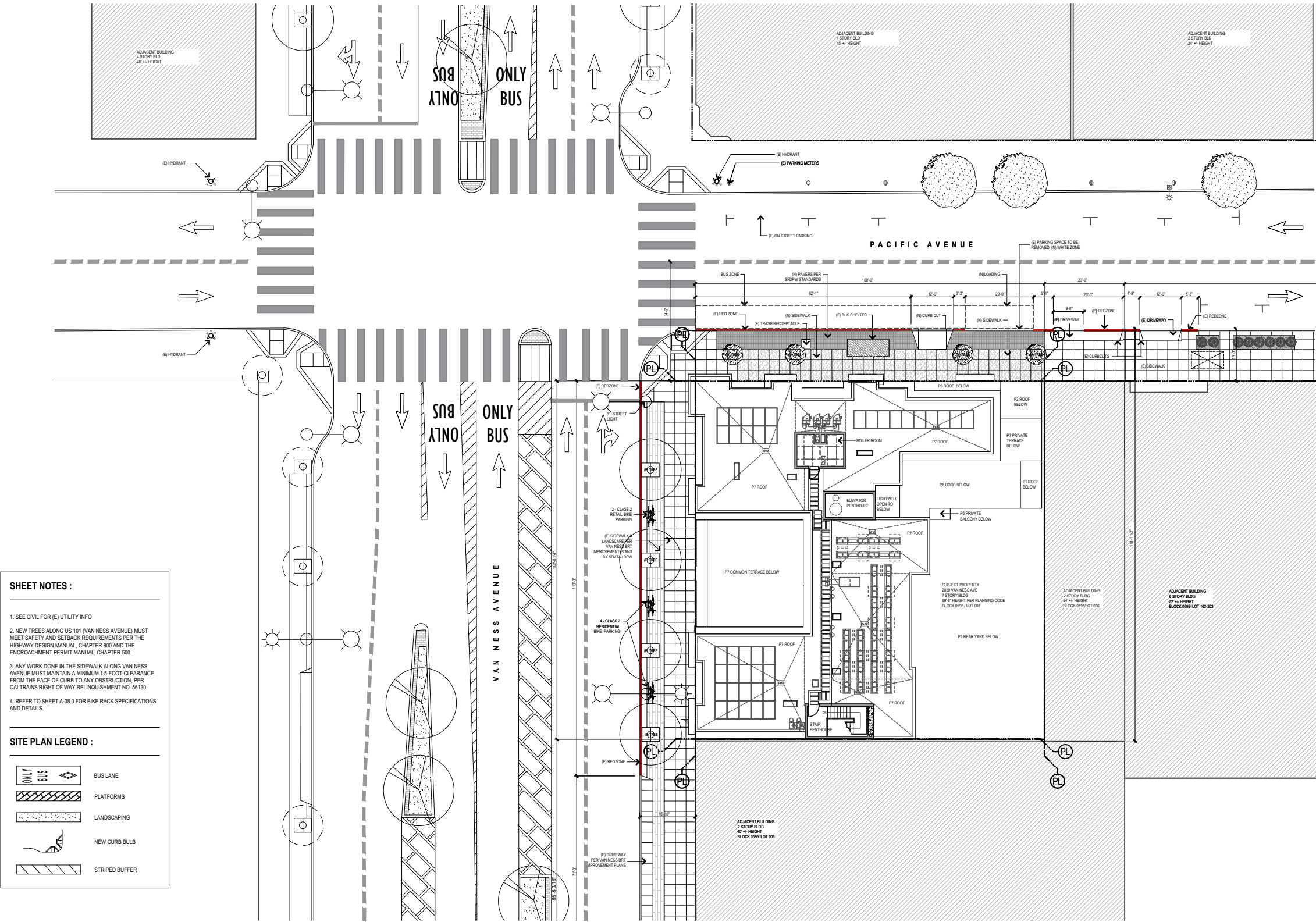
SHEET DESCRIPTION

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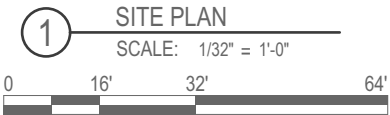


SHEET NOTES :

- SEE CIVIL FOR (E) UTILITY INFO
- NEW TREES ALONG US 101 (VAN NESS AVENUE) MUST MEET SAFETY AND SETBACK REQUIREMENTS PER THE HIGHWAY DESIGN MANUAL, CHAPTER 900 AND THE ENCROACHMENT PERMIT MANUAL, CHAPTER 500.
- ANY WORK DONE IN THE SIDEWALK ALONG VAN NESS AVENUE MUST MAINTAIN A MINIMUM 1.5-FOOT CLEARANCE FROM THE FACE OF CURB TO ANY OBSTRUCTION, PER CALTRANS RIGHT OF WAY RELINQUISHMENT NO. 56130.
- REFER TO SHEET A-38.0 FOR BIKE RACK SPECIFICATIONS AND DETAILS.

SITE PLAN LEGEND :

| | |
|--|----------------|
| | BUS LANE |
| | PLATFORMS |
| | LANDSCAPING |
| | NEW CURB BULB |
| | STRIPED BUFFER |



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SCALE: 1/16" = 1'-0"

DRAWING TITLE: PLAN LEVEL - B1

SHEET No: A-3.0

SHEET DESCRIPTION

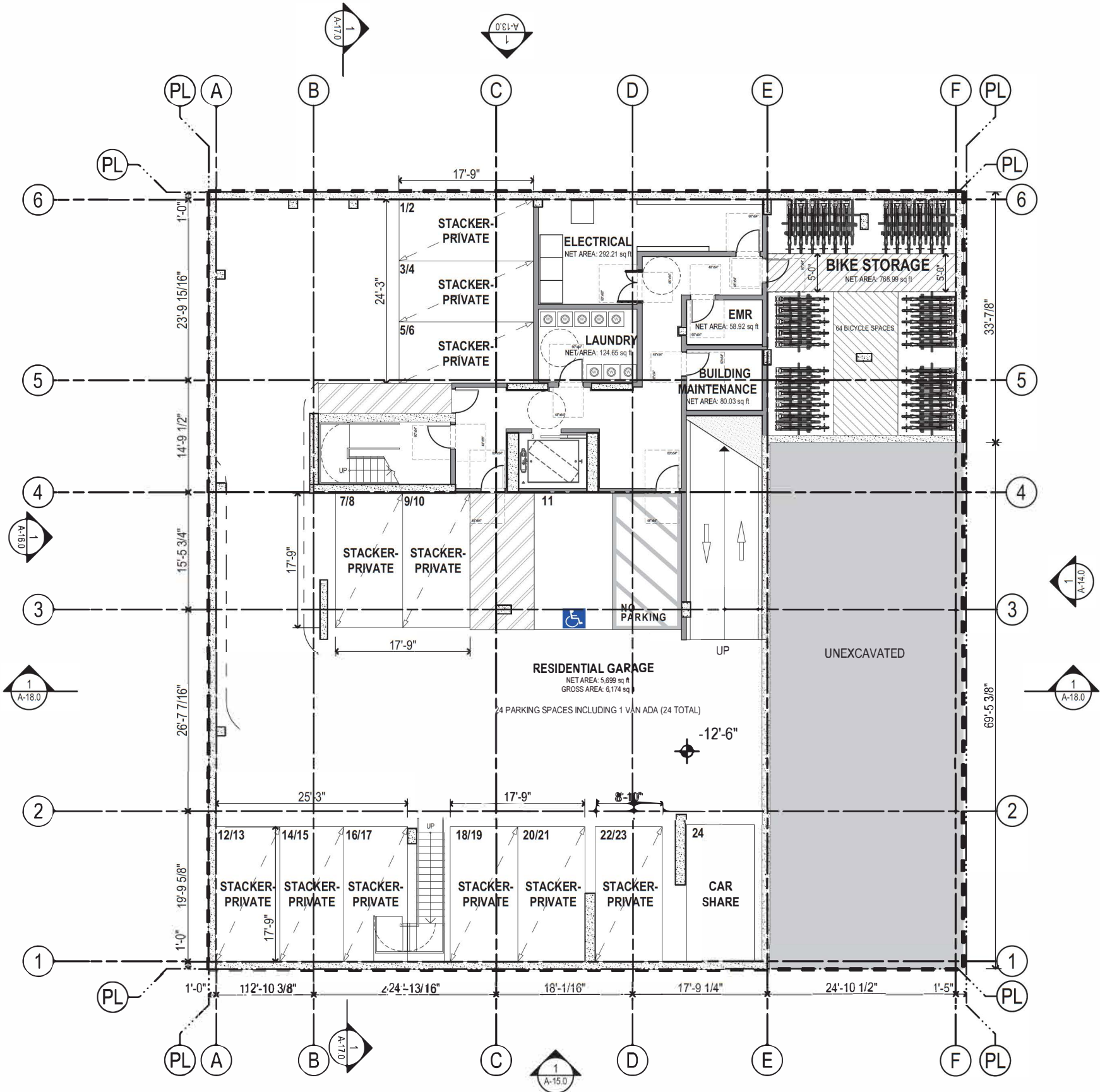
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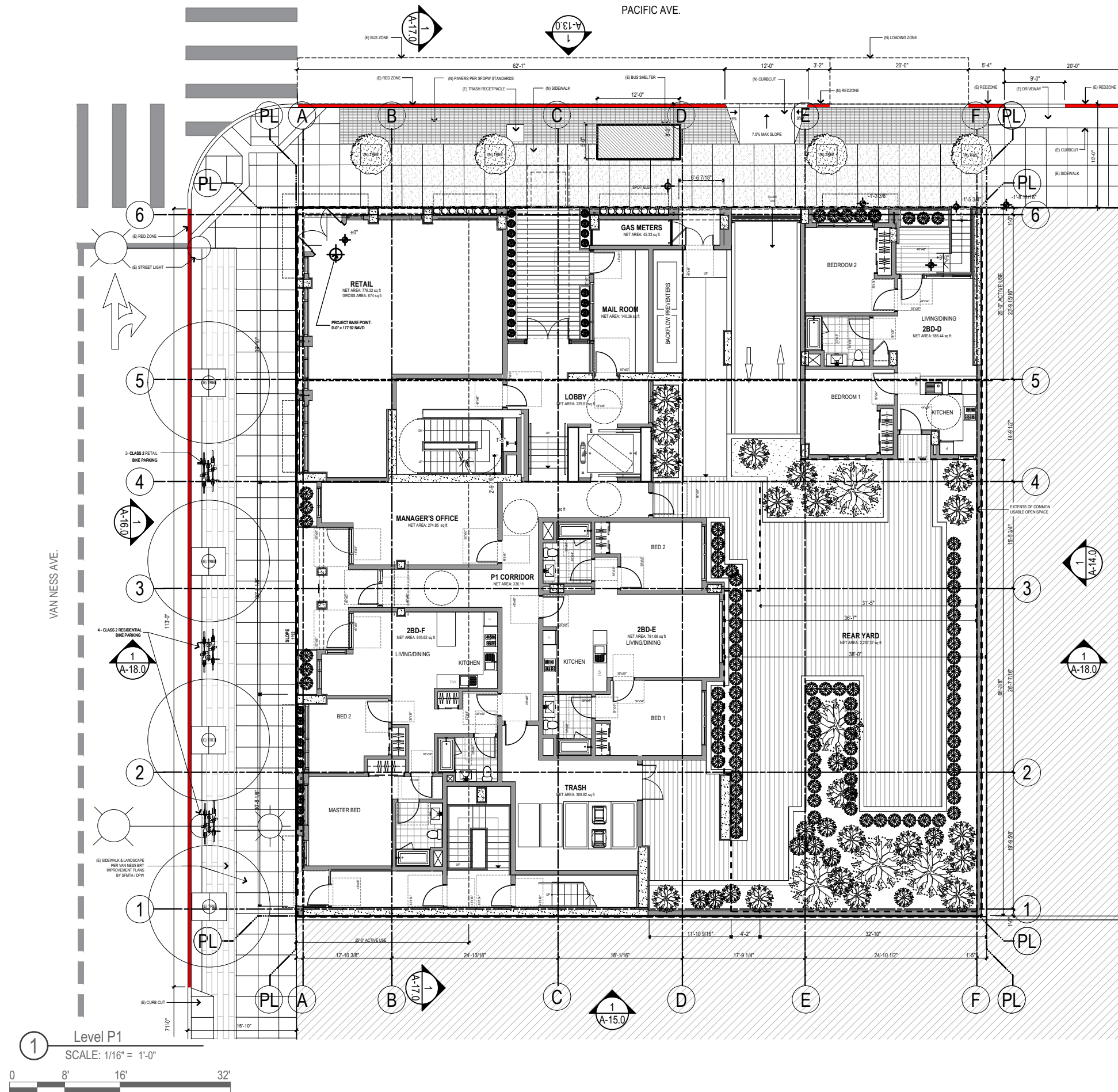


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Level B1
SCALE: 1/16" = 1'-0"

0 8' 16' 32'





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PROJECT

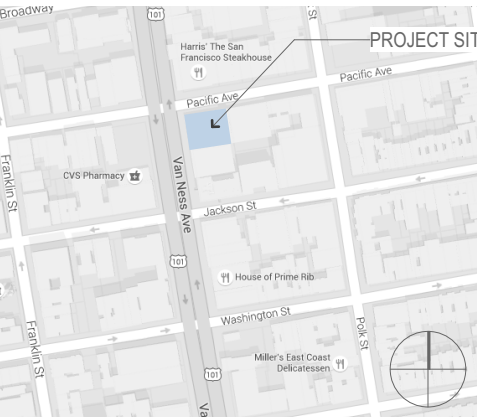
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DRAWING TITLE: PLAN LEVEL - P1

SHEET No: A-4.0

SHEET DESCRIPTION

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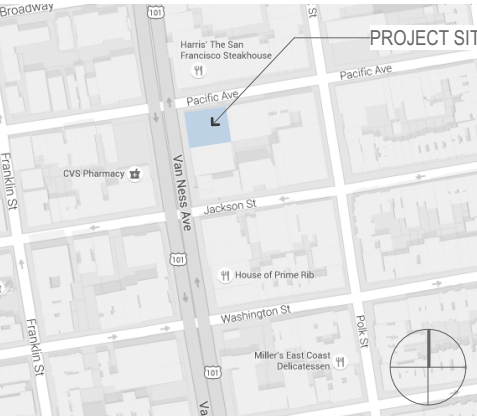
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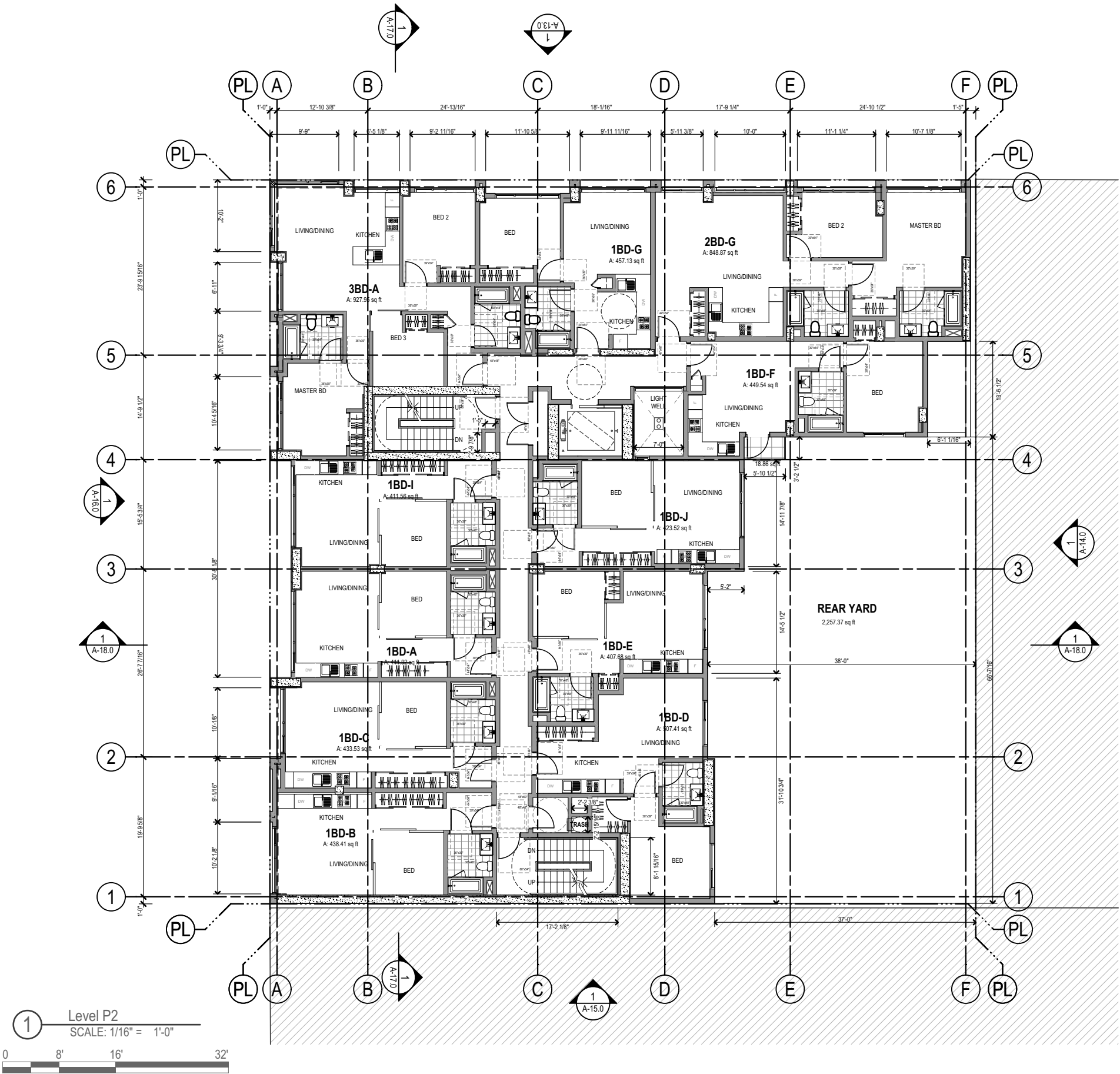
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DRAWING TITLE: PLAN LEVEL - P2
SHEET No: A-5.0

SHEET DESCRIPTION
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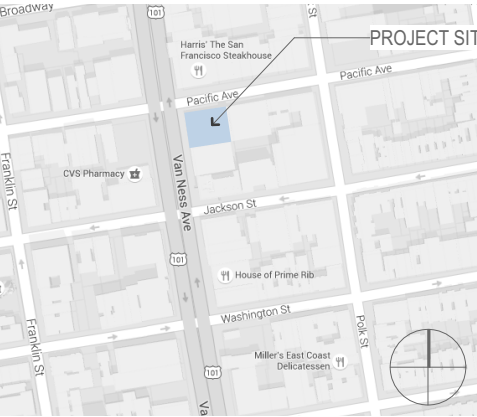


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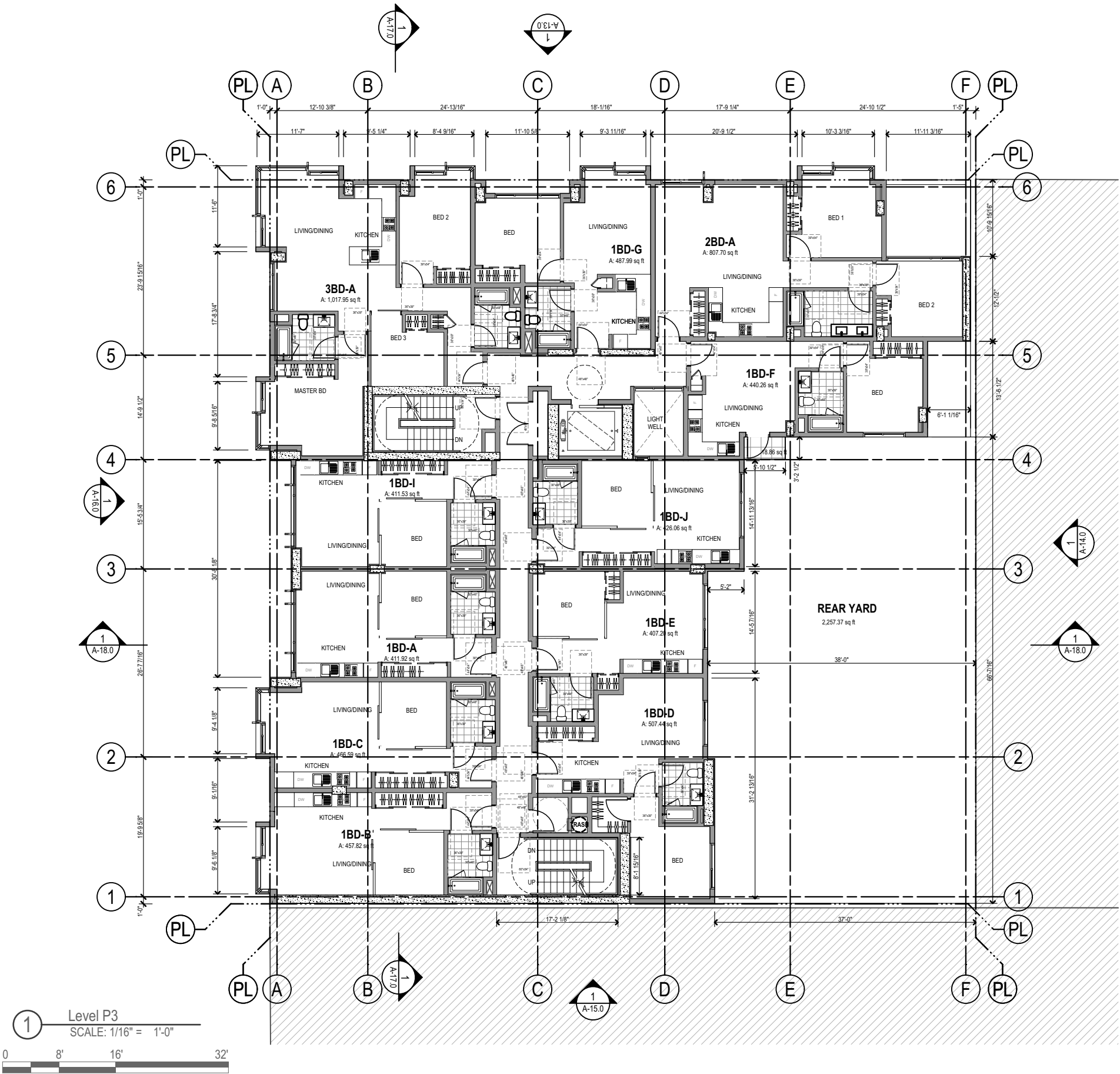
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DRAWING TITLE: PLAN LEVEL - P3
SHEET No: A-6.0

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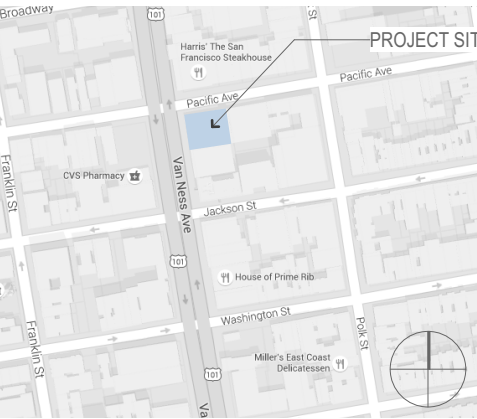
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DRAWING TITLE: PLAN LEVEL - P4

SHEET No: A-7.0

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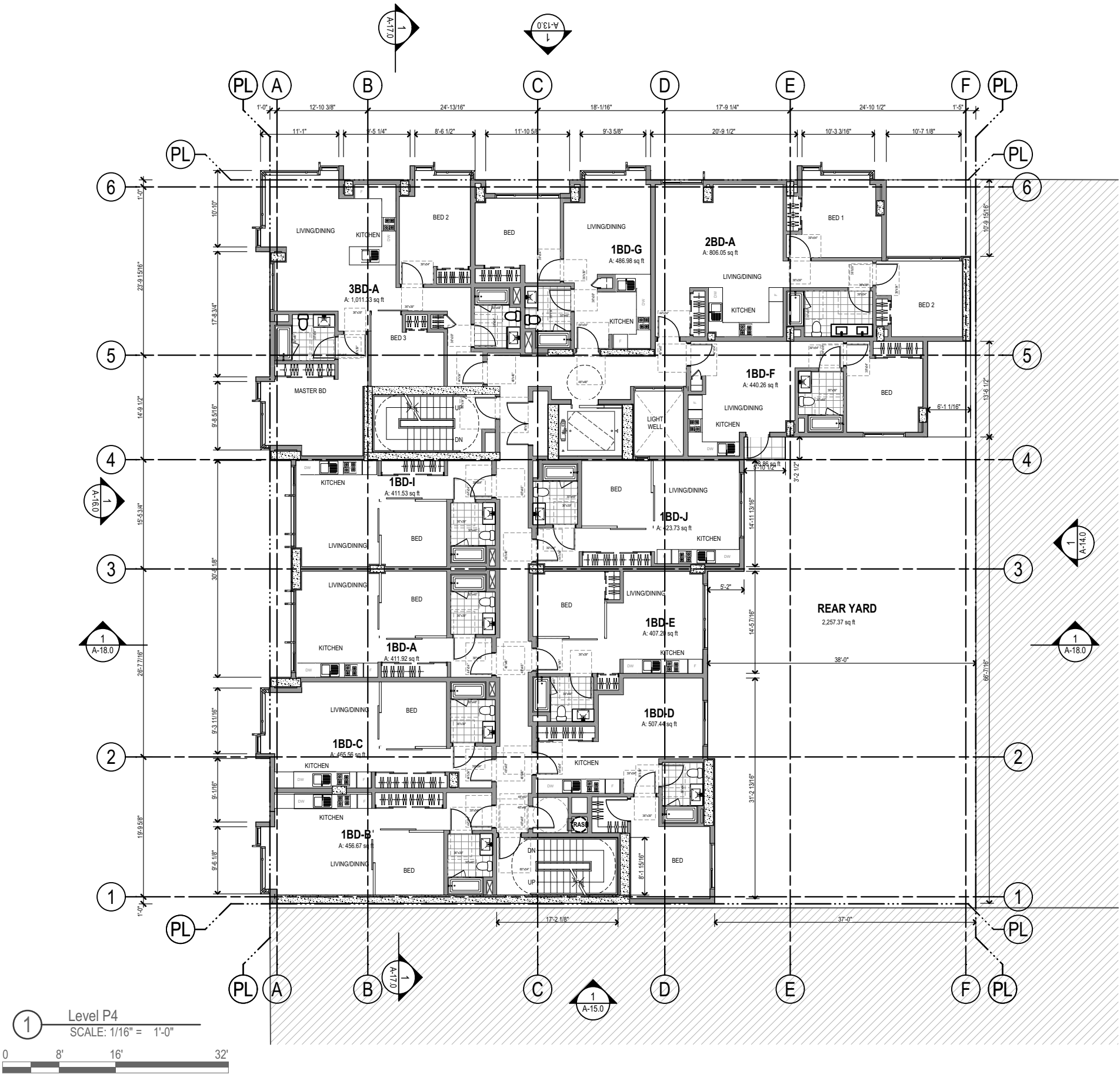
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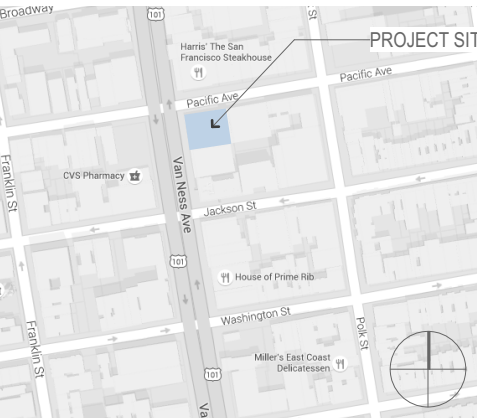


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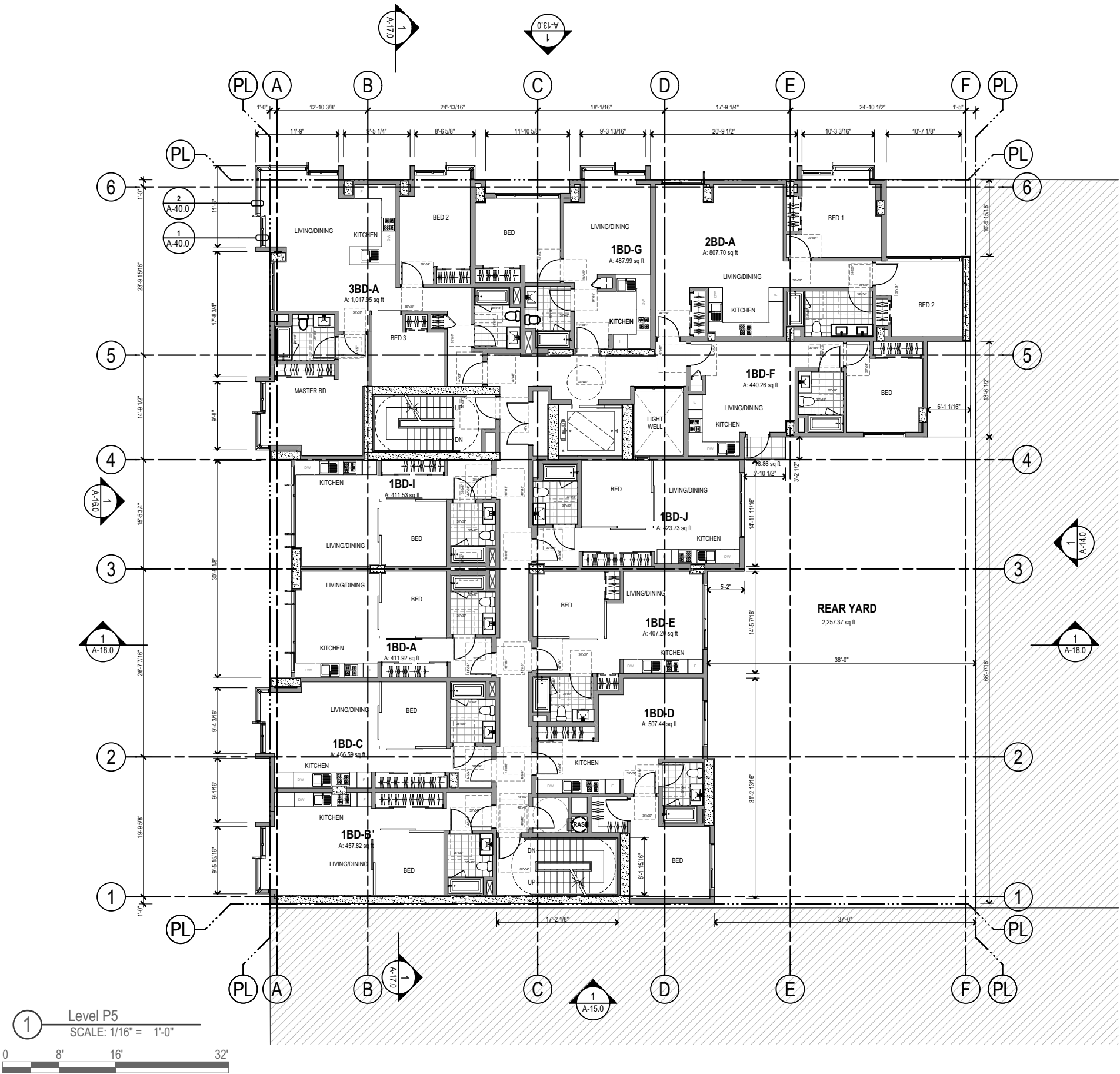
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SHEET No: A-8.0

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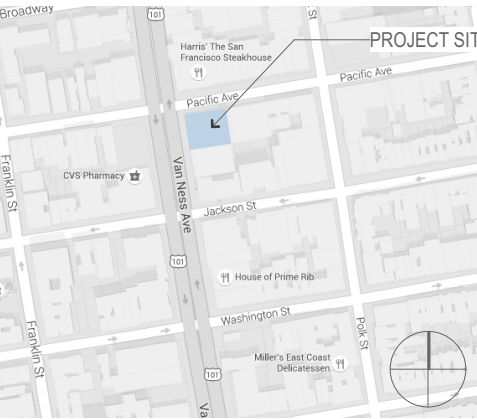
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DRAWING TITLE: PLAN LEVEL - P6

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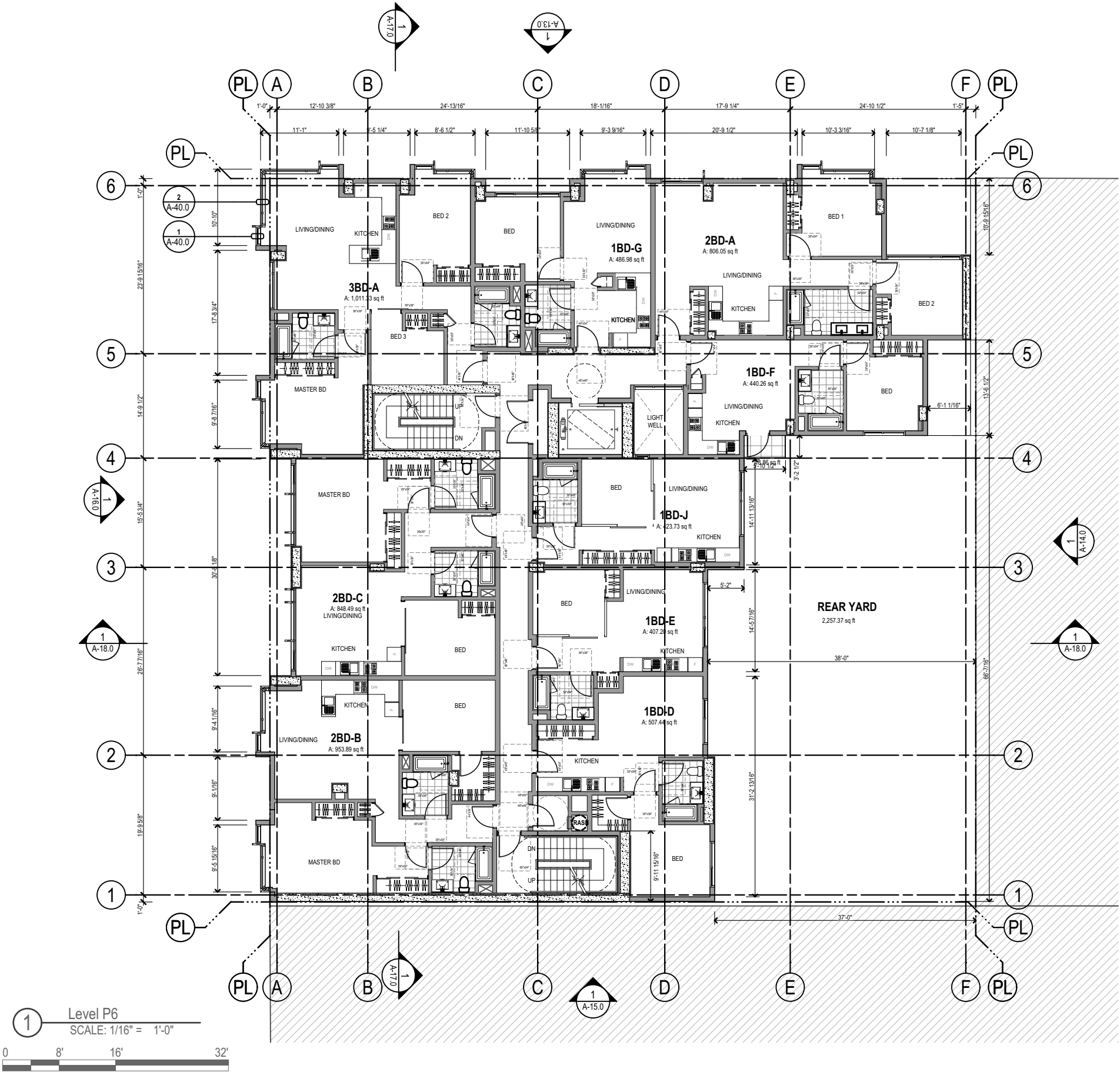
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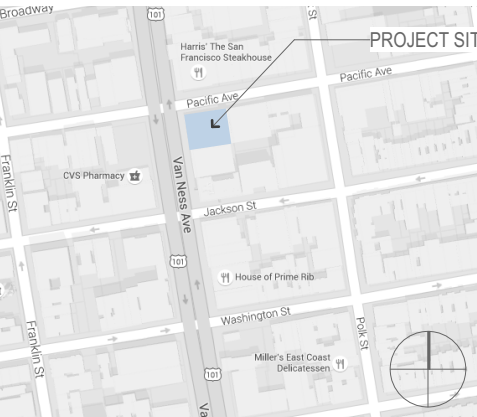


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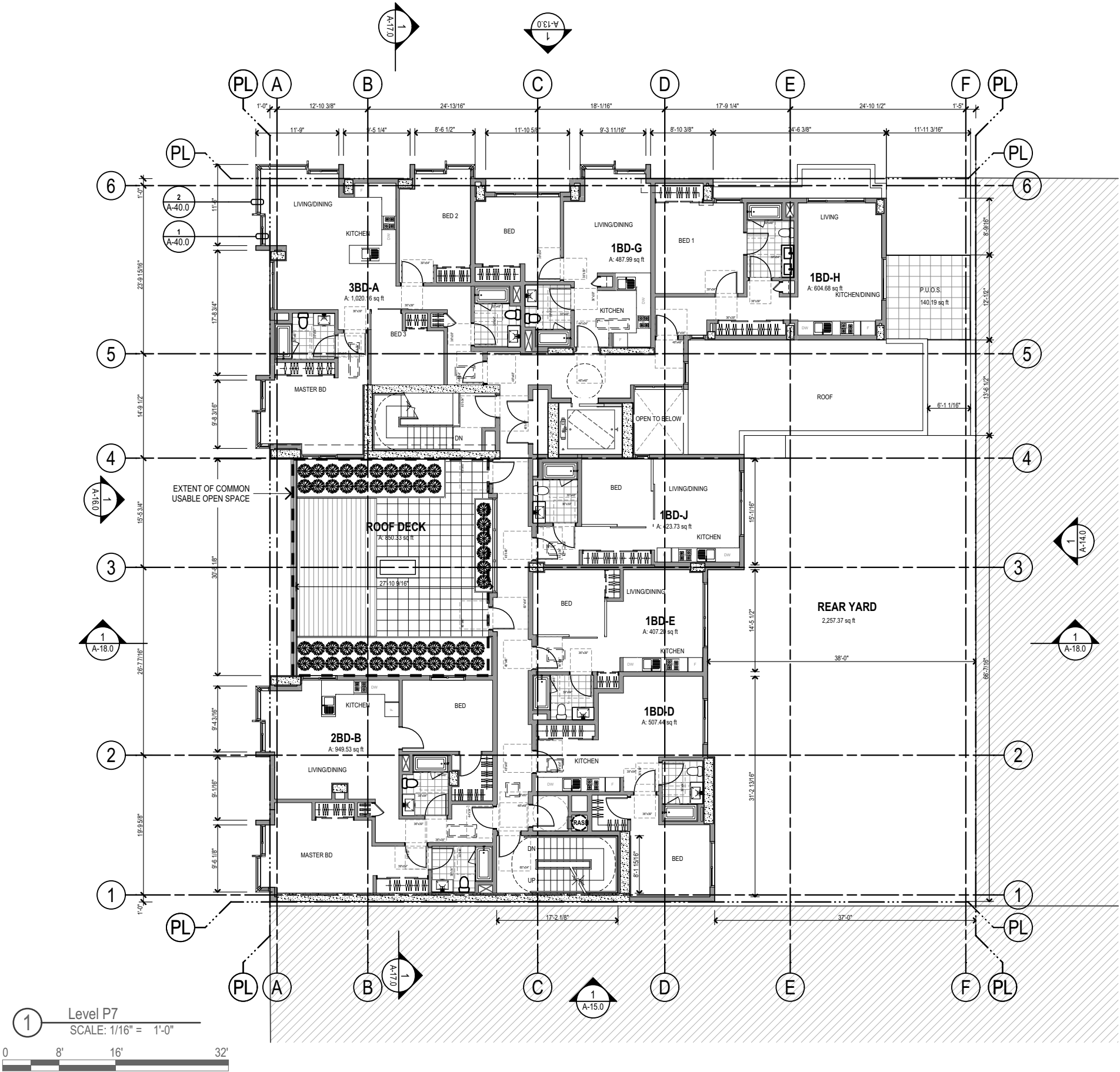
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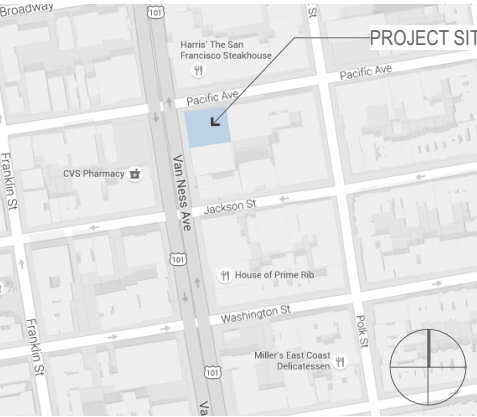
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SHEET No: A-12.0

SHEET DESCRIPTION

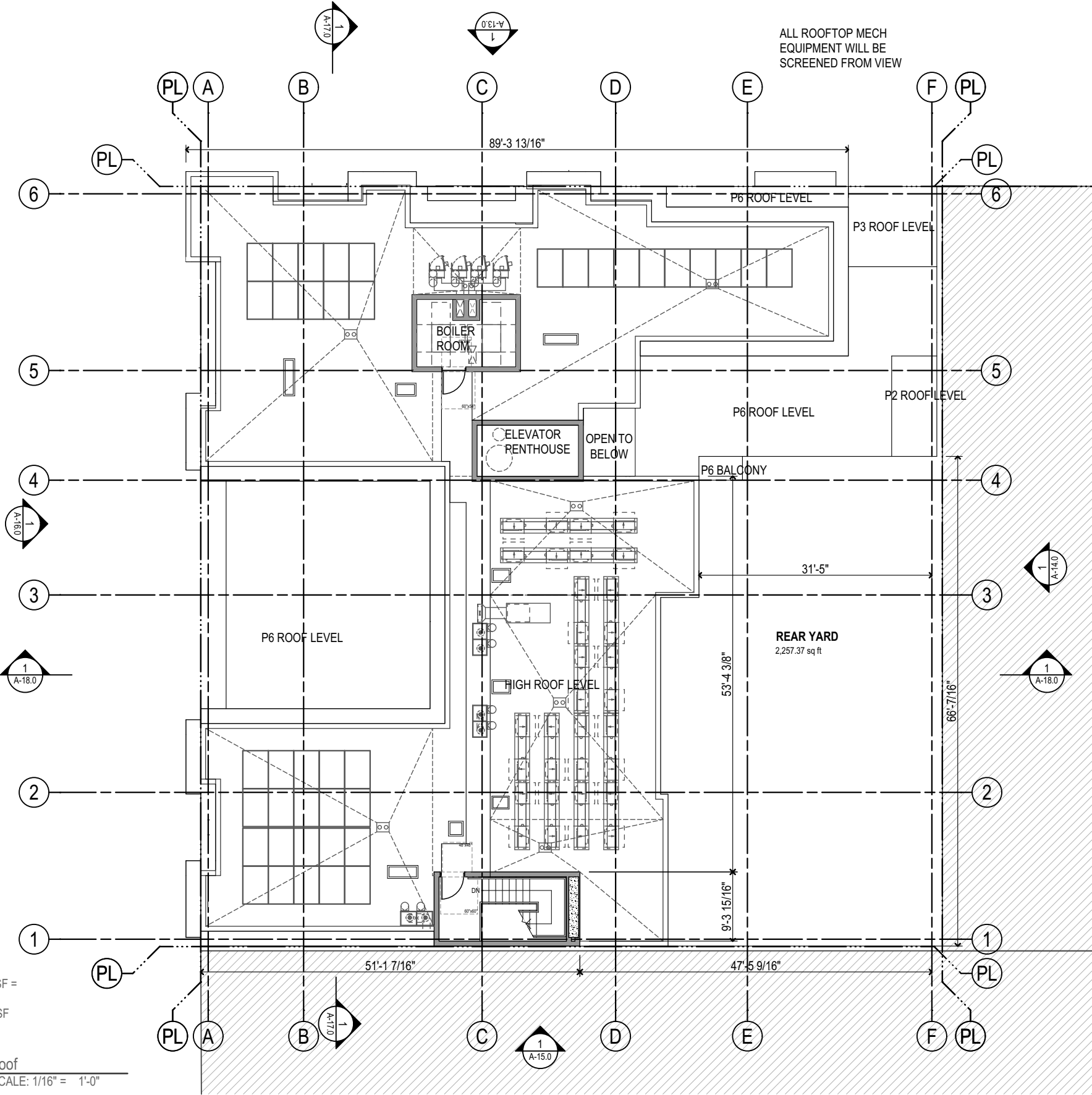
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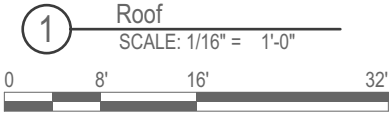
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ALL ROOFTOP MECH
EQUIPMENT WILL BE
SCREENED FROM VIEW



PHOTOVOLTEIC AREA REQUIRED: 687 SF =
15% OF ROOF AREA (4,582 SF)
PHOTOVOLTEIC AREA PROPOSED: 703 SF



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2050 VAN NESS

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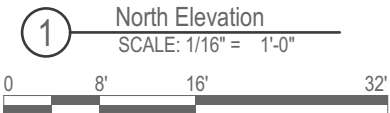
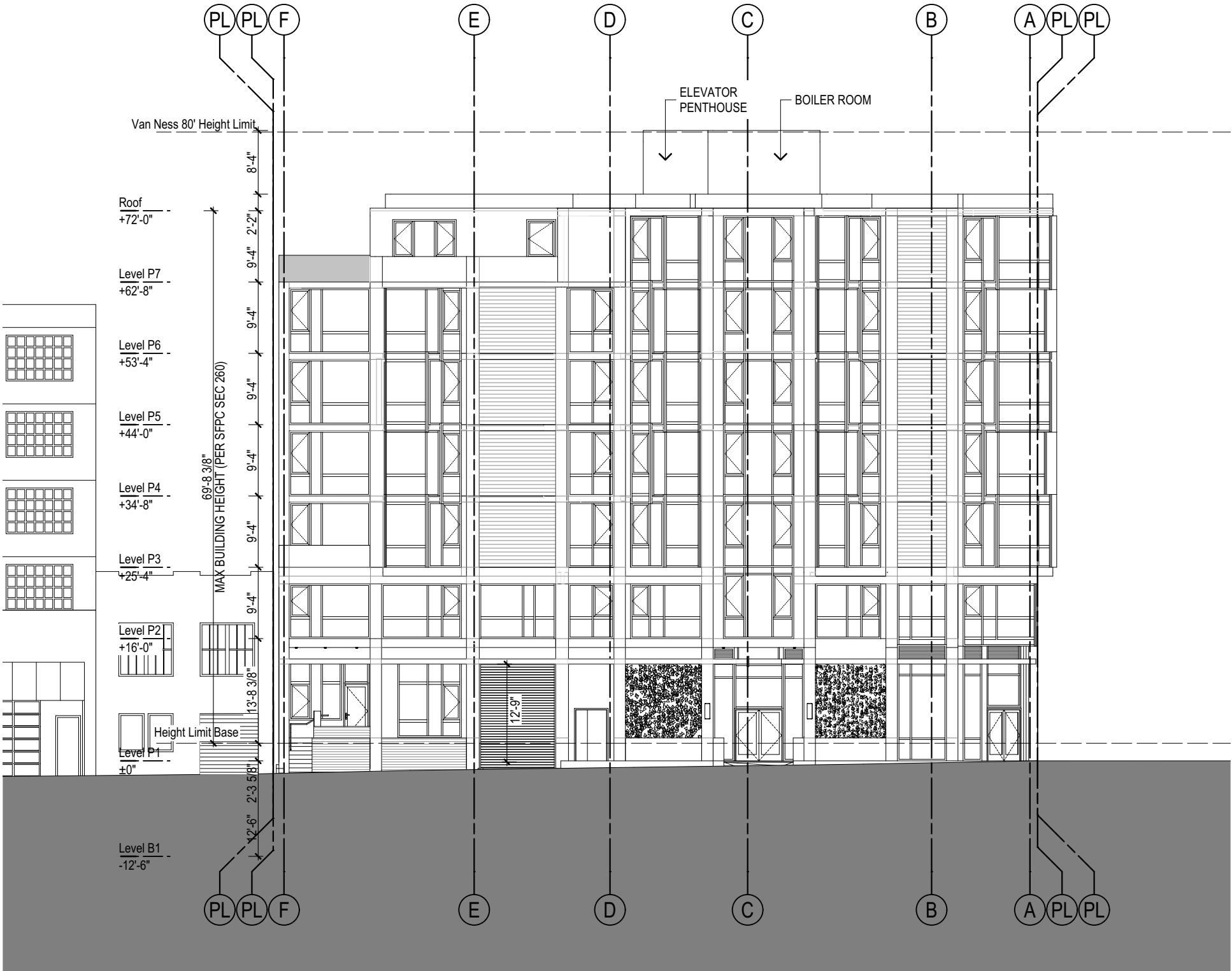
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DRAWING TITLE: NORTH ELEVATION

SHEET No: A-13.0

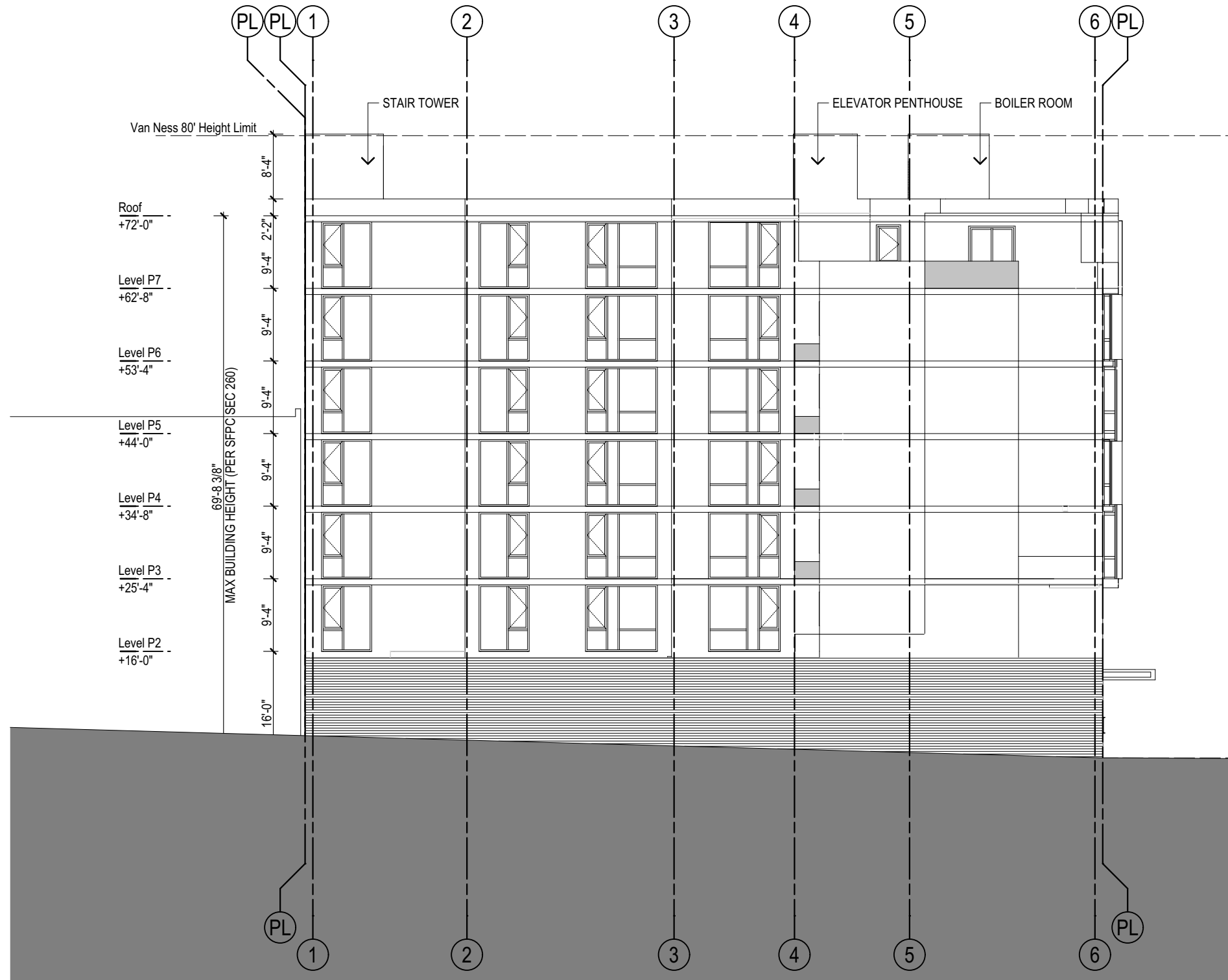
SHEET DESCRIPTION

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1 East Elevation
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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SCALE: 1/16" = 1'-0"

DRAWING TITLE: EAST ELEVATION

SHEET No: A-14.0

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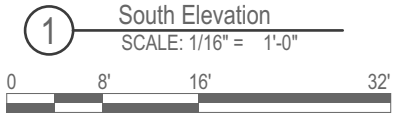
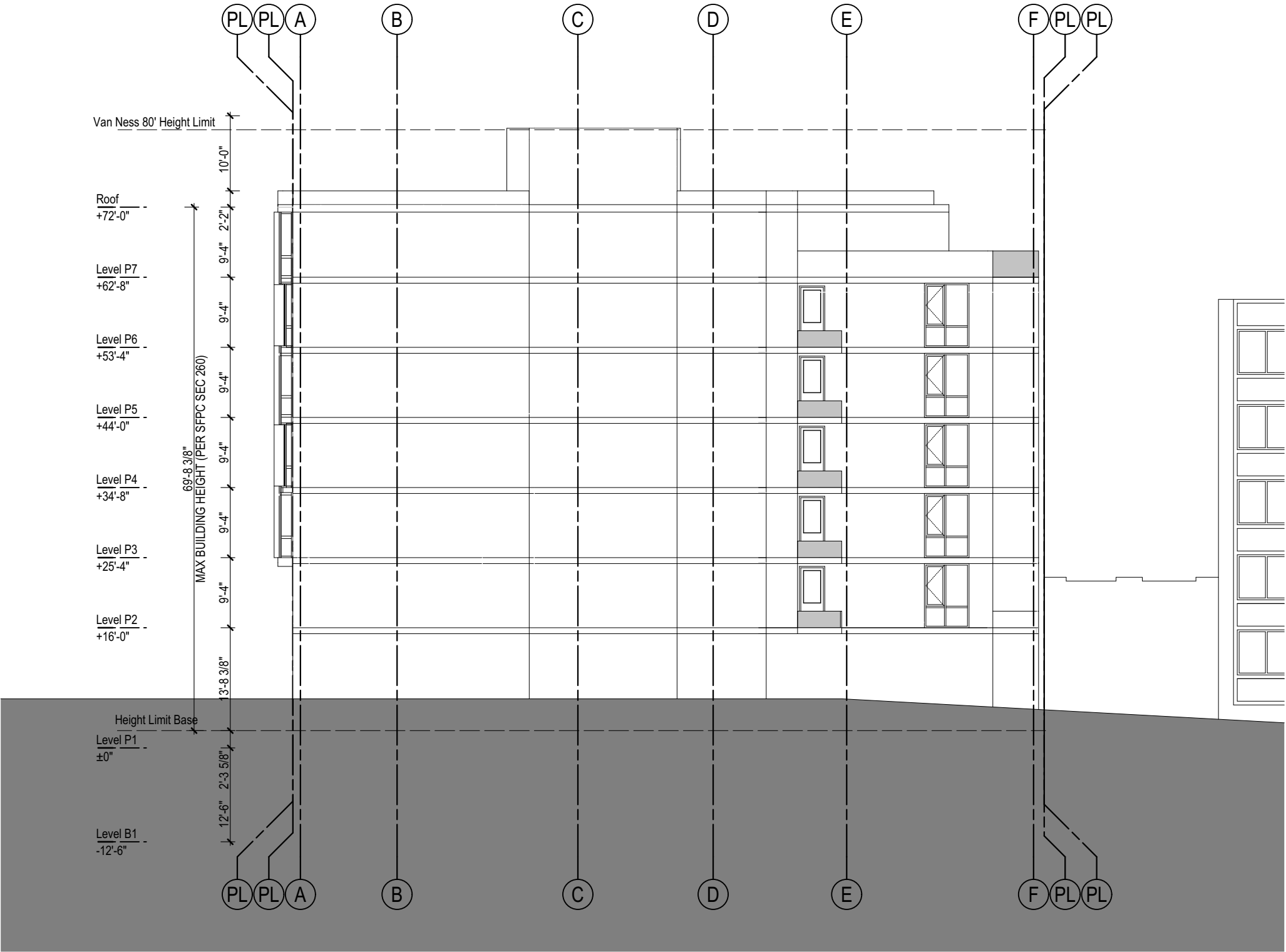
SCALE: 1/16" = 1'-0"

DRAWING TITLE: SOUTH ELEVATION

SHEET No: A-15.0

SHEET DESCRIPTION

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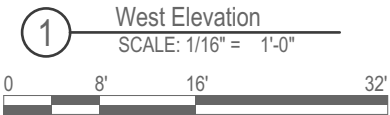
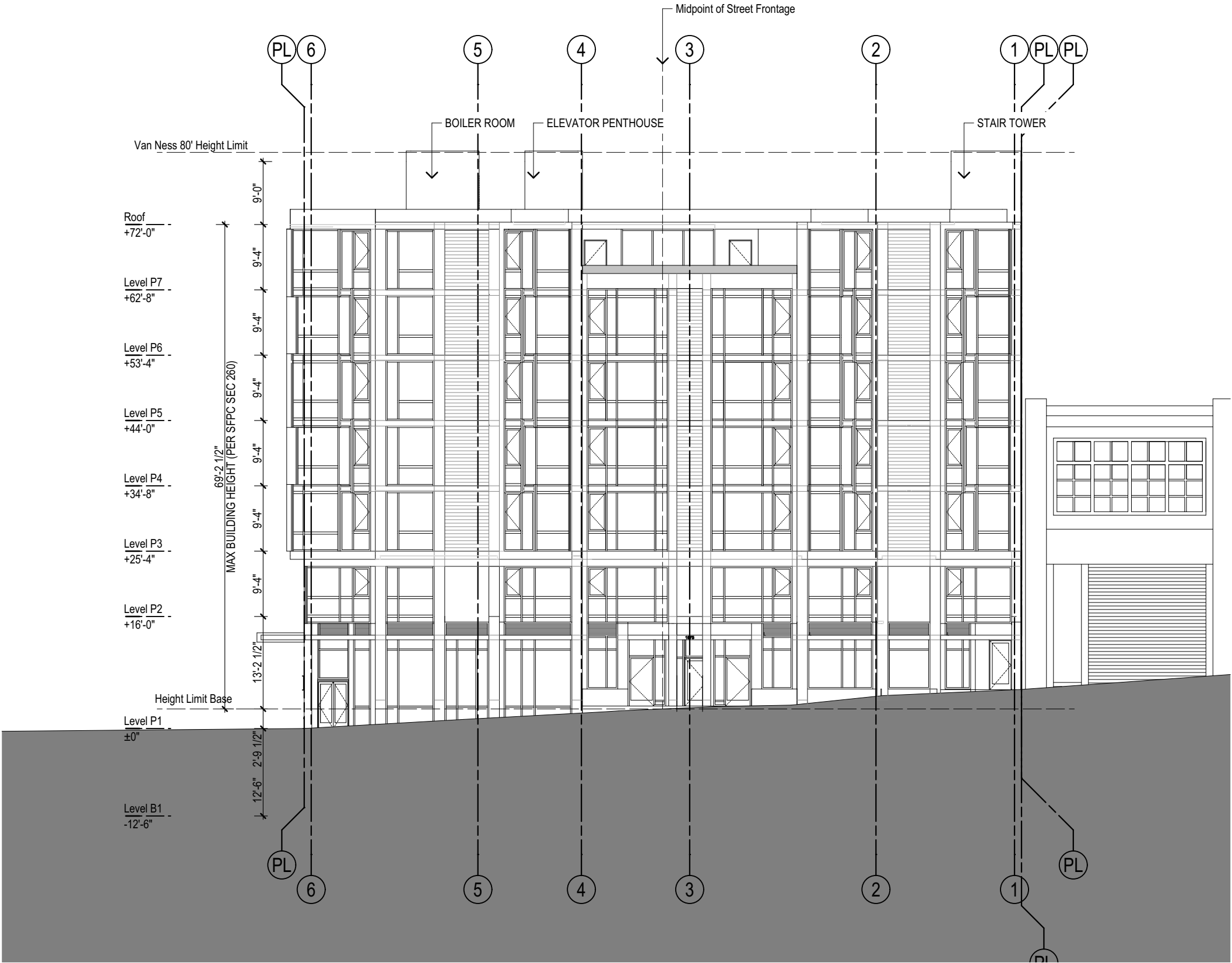
SCALE: 1/16" = 1'-0"

DRAWING TITLE: WEST ELEVATION

SHEET No: A-16.0

SHEET DESCRIPTION

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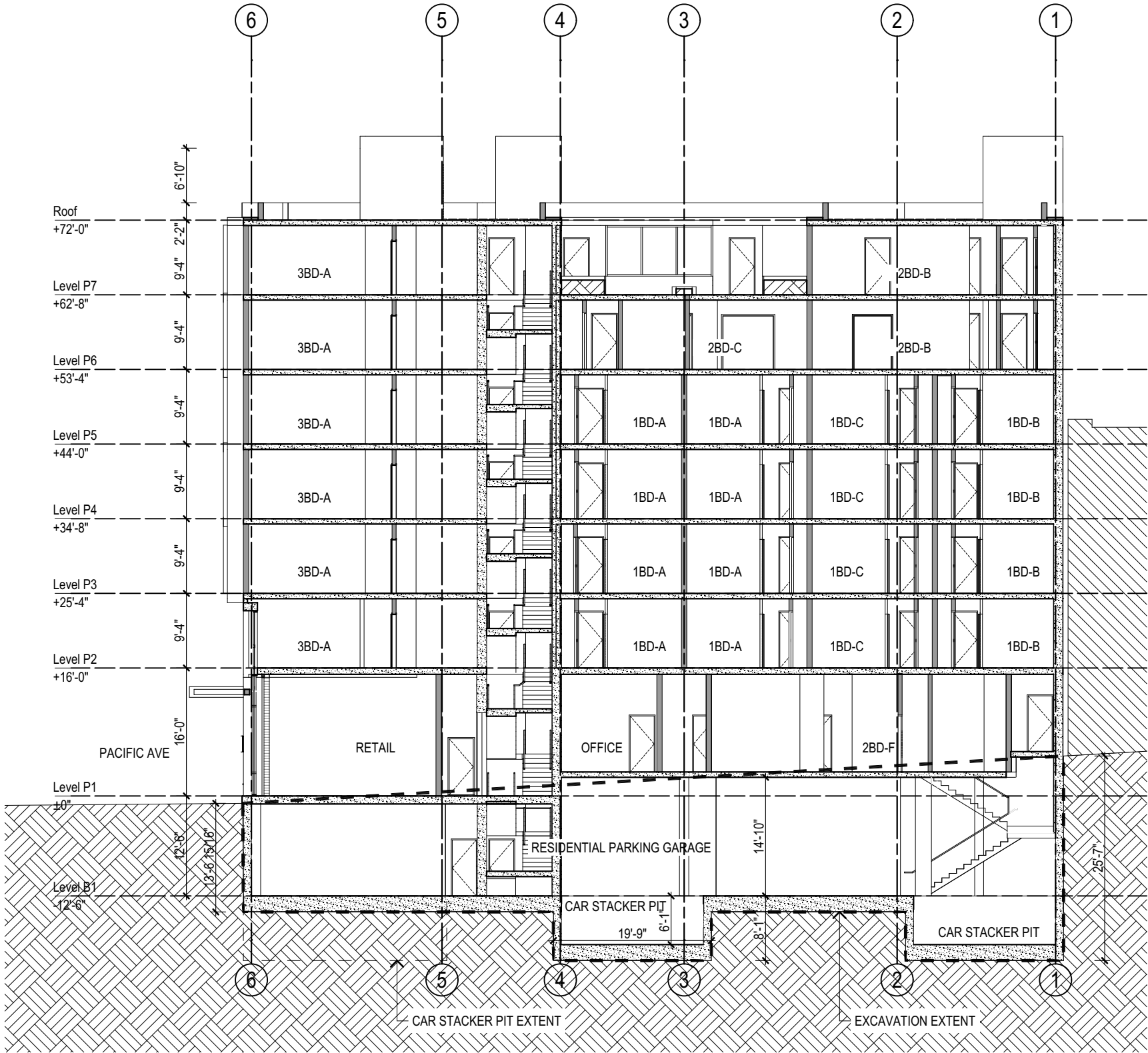
SCALE: 1/16" = 1'-0"

DRAWING TITLE: LONGITUDINAL SECTION

SHEET No: A-17.0

SHEET DESCRIPTION

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EXCAVATION CALCULATIONS

AVERAGE BASEMENT DEPTH:
15'-8"

BASEMENT AREA:
8,436 SQFT

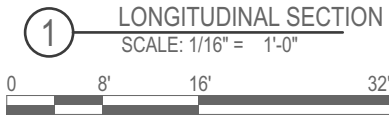
BASEMENT EXCAVATION:
132,106 CUBIC FEET

STACKER AREA:
1,666 SQFT

STACKER PIT DEPTH:
6'-1"

STACKER PIT EXCAVATION:
1666SQFT X 6'-1" = 10,135 CUBIC FEET

TOTAL EXCAVATION:
132106 + 10135 = 142,241 CUBIC FEET
= 5,268 CUBIC YARDS



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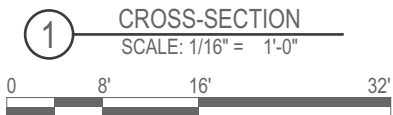
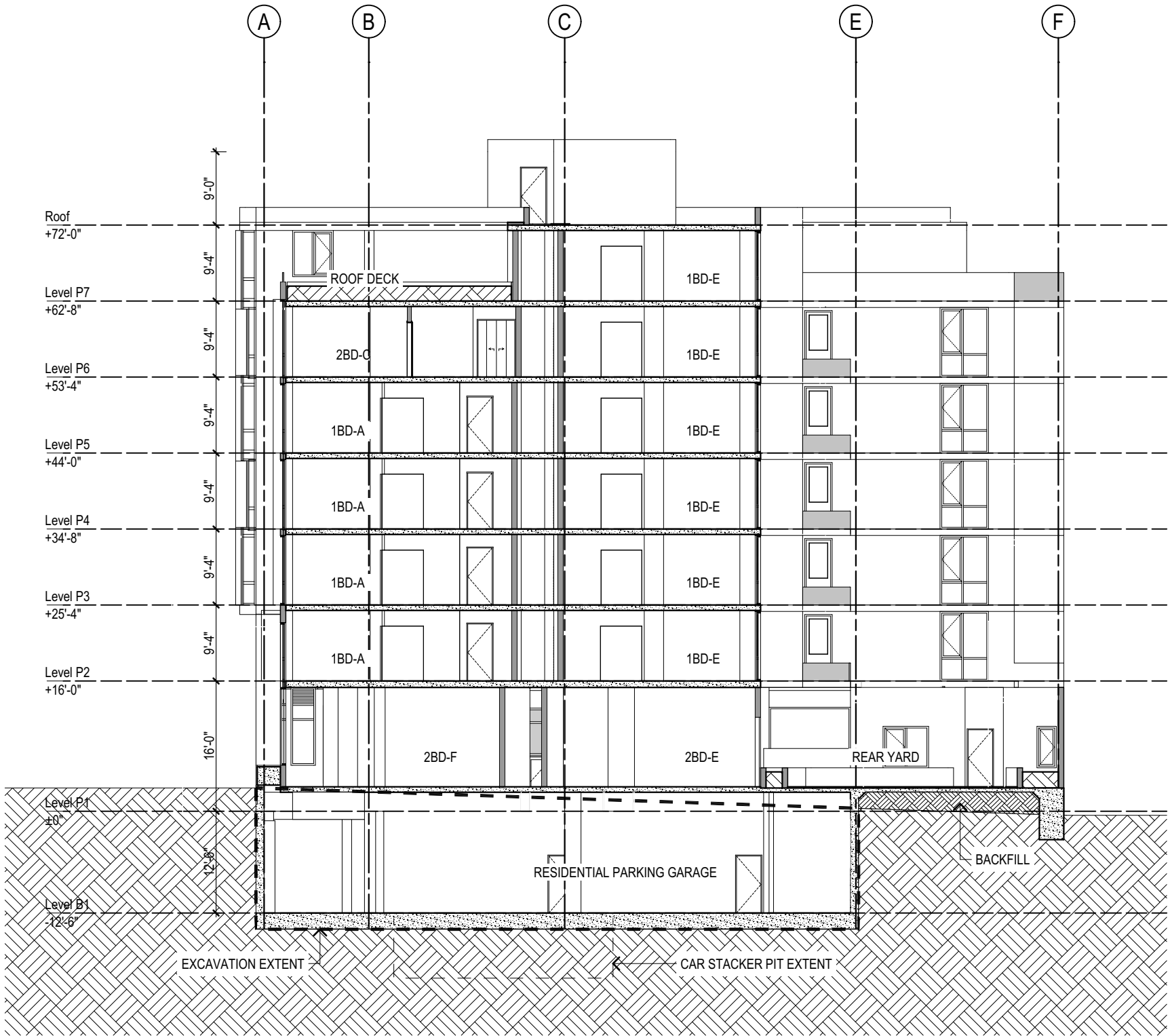
SCALE: 1/16" = 1'-0"

DRAWING TITLE: CROSS-SECTION

SHEET No: A-18.0

SHEET DESCRIPTION

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2050 VAN NESS AVE. - SUBJECT PROPERTY



2050 VAN NESS AVE. - ADJACENT PROPERTY



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SCALE: _____

DRAWING TITLE: PHOTOGRAPHS 1

SHEET No: A-19.0

SHEET DESCRIPTION

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2050 VAN NESS AVE. - OPPOSITE PROPERTY



2050 VAN NESS AVE. - OPPOSITE PROPERTY



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DRAWING TITLE: PHOTOGRAPHS 2

SHEET No: A-20.0

SHEET DESCRIPTION

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TRAFFIC LIHT AT SOUTHEAST CORNER
OF VAN NESS AND PACIFIC AVE



BUS STOP ALONG PACIFIC AVE



SIGNAGE ALONG PACIFIC AVE



SIGNAGE ALONG VAN NESS AVE



2050 VAN NESS AVE. - ADJACENT PROPERTY

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PROJECT

SCALE:

DRAWING TITLE:

SHEET No:

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION

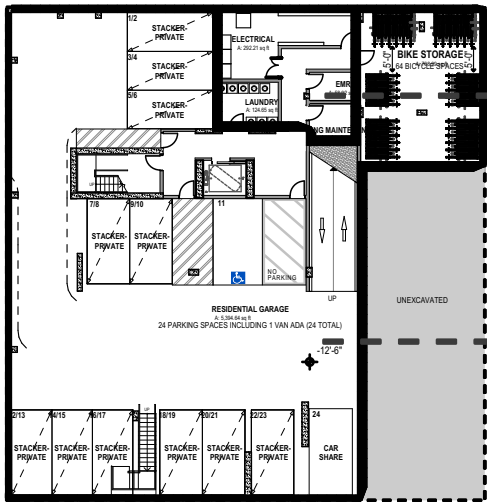
PHOTOGRAPHS 3

A-21.0

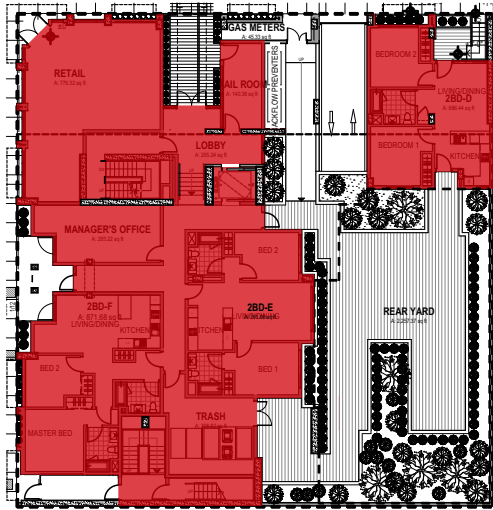


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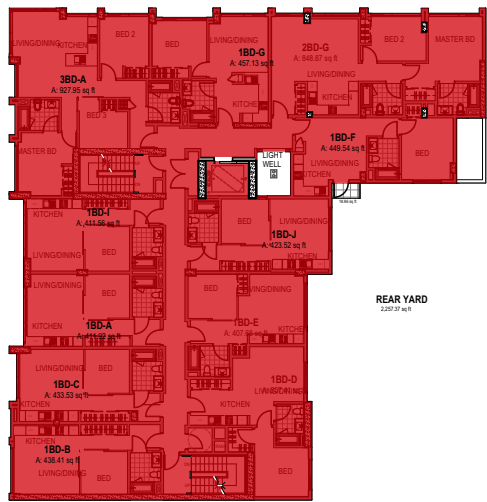
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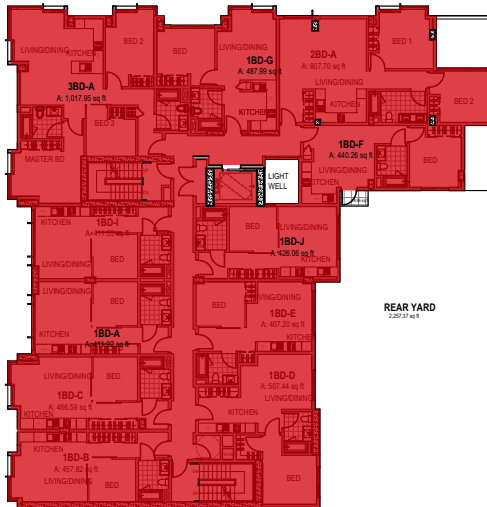
A. BASEMENT LEVEL: NO SF IN F.A.R.



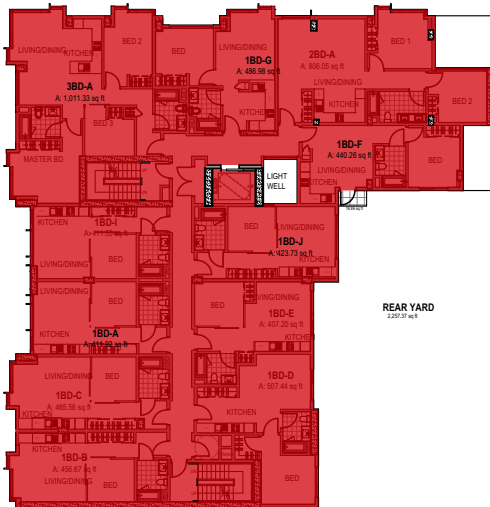
B. STREET LEVEL/ 1ST FLOOR: 5,665 SF



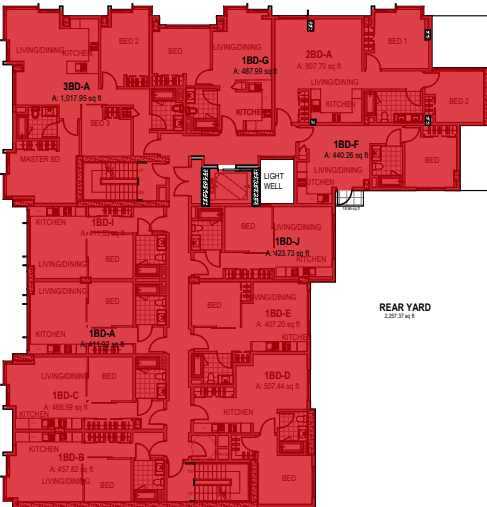
C. 2ND FLOOR: 7,448 SF



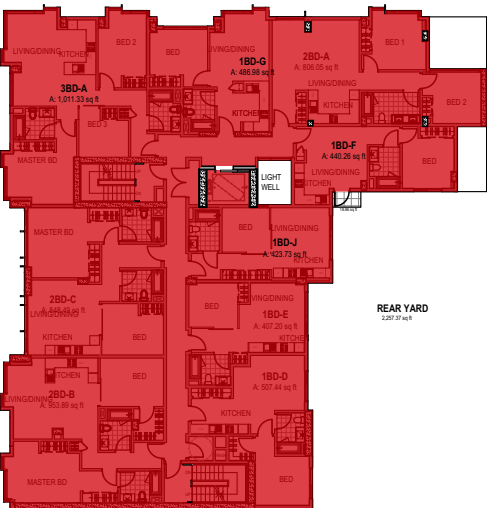
D. 3RD FLOOR: 7,575 SF



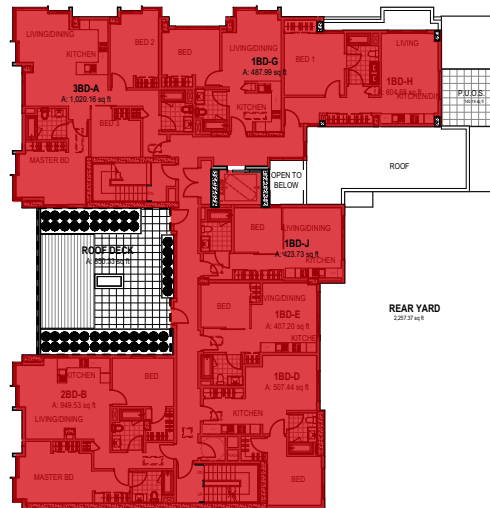
E. 4TH FLOOR: 7,564 SF



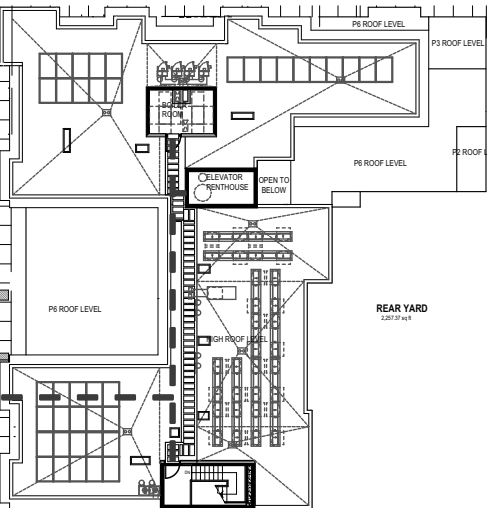
F. 5TH FLOOR: 7,576 SF



G. 6TH FLOOR: 7,564 SF



H. 7TH FLOOR: 5,992 SF



J. ROOF: NO SF IN F.A.R.

TOTAL GROSS FLOOR AREA: 49,268 SF
(PER SF PLANNING CODE)

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SCALE: 1" = 40'
GROSS FLOOR AREA
DIAGRAM

SHEET No: A-22.0

SHEET DESCRIPTION

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① Intersection View

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PROJECT

SCALE: N.T.S.

DRAWING TITLE: VIEW 1

SHEET No: A-24.0

SHEET DESCRIPTION

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SCALE: N.T.S.

DRAWING TITLE: VIEW 2

SHEET No: A-25.0

SHEET DESCRIPTION

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1 Pacific Street View

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① Van Ness Street View

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SCALE: _____ N.T.S.

DRAWING TITLE: _____ VIEW 3

SHEET No: _____ A-26.0

SHEET DESCRIPTION _____

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① Rear Yard

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SCALE: _____ N.T.S.
DRAWING TITLE: _____ VIEW 4
SHEET No: _____ A-27.0

SHEET DESCRIPTION _____
DATE: 7/15/2019 _____ ISSUE: PLANNING COMMISSION _____



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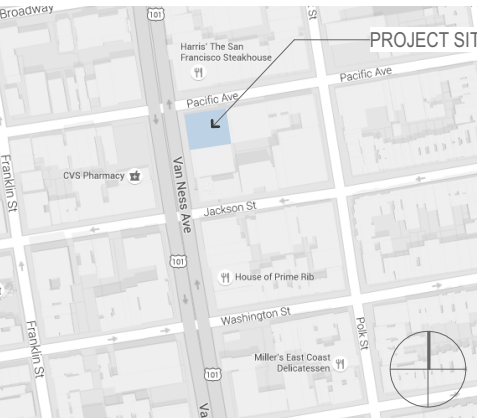
SCALE: 1/32" = 1'-0"

DRAWING TITLE: EXISTING SITE PLAN

SHEET No: A-28.0

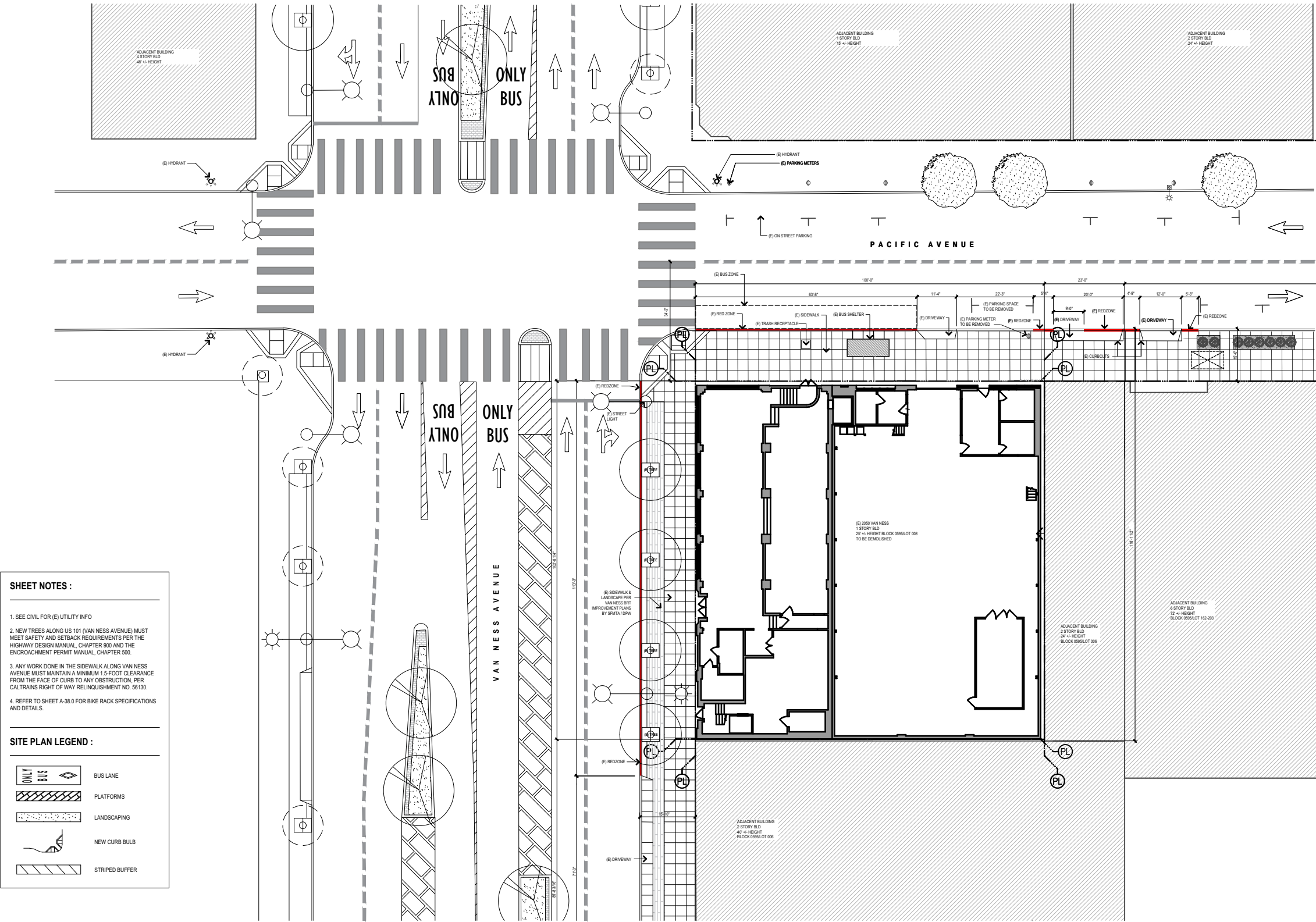
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SHEET NOTES :

- SEE CIVIL FOR (E) UTILITY INFO
- NEW TREES ALONG US 101 (VAN NESS AVENUE) MUST MEET SAFETY AND SETBACK REQUIREMENTS PER THE HIGHWAY DESIGN MANUAL, CHAPTER 900 AND THE ENCROACHMENT PERMIT MANUAL, CHAPTER 500.
- ANY WORK DONE IN THE SIDEWALK ALONG VAN NESS AVENUE MUST MAINTAIN A MINIMUM 1.5-FOOT CLEARANCE FROM THE FACE OF CURB TO ANY OBSTRUCTION, PER CALTRANS RIGHT OF WAY RELINQUISHMENT NO. 56130.
- REFER TO SHEET A-38.0 FOR BIKE RACK SPECIFICATIONS AND DETAILS.

SITE PLAN LEGEND :

| | |
|--|----------------|
| | BUS LANE |
| | PLATFORMS |
| | LANDSCAPING |
| | NEW CURB BULB |
| | STRIPED BUFFER |

1 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"
0 16' 32' 64'

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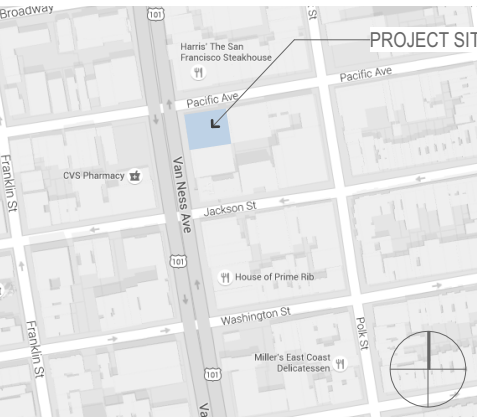
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DRAWING TITLE: EXISTING FLOOR PLAN - P1

SHEET No: A-28.1

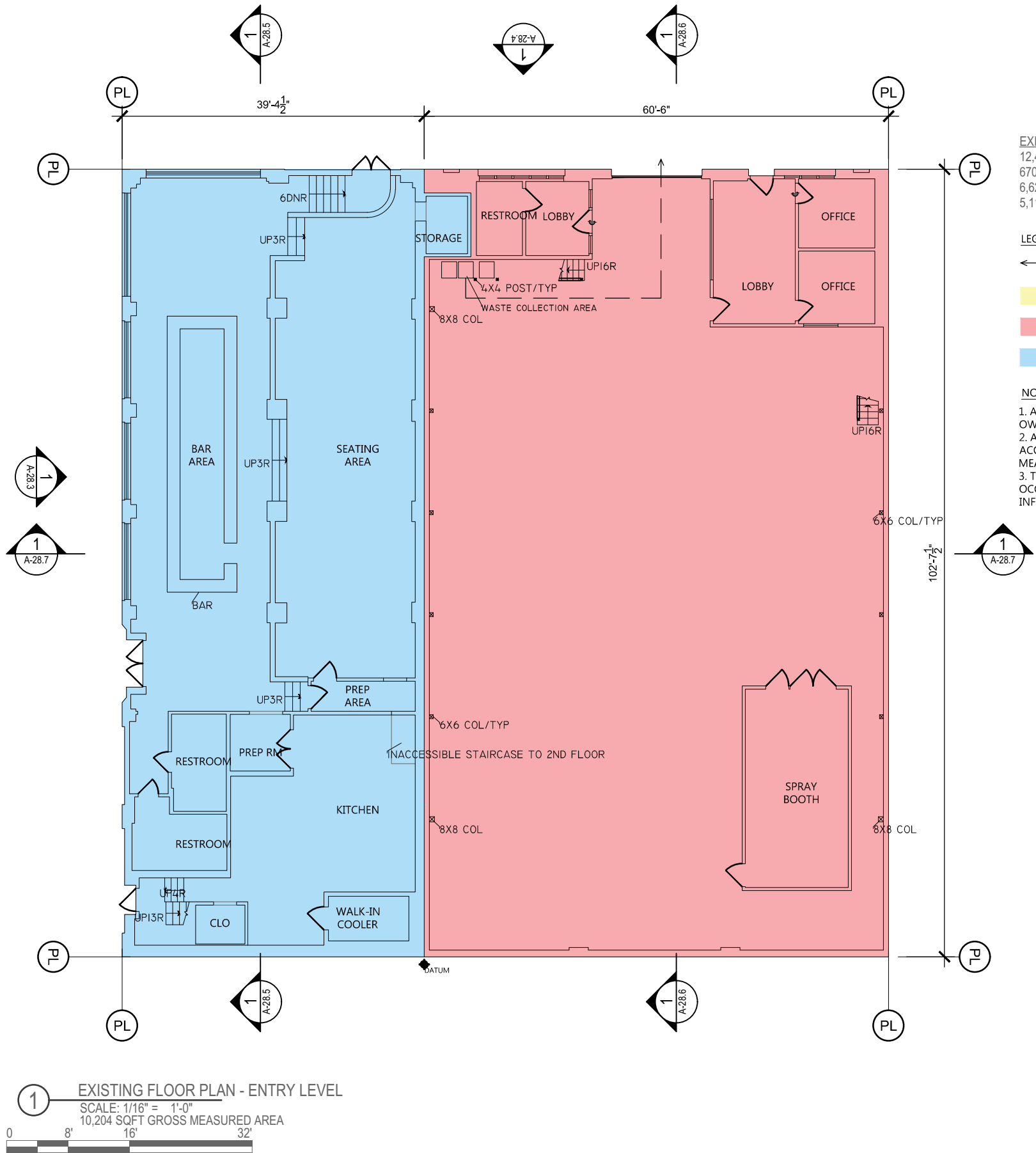
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EXISTING BUILDING GSF
12,409 GSF TOTAL
670 GSF OFFICE
6,625 GSF INDUSTRIAL
5,113 GSF RETAIL

LEGEND

← WASTE TRANSPORT TO STREET

- OFFICE
- INDUSTRIAL (AUTO REPAIR)
- RETAIL (RESTAURANT BAR)

NOTES

1. AS-BUILT DRAWINGS PROVIDED BY OWNER
2. AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION THIS ELEMENT NOT MEASURED, ILLUSTRATOR'S RENDERING.
3. THE EXISTING RESTAURANT IS NOT OCCUPIED. WASTE COLLECTION INFORMATION IS NOT AVAILABLE

1 EXISTING FLOOR PLAN - ENTRY LEVEL

SCALE: 1/16" = 1'-0"
10,204 SQFT GROSS MEASURED AREA



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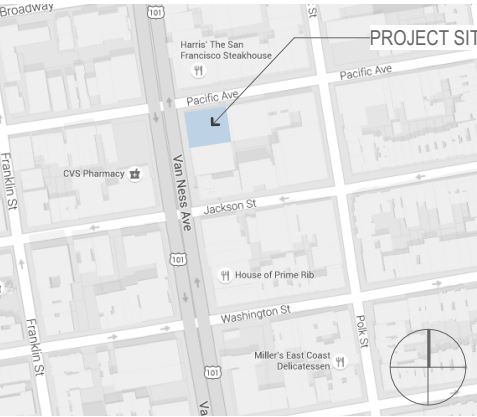
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DRAWING TITLE: EXISTING FLOOR PLAN - P2/P3

SHEET No: A-28.2

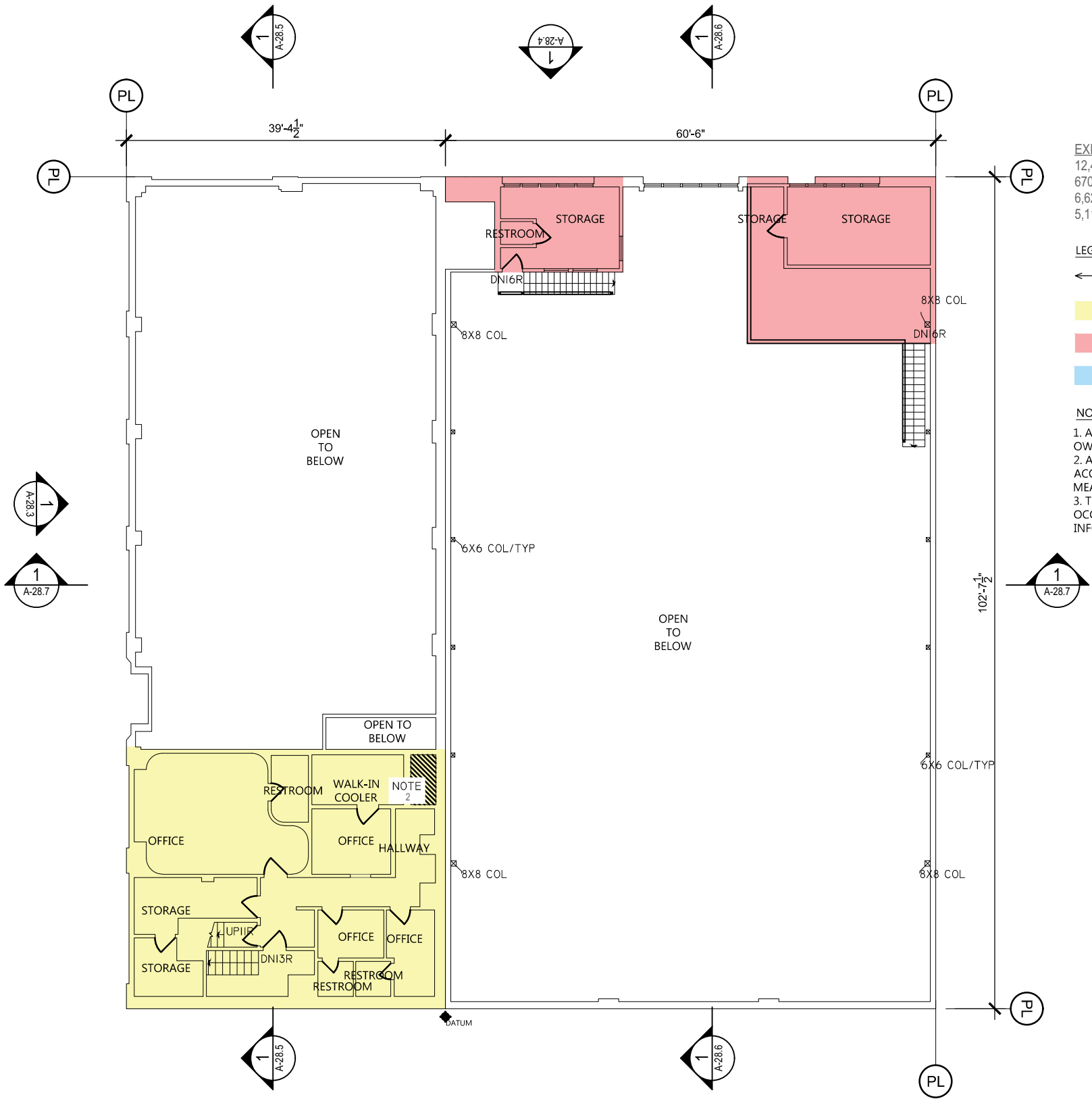
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670 GSF OFFICE
6,625 GSF INDUSTRIAL
5,113 GSF RETAIL

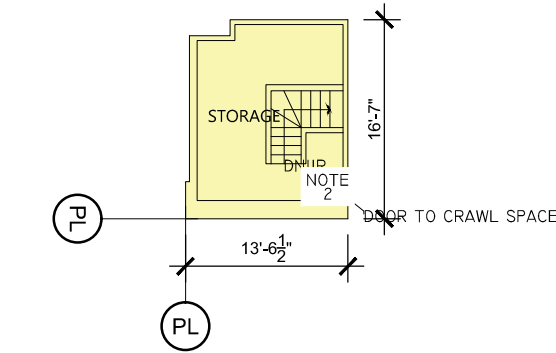
LEGEND

← WASTE TRANSPORT TO STREET

- OFFICE
- INDUSTRIAL (AUTO REPAIR)
- RETAIL (RESTAURANT BAR)

NOTES

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2. AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION THIS ELEMENT NOT MEASURED, ILLUSTRATOR'S RENDERING.
3. THE EXISTING RESTAURANT IS NOT OCCUPIED. WASTE COLLECTION INFORMATION IS NOT AVAILABLE



2 EXISTING FLOOR PLAN - THIRD LEVEL
SCALE: 1/16" = 1'-0"
216 SQFT GROSS MEASURED AREA

1 EXISTING FLOOR PLAN - SECOND LEVEL
SCALE: 1/16" = 1'-0"
1,989 SQFT GROSS MEASURED AREA

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San Francisco,CA
CA 94109
Block / Lot: 0595/008
San Francisco

SCALE: 1/16" = 1'-0"

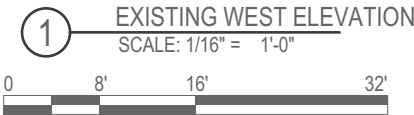
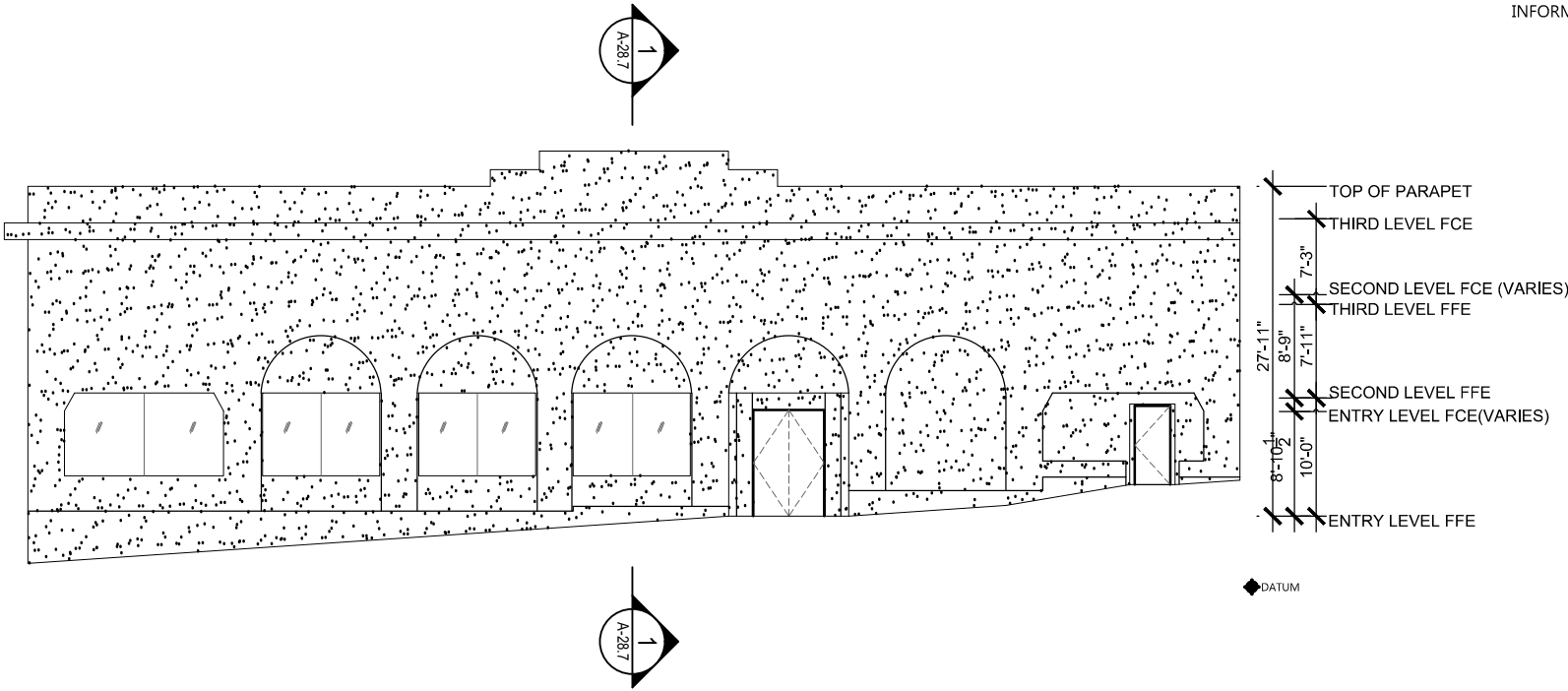
DRAWING TITLE: EXISTING WEST ELEVATION

SHEET No: A-28.3

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION

- NOTES
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SCALE: 1/16" = 1'-0"

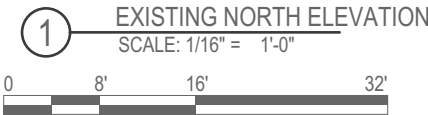
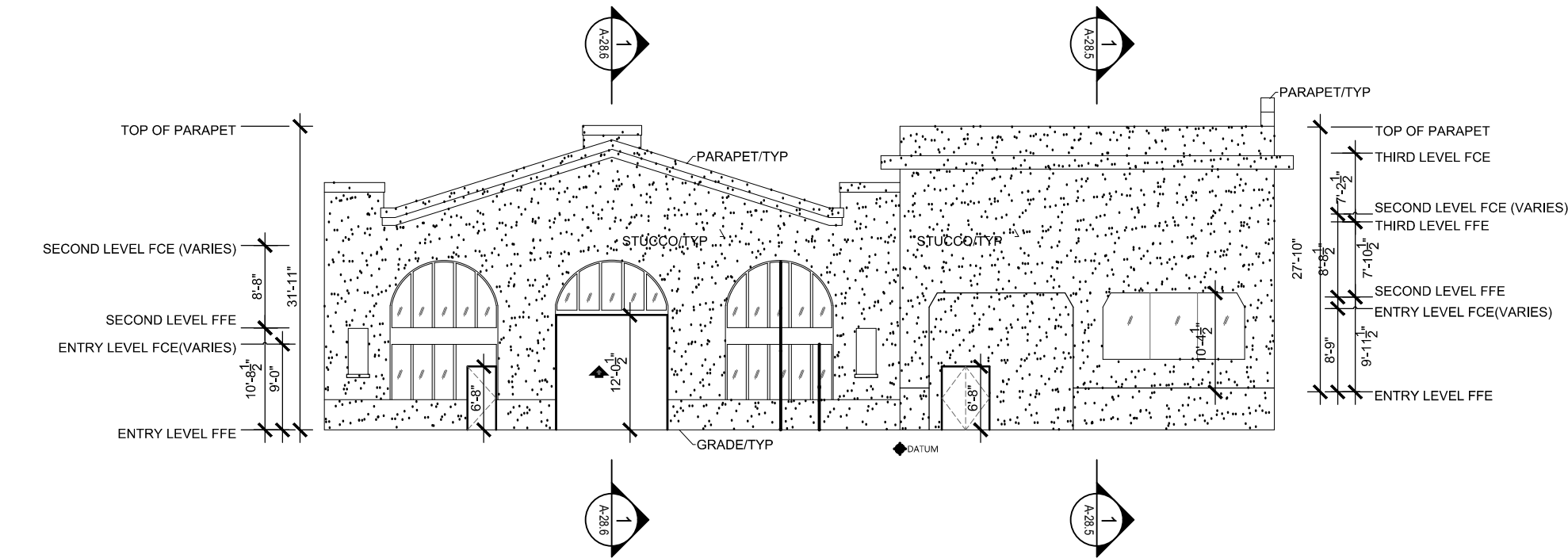
DRAWING TITLE: EXISTING NORTH ELEVATION

SHEET No: A-28.4

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION

- NOTES
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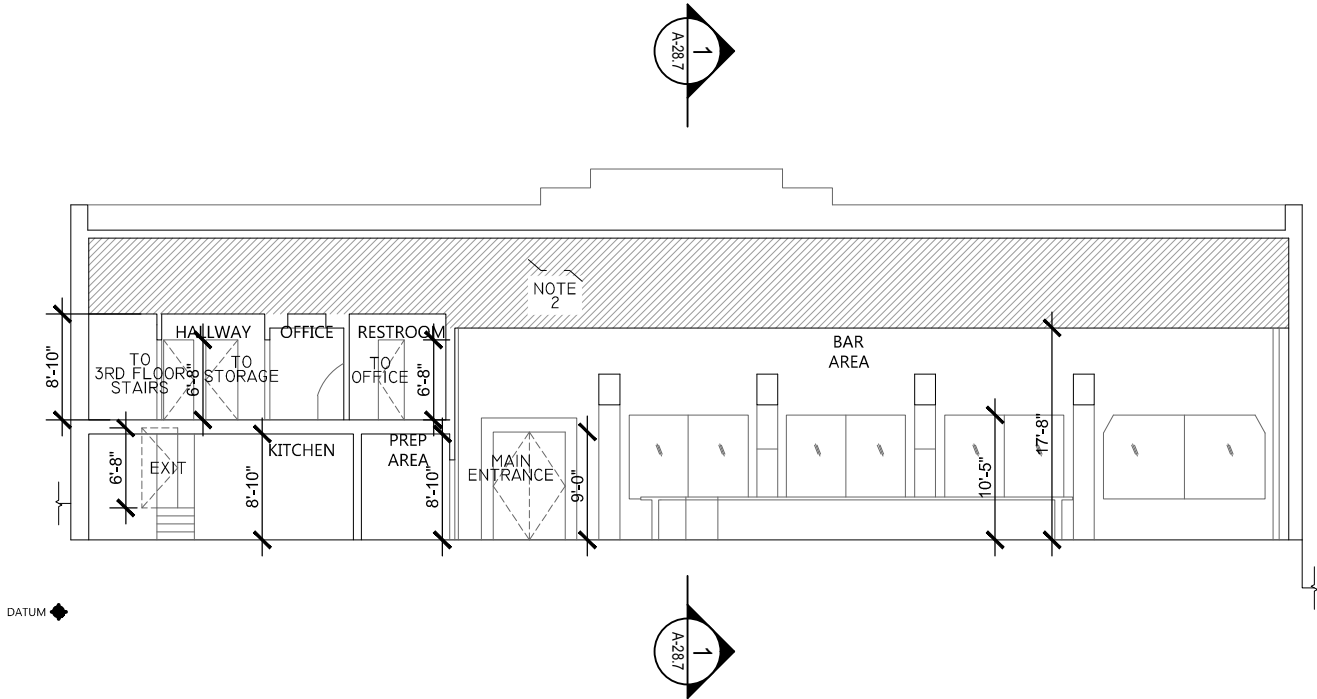
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1/16" = 1'-0"
SCALE: EXISTING LONGITUDINAL
DRAWING TITLE: SECTION 1
SHEET No: A-28.5

SHEET DESCRIPTION
DATE: 7/15/2019 ISSUE: PLANNING COMMISSION

- NOTES
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 - 3. THE EXISTING RESTAURANT IS NOT OCCUPIED. WASTE COLLECTION INFORMATION IS NOT AVAILABLE



1 EXISTING LONGITUDINAL SECTION 1
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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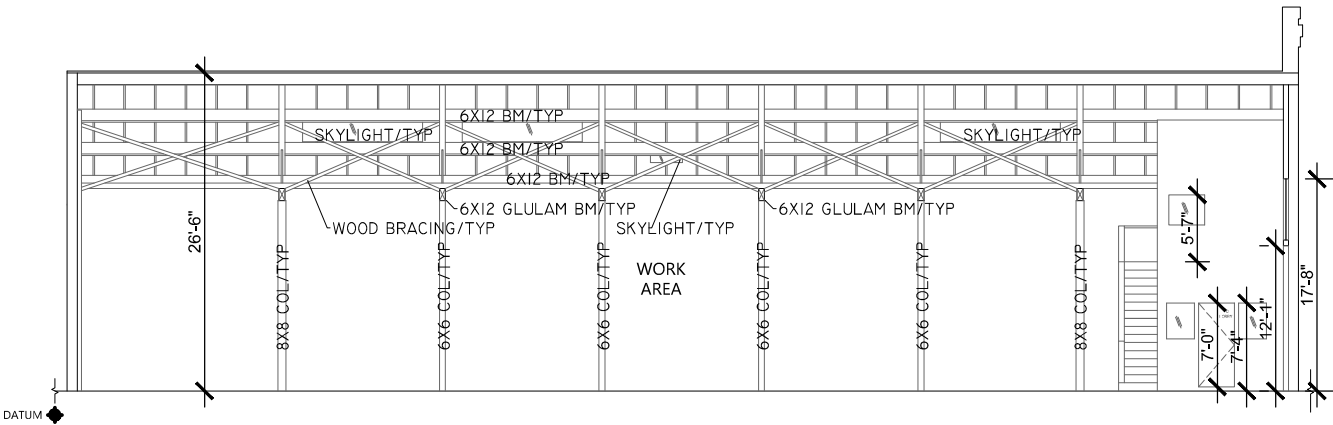
PROJECT

SCALE: 1/16" = 1'-0"
DRAWING TITLE: EXISTING LONGITUDINAL SECTION 2
SHEET No: A-28.6

NOTES

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SHEET DESCRIPTION
DATE: 7/15/2019
ISSUE: PLANNING COMMISSION



1 EXISTING LONGITUDINAL SECTION 2
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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SCALE: 1/16" = 1'-0"

DRAWING TITLE: EXISTING CROSS SECTION

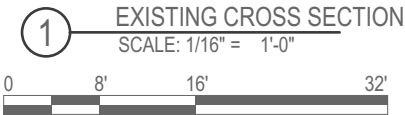
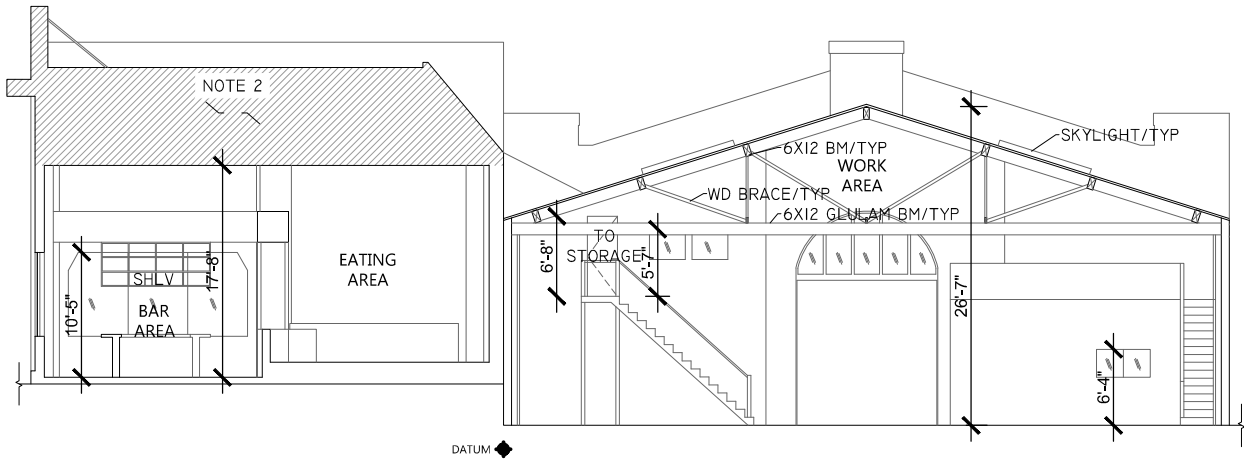
SHEET No: A-28.7

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION

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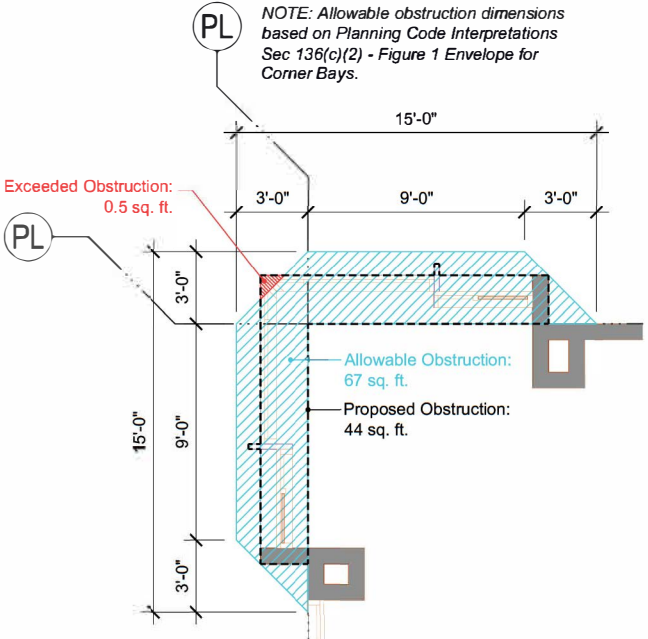
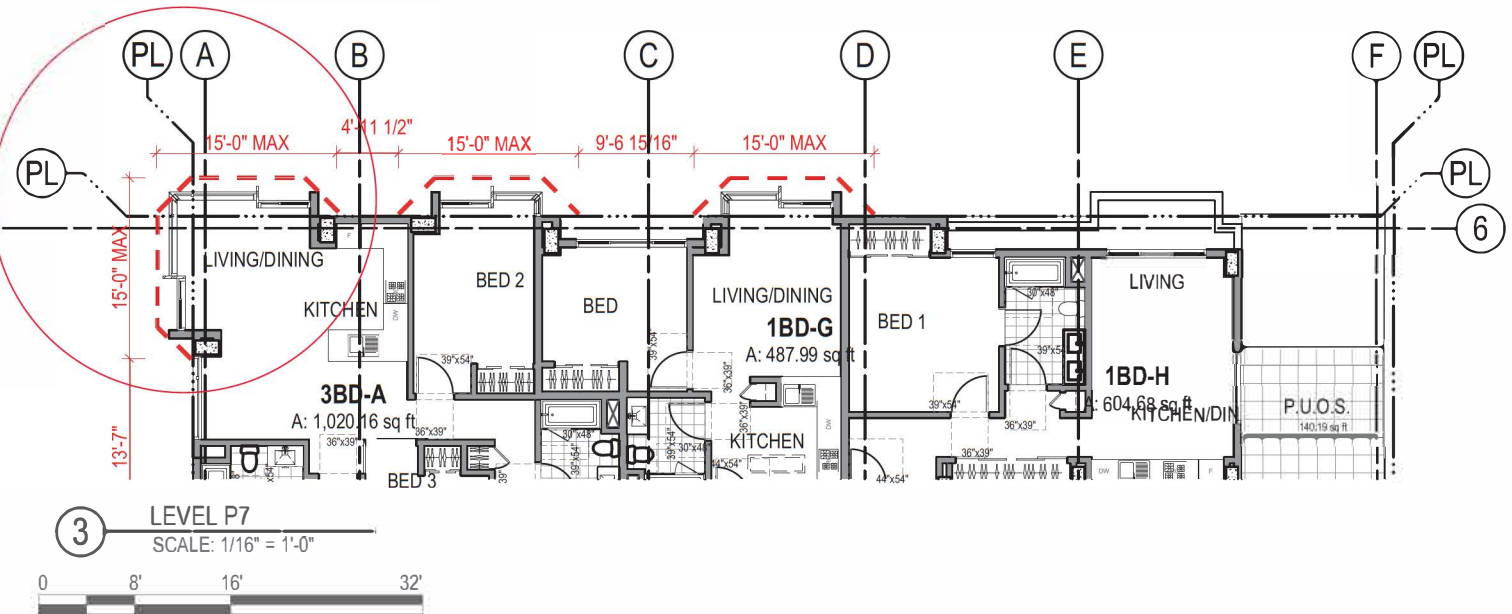
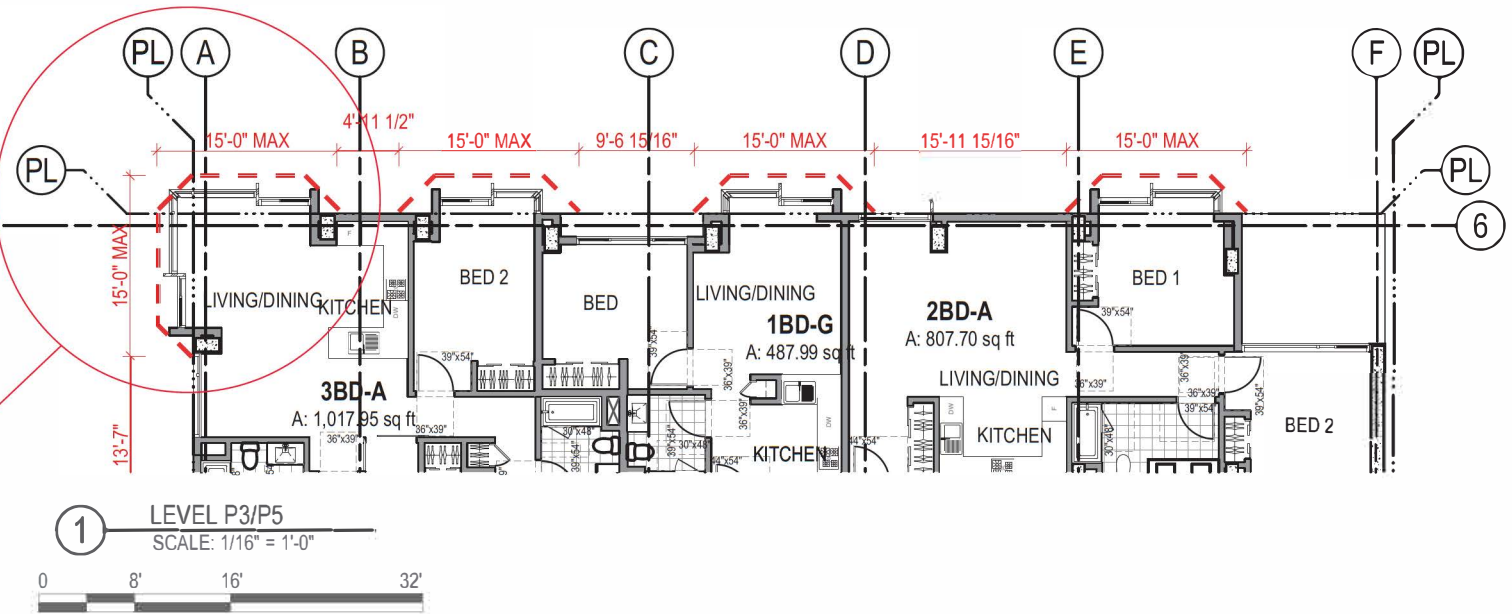
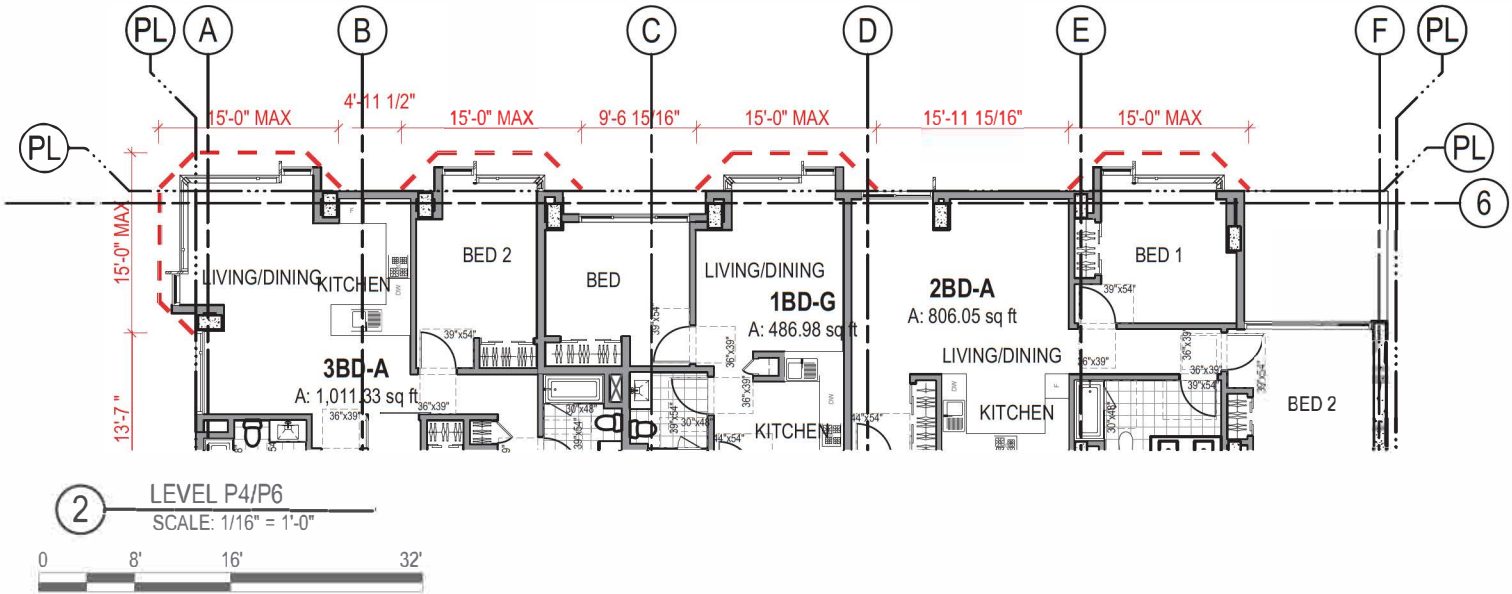
SCALE: AS NOTED
DRAWING TITLE: BAY WINDOW PROJECTION
DIAGRAM - PACIFIC AVE
SHEET No: A-29.0

SHEET DESCRIPTION
DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



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BAY WINDOW PROJECTION @ LEVELS P3 / P5 / P7
SCALE: 1/8" = 1'-0"

NOTE: P2 LEVEL DOES NOT HAVE BAY WINDOW BEYOND PROPERTY LINES

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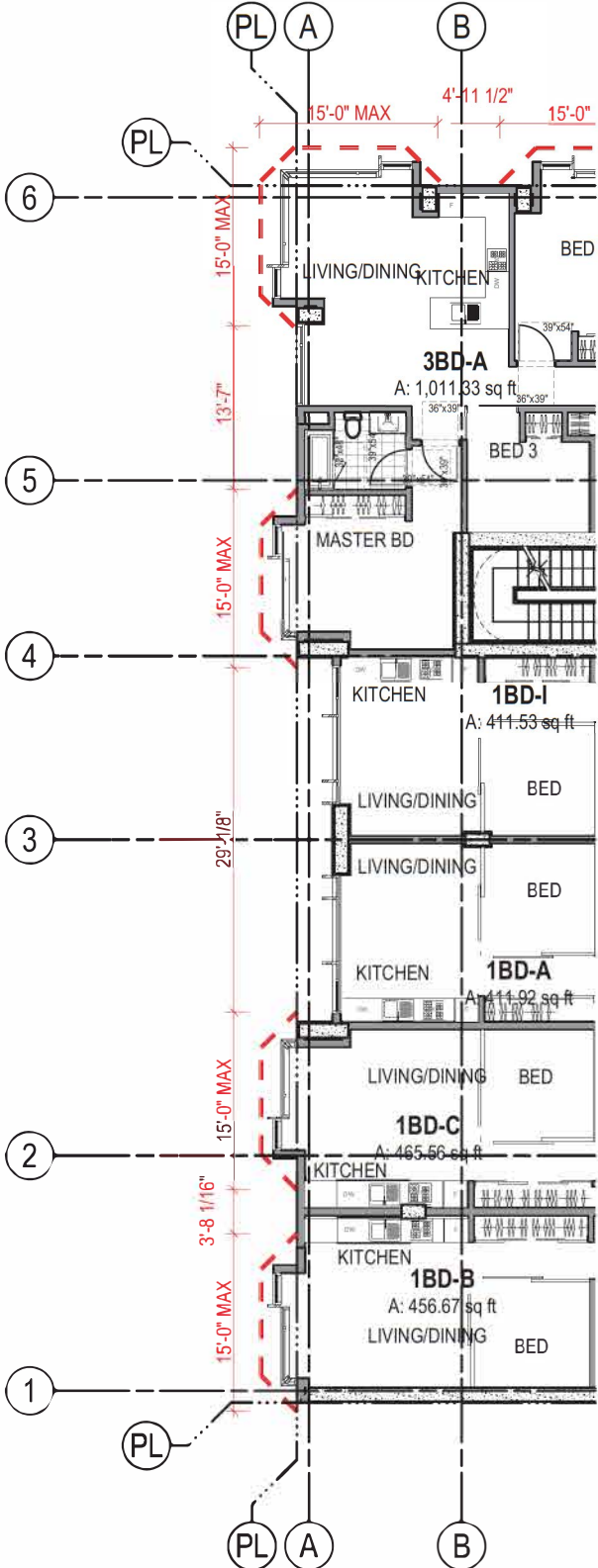
SCALE: 1/16" = 1'-0"
DRAWING TITLE: BAY WINDOW PROJECTION
DIGRAM - VAN NESS AVE
SHEET No: A-29.1

SHEET DESCRIPTION
DATE: 7/15/2019 ISSUE: PLANNING COMMISSION

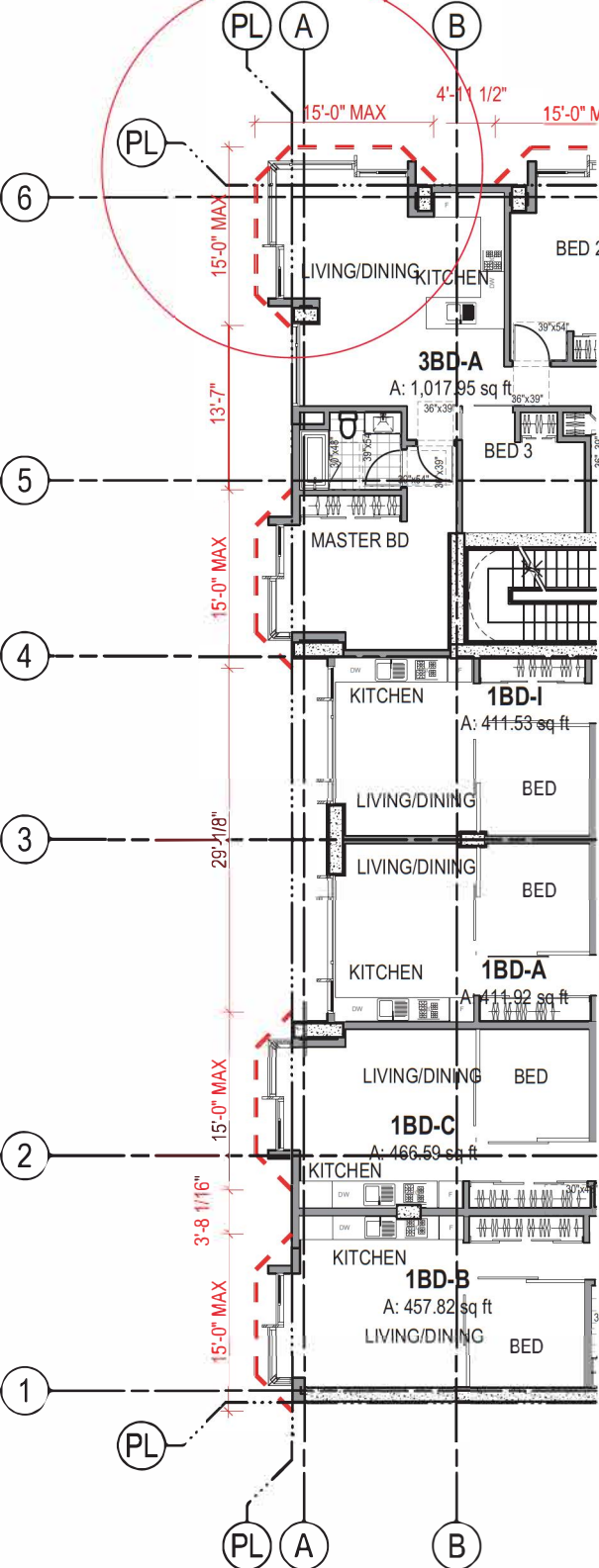


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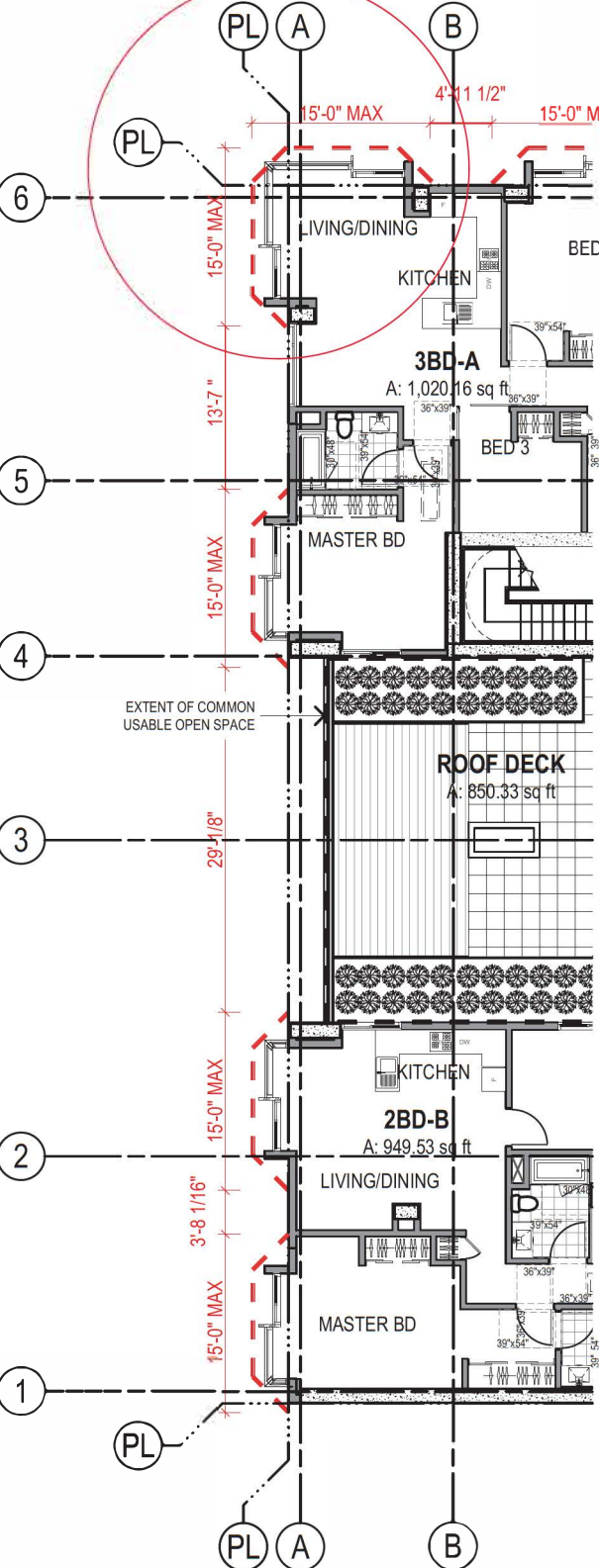
REFER TO CORNER BAY
WINDOW PROJECTION
DIAGRAM AT LEVELS P3 / P5 /
P7 ON SHEET A-29.0



1 LEVEL P4/P6
SCALE: 1/16" = 1'-0"



2 LEVEL P3/P5
SCALE: 1/16" = 1'-0"



3 LEVEL P7
SCALE: 1/16" = 1'-0"

NOTE: P2 LEVEL DOES NOT HAVE BAY
WINDOW BEYOND PROPERTY LINES

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SCALE: 1:640

DRAWING TITLE: DWELLING UNIT EXPOSURE

SHEET No: A-30.0

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



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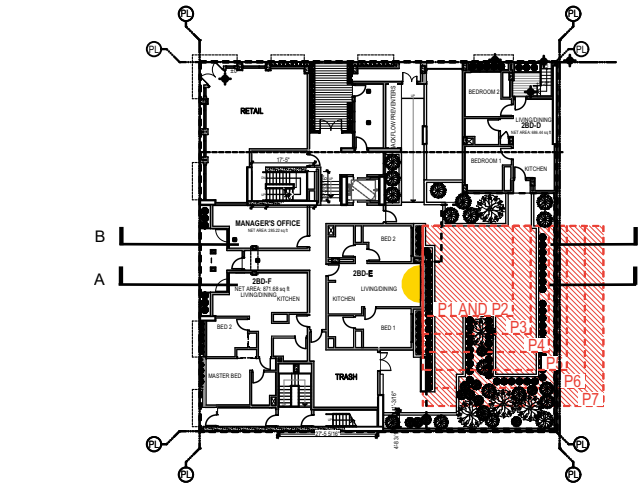
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LEGENDS

COMPLIANT TO UNIT
EXPOSURE AREA PER
SEC. 140.A.2

NON-COMPLIANT TO UNIT
EXPOSURE AREA PER
SEC. 140.A.2

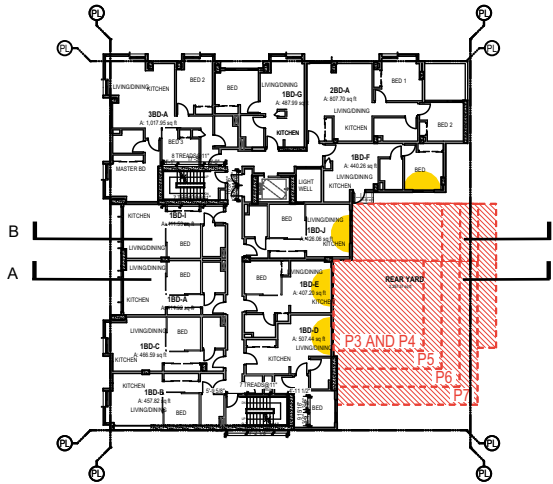
NON-COMPLIANT UNIT
(11 TOTAL UNITS)



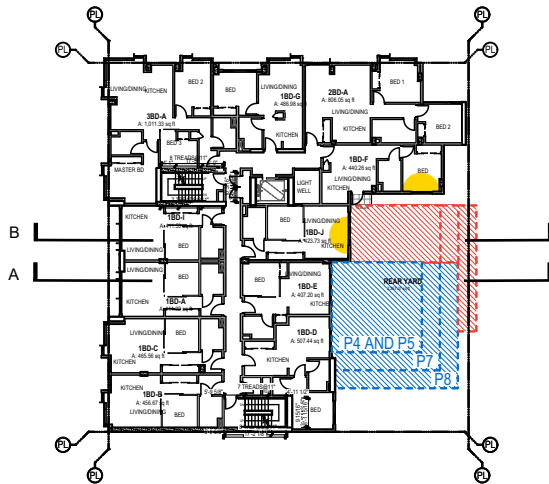
1 Exposure-Level P1



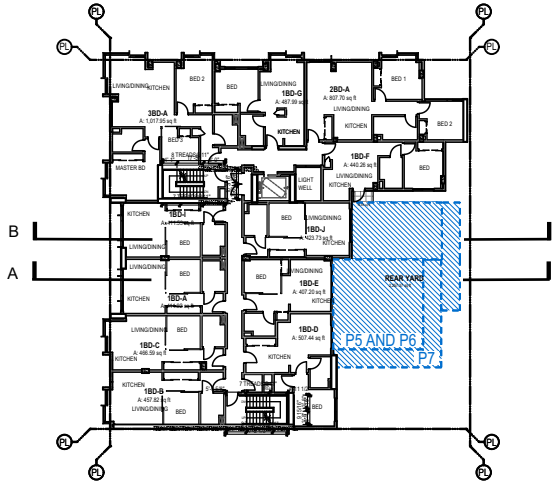
2 Exposure-Level P2



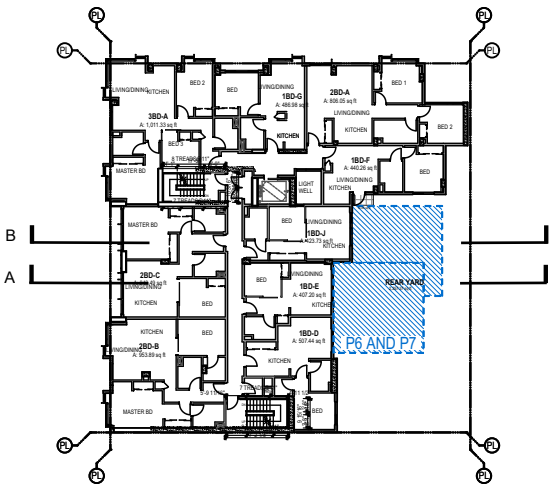
3 Exposure-Level P3



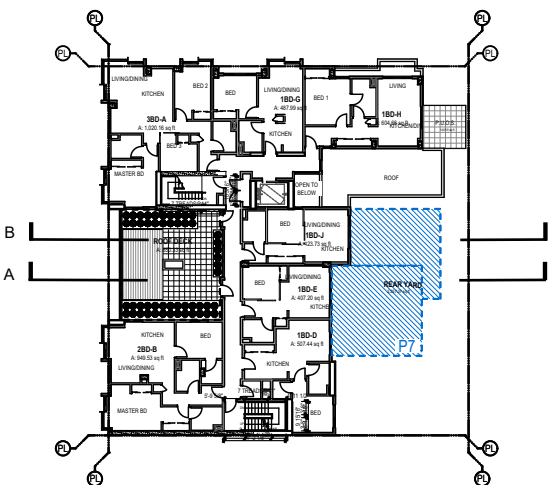
4 Exposure-Level P4



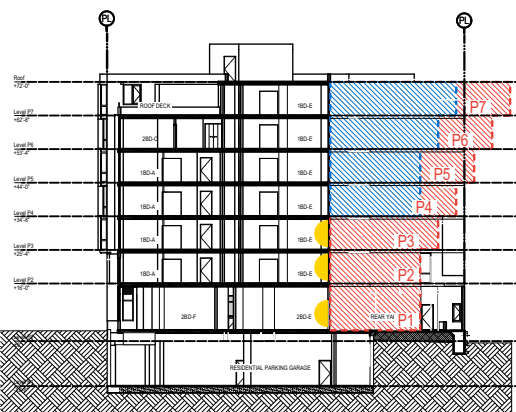
5 Exposure-Level P5



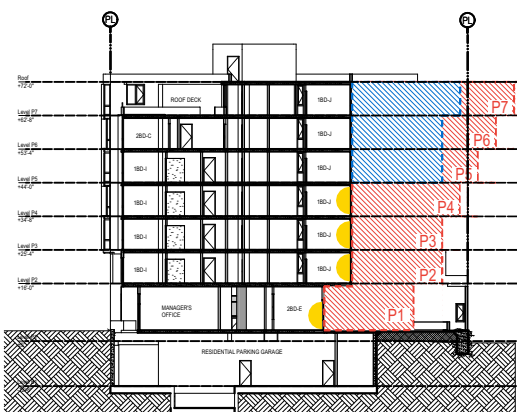
6 Exposure-Level P6



7 Exposure-Level P7



8 CROSS SECTION A



9 CROSS SECTION B

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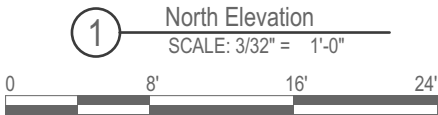
SCALE: 3/32" = 1'-0"
DRAWING TITLE: GROUND FLOOR HEIGHT
DIAGRAM (NON-RES)
SHEET No: A-31.0

SHEET DESCRIPTION
DATE: 7/15/2019
ISSUE: PLANNING COMMISSION



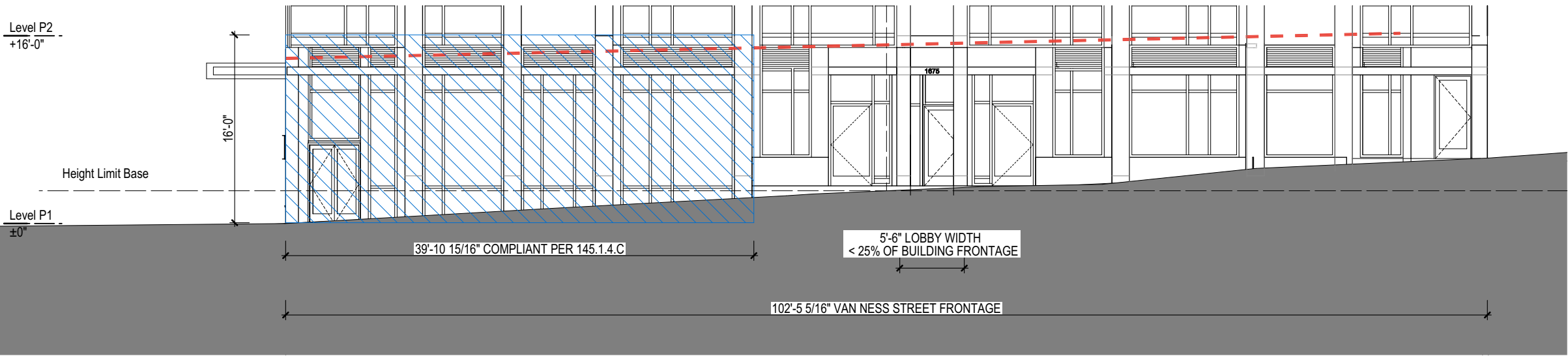
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COMPLIANT PER SEC.
145.1.4.C

14' FLOOR TO FLOOR
HEIGHT PER SF
PLANNING CODE SEC
145.1.4.C



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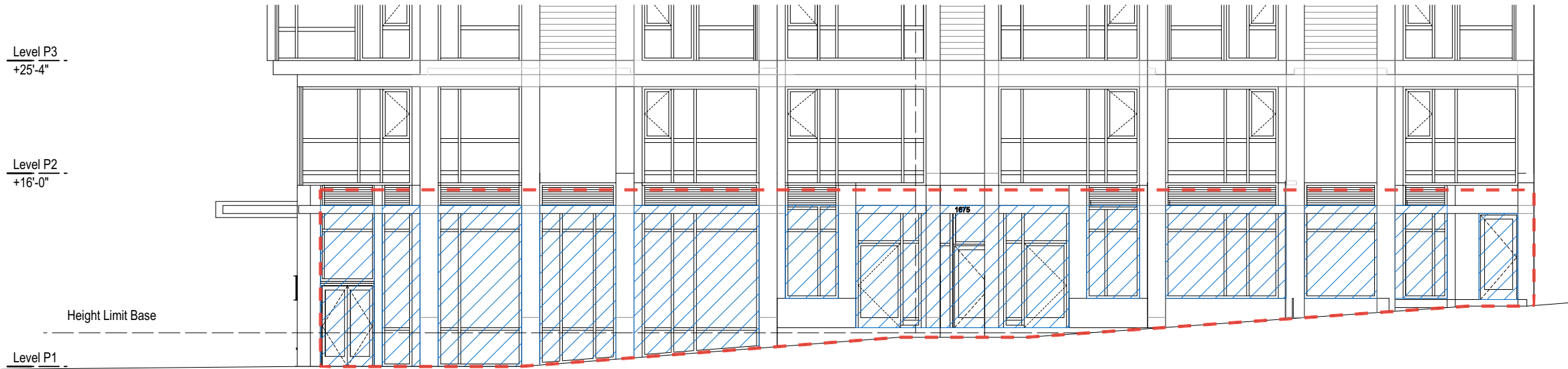
SCALE: 3/32" = 1'-0"
DRAWING TITLE: STREET FRONTAGE FENESTRATION
SHEET No: A-32.0

SHEET DESCRIPTION
DATE: 7/15/2019
ISSUE: PLANNING COMMISSION



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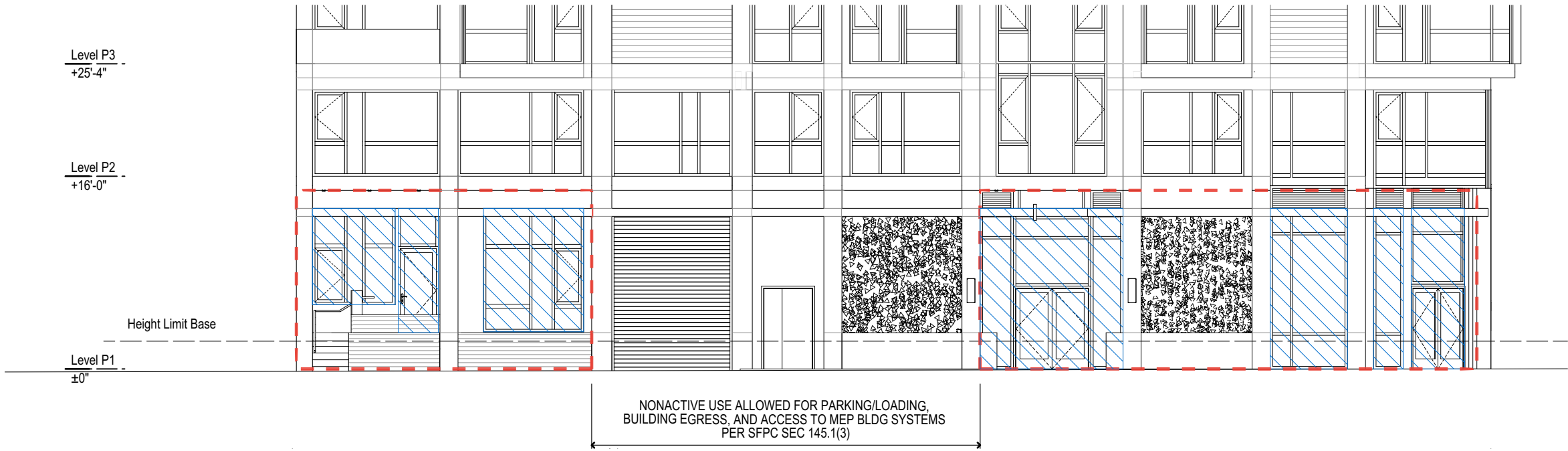
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STREET FRONTAGE AREA TOTAL: 2,226 SF
REQUIRED FENSTRATION: 1,335 SF (60%
OF STREET FRONTAGE AREA) PER SFPC
SEC 145.1(6)
PROPOSED FENSTRATION: 1,341.43 SF

PROPOSED
TRANSPARENT AREA
STREET FROTAGE
ACTIVE USE AREA

1 Street Frontage Fenstration - West Elevation
SCALE: 3/32" = 1'-0"
0 8' 16' 24'



2 SCALE: 3/32" = 1'-0"
0 8' 16' 24'

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SCALE: 1/16" = 1'-0"

DRAWING TITLE: BULK DIAGRAM

SHEET No: A-33.0

SHEET DESCRIPTION

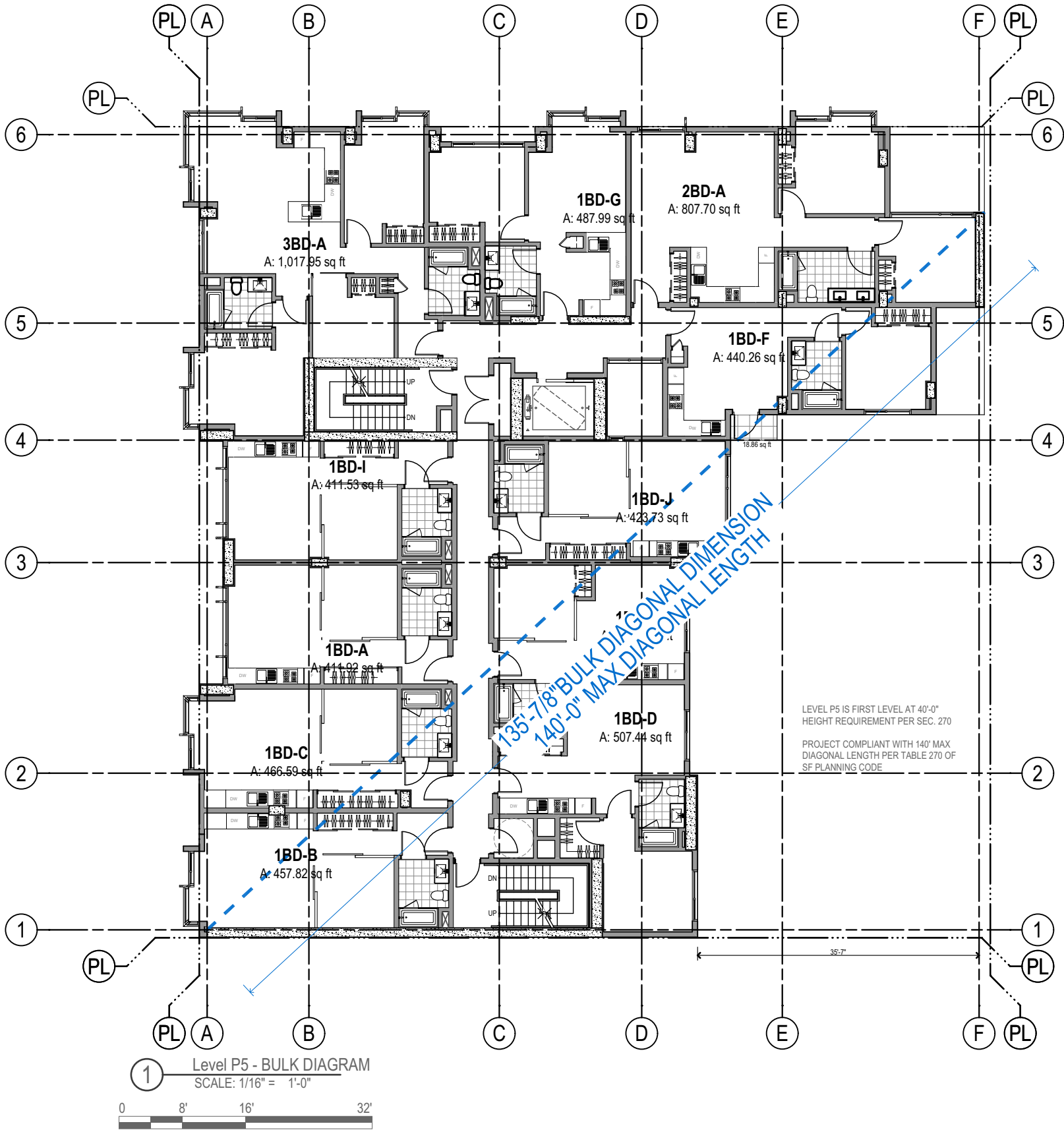
DATE: 7/15/2019 ISSUE: PLANNING COMMISSION

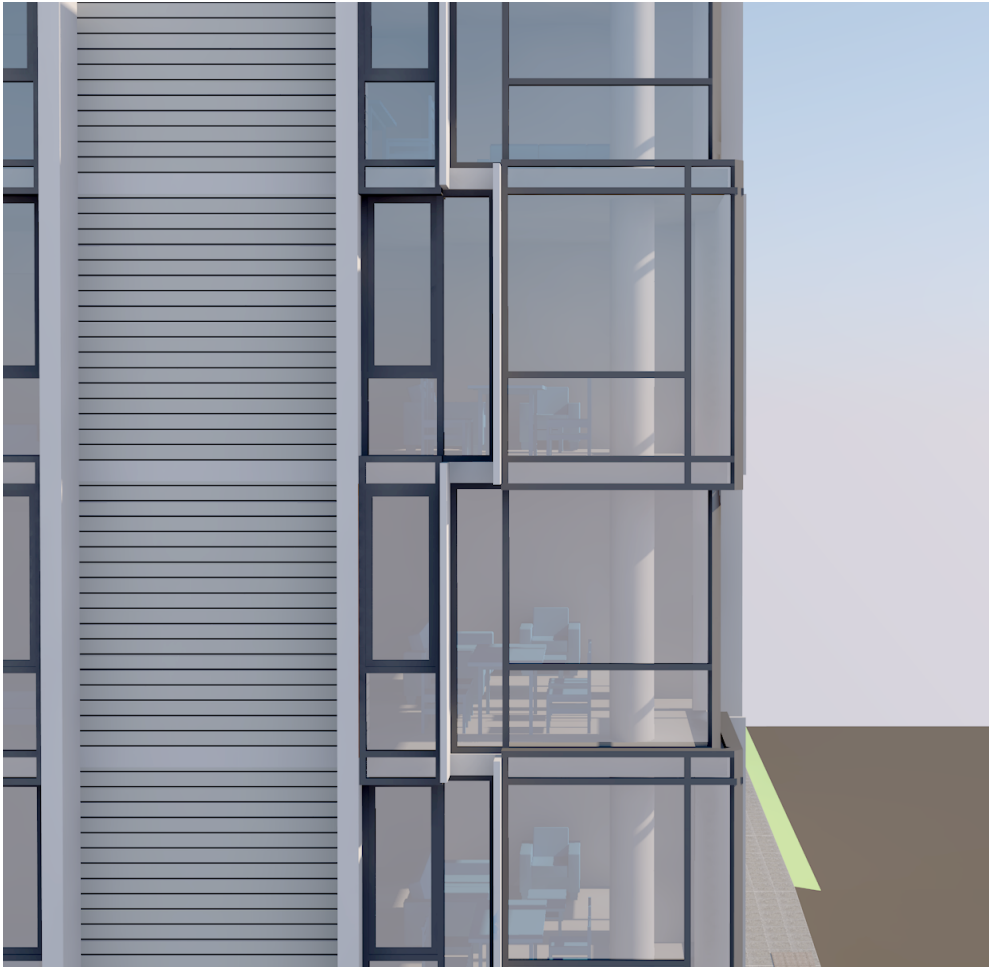


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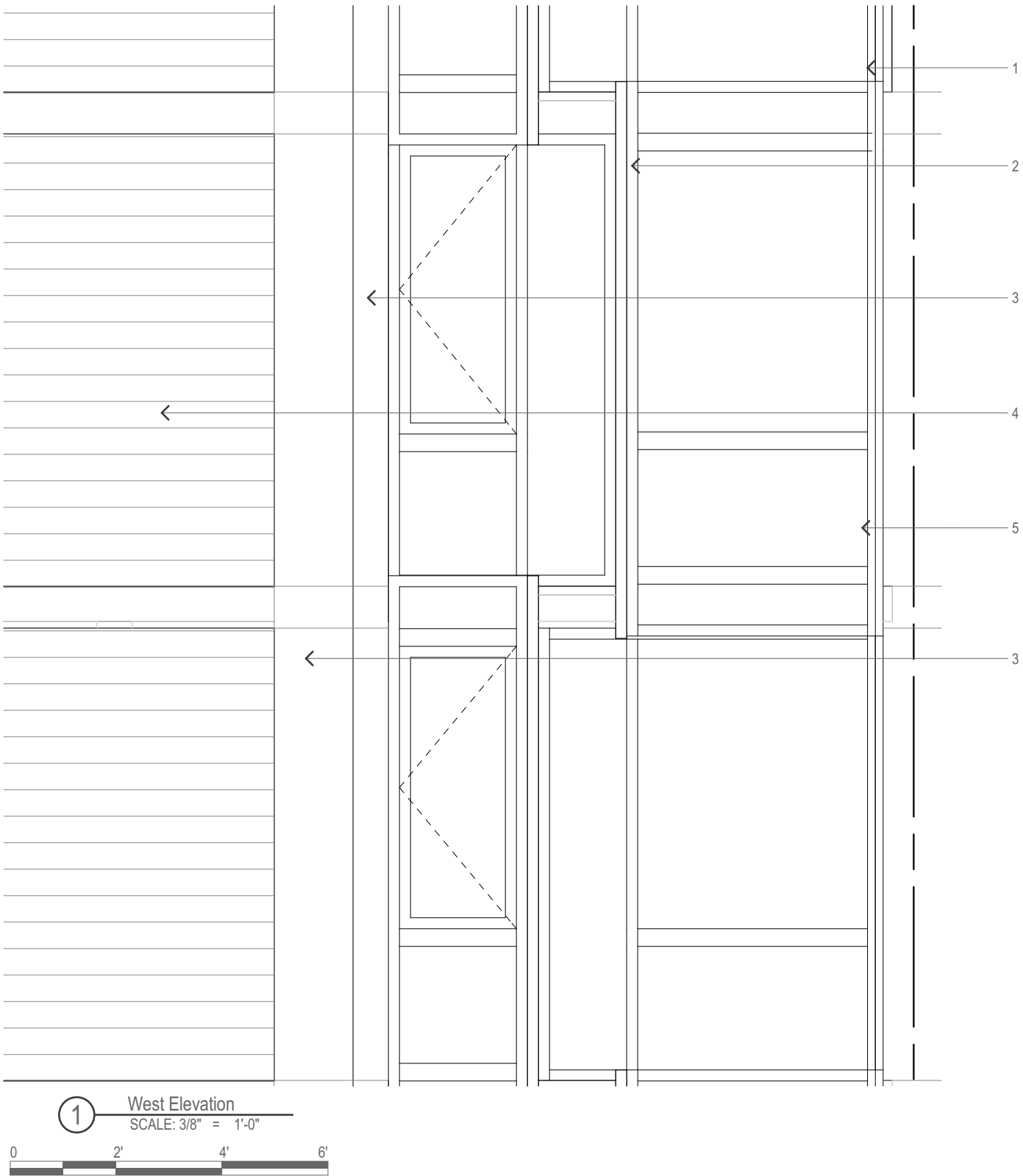
ALUMINUM COMPOSITE PANEL SAMPLE



ALUMINUM FIN SAMPLE



ALUMINUM HORIZONTAL SIDING SAMPLE



KEYNOTES :

- | | | | | | |
|---|--------------------------------------|---|---|---|--------------------|
| 1 | BLACK ANODIZED ALUMINUM CURTIAN WALL | 3 | ALUMINUM COMPOSITE PANEL, FINAL COLOR T.B.D. | 5 | PGE SOLARBAN GLASS |
| 2 | ALUMINUM FIN, FINAL COLOR T.B.D. | 4 | HORIZONTAL ALUMINUM SIDING 6", FINAL COLOR T.B.D. | | |

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SCALE: AS NOTED

DRAWING TITLE: ENLARGED WEST ELEVATION 1

SHEET No: A-34.0

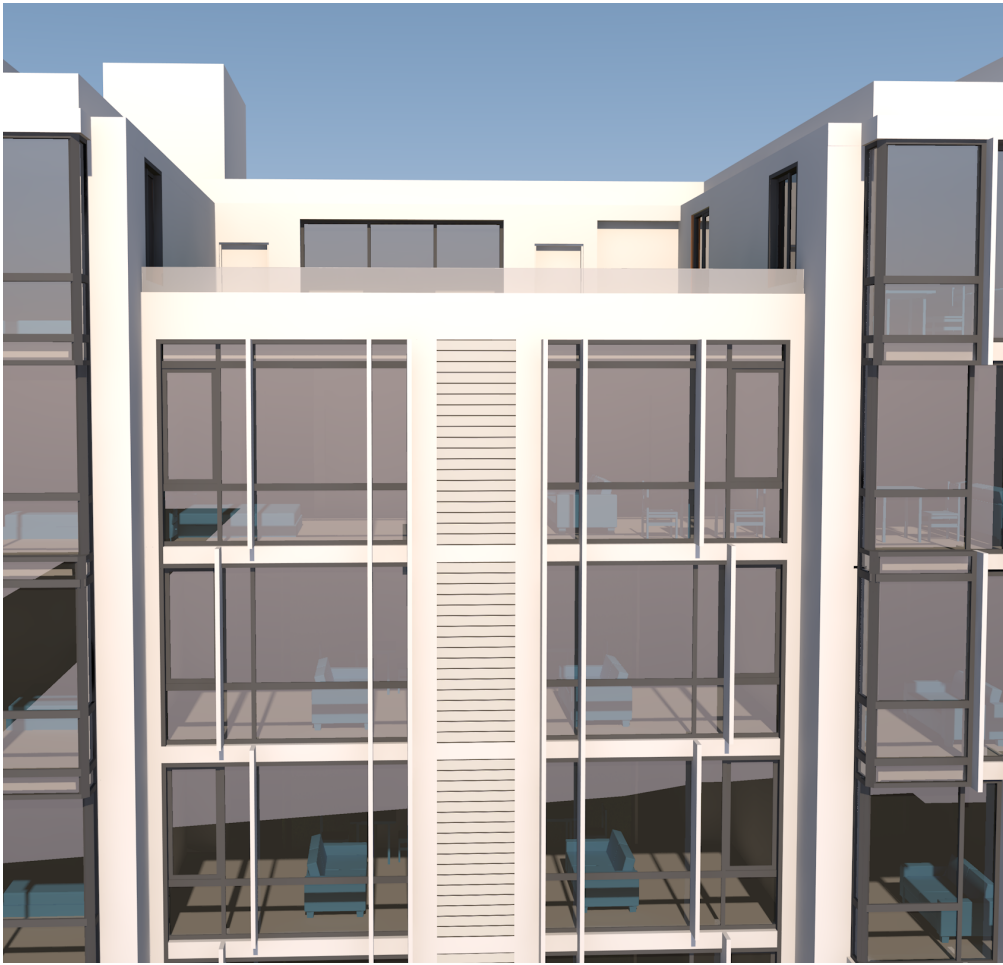
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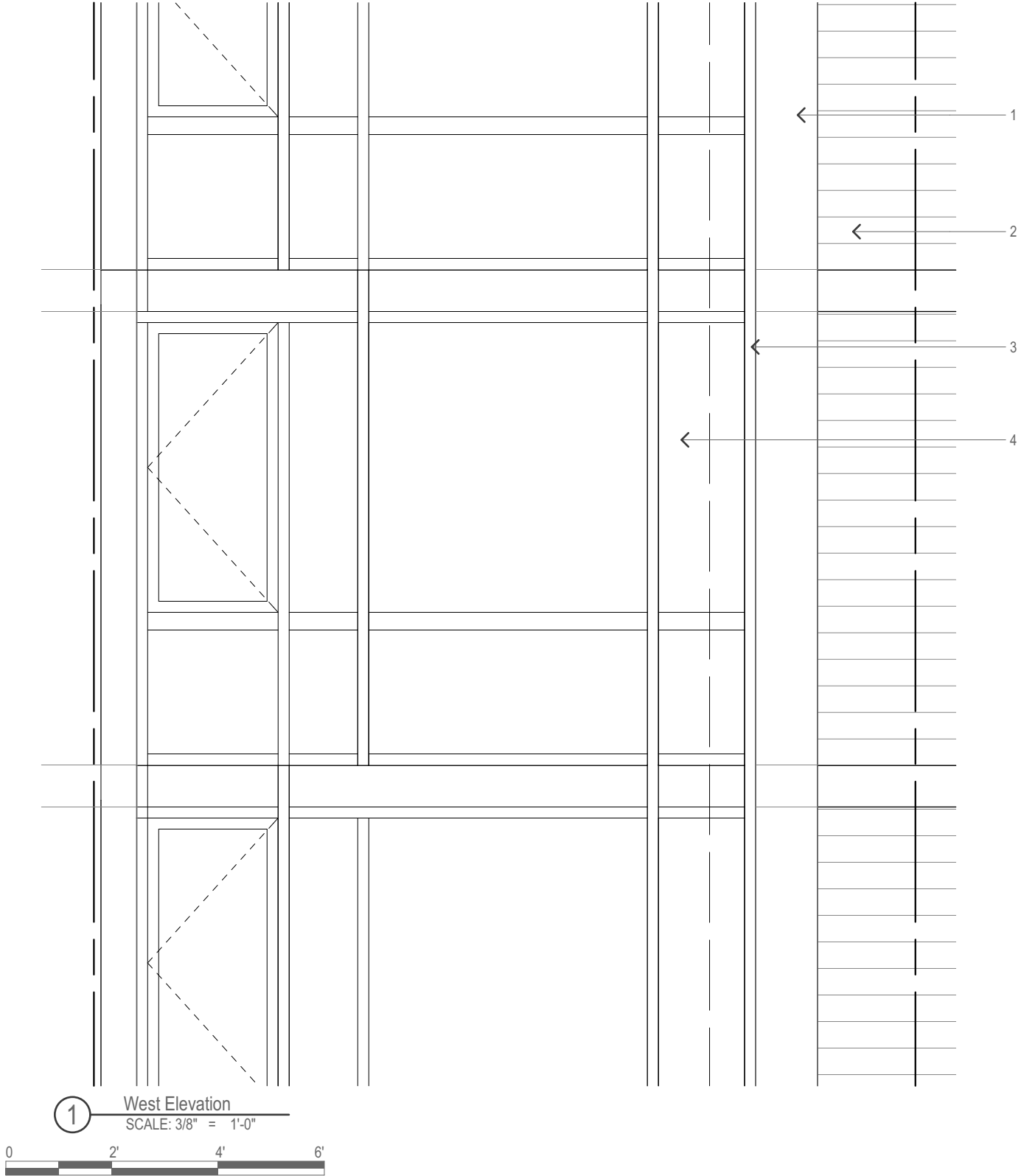
ALUMINUM COMPOSITE PANEL SAMPLE



ALUMINUM FIN SAMPLE



ALUMINUM HORIZONTAL SIDING SAMPLE



KEYNOTES :

- 1 ALUMINUM COMPOSITE PANEL, FINAL COLOR T.B.D.
- 2 HORIZONTAL ALUMINUM SIDING 6", FINAL COLOR T.B.D.
- 3 BLACK ANODIZED ALUMINUM CURTIAN WALL
- 4 PGE SOLARBAN GLASS



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San Francisco

SCALE: AS NOTED

DRAWING TITLE: ENLARGED WEST ELEVATION 2

SHEET No: A-34.1

SHEET DESCRIPTION

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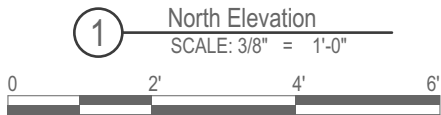
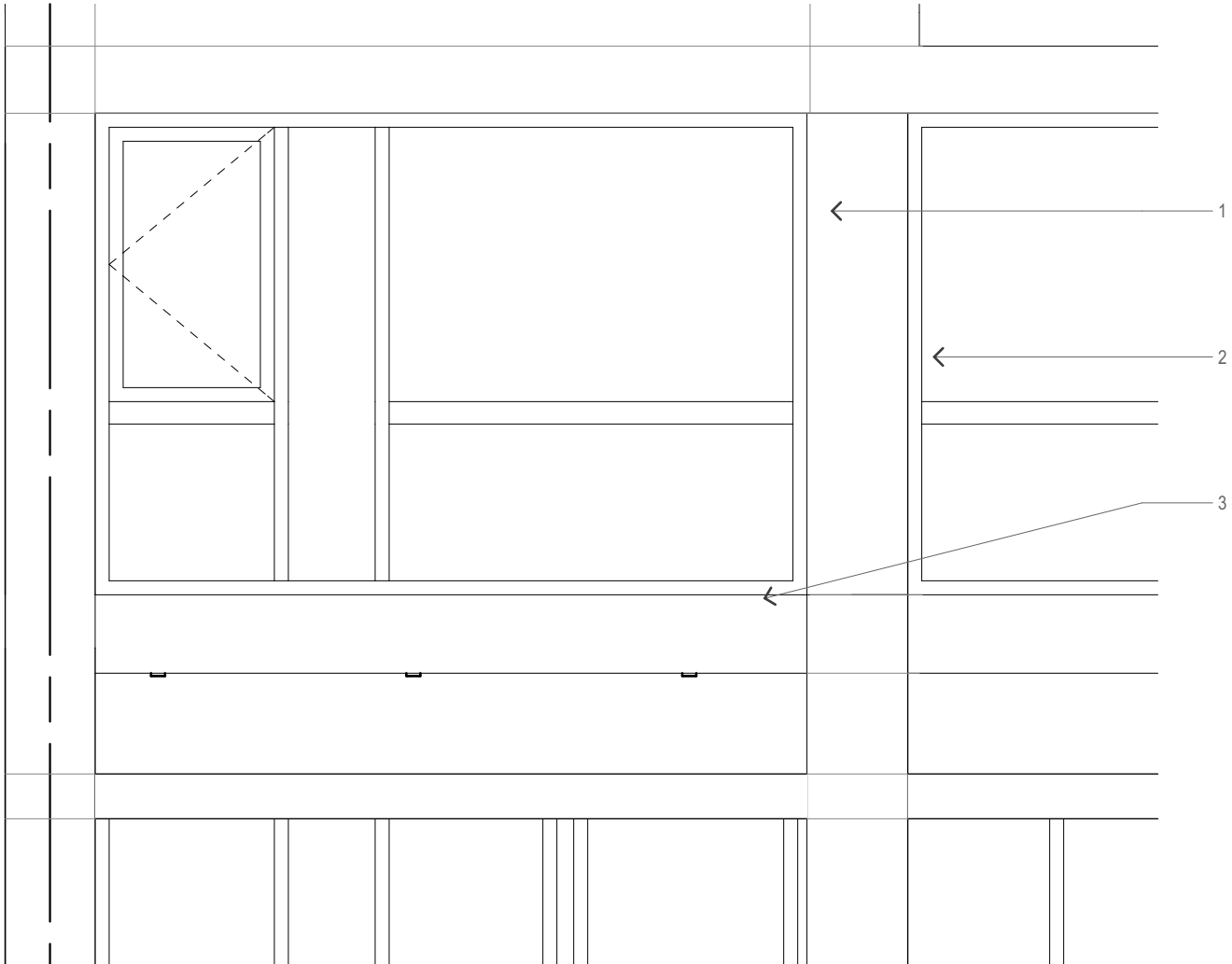
○ ALUMINUM COMPOSITE PANEL SAMPLE



○ ALUMINUM FIN SAMPLE



○ ALUMINUM HORIZONTAL SIDING SAMPLE



KEYNOTES :

- 1 BLACK ANODIZED ALUMINUM CURTIAN WALL
- 2 PGE SOLARBAN GLASS

- 3 ALUMINUM COMPOSIT PANEL, FINAL COLOR T.B.D.

2050 Van Ness LLC.
c/o Zesara C. Chan
Law Office of Zesara C. Chan
100 Pine Street
San Francisco CA 94111 USA
zchanlaw@gmail.com

2050 VAN NESS

PROJECT ADDRESS: 2050 VAN NESS AVE/1675 PACIFIC
San Francisco, CA
CA 94109
Block / Lot: 0595/008
San Francisco

PROJECT

SCALE: AS NOTED

DRAWING TITLE: ENLARGED NORTH ELEVATION

SHEET No: A-34.2

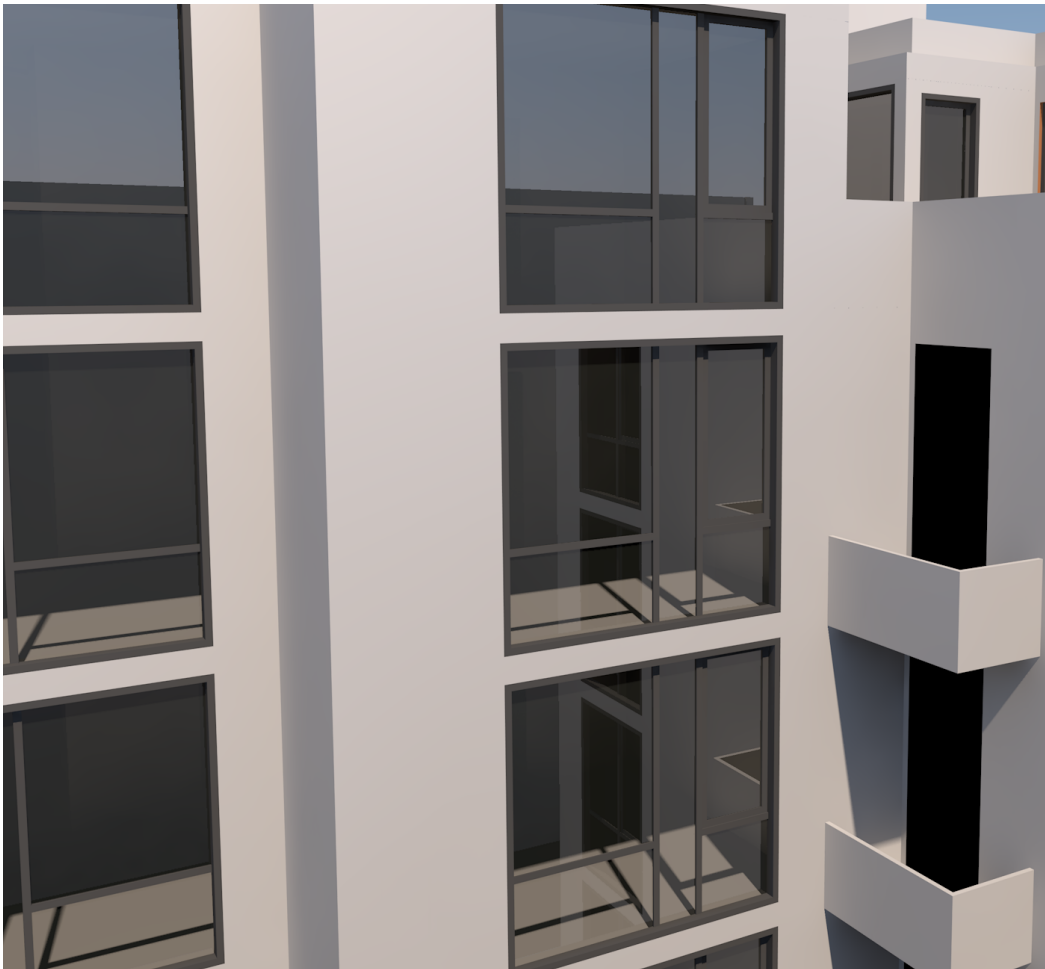
SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



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architecture
ian birchall and associates
251 south van ness ave, suite 300
san francisco, ca 94103
t: 415.512.9660 f: 415.512.9663
www.ibadesign.com
project contact: Ian Birchall

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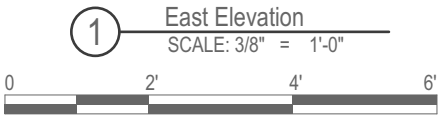
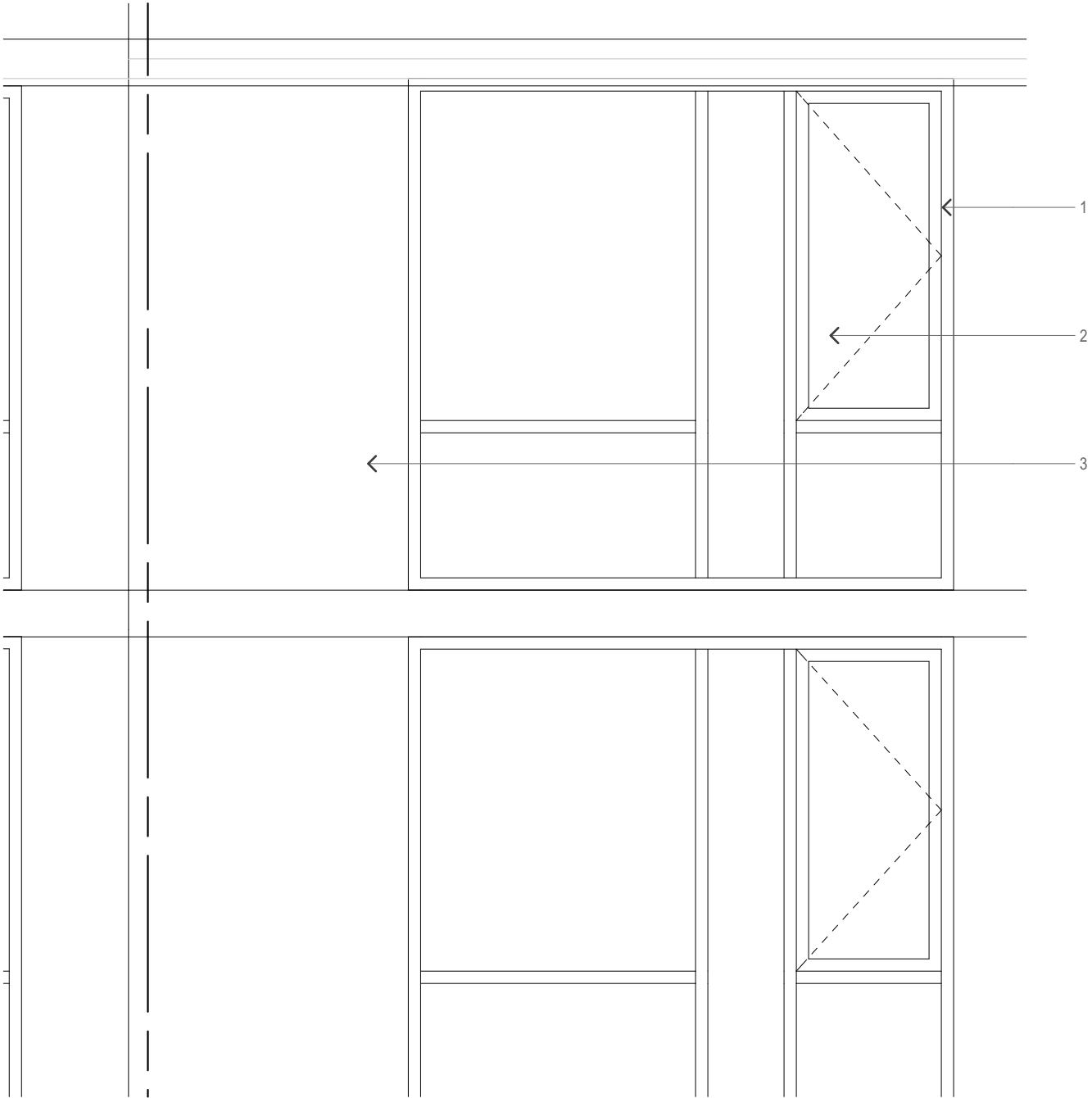
ALUMINUM COMPOSITE PANEL SAMPLE



ALUMINUM FIN SAMPLE



ALUMINUM HORIZONTAL SIDING SAMPLE



KEYNOTES :

- 1

BLACK ANODIZED ALUMINUM
CURTIAN WALL
- 2

PGE SOLARBAN GLASS
- 3

ECO STUCCO

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2050 VAN NESS

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San Francisco,CA
CA 94109
Block / Lot: 0595/008
San Francisco

PROJECT

SCALE: AS NOTED

DRAWING TITLE: ENLARGED EAST ELEVATION

SHEET No: A-34.3

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



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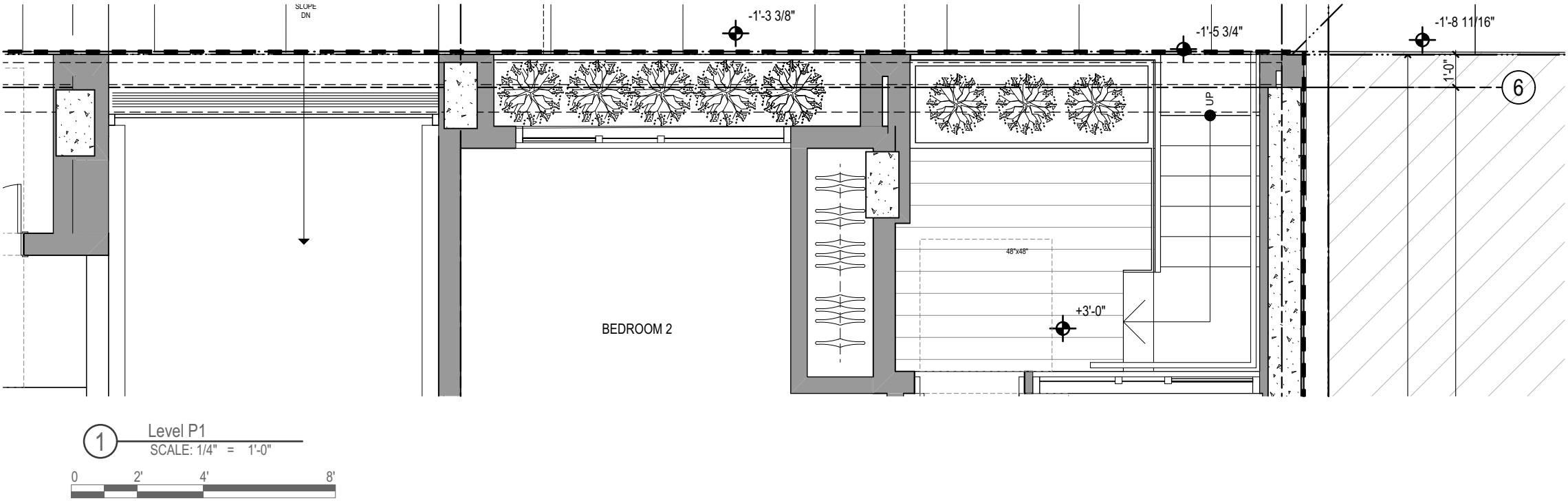


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2050 VAN NESS
PROJECT ADDRESS: 2050 VAN NESS AVE/1675 PACIFIC
San Francisco, CA
CA 94109
Block / Lot: 0595/008
San Francisco

SCALE: 1/4" = 1'-0"
DRAWING TITLE: GROUND FLOOR LEVEL
RESIDENTIAL ENTRANCE
SHEET No: A-36.0

SHEET DESCRIPTION
DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



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2050 VAN NESS

PROJECT ADDRESS: 2050 VAN NESS AVE/1675 PACIFIC
San Francisco, CA
CA 94109
Block / Lot: 0595/008
San Francisco

SCALE: N.T.S.

DRAWING TITLE: MAIN RESIDENTIAL UNIT ENTRY

SHEET No: A-37.0

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



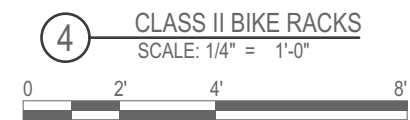
① Pacific Ave - Entry

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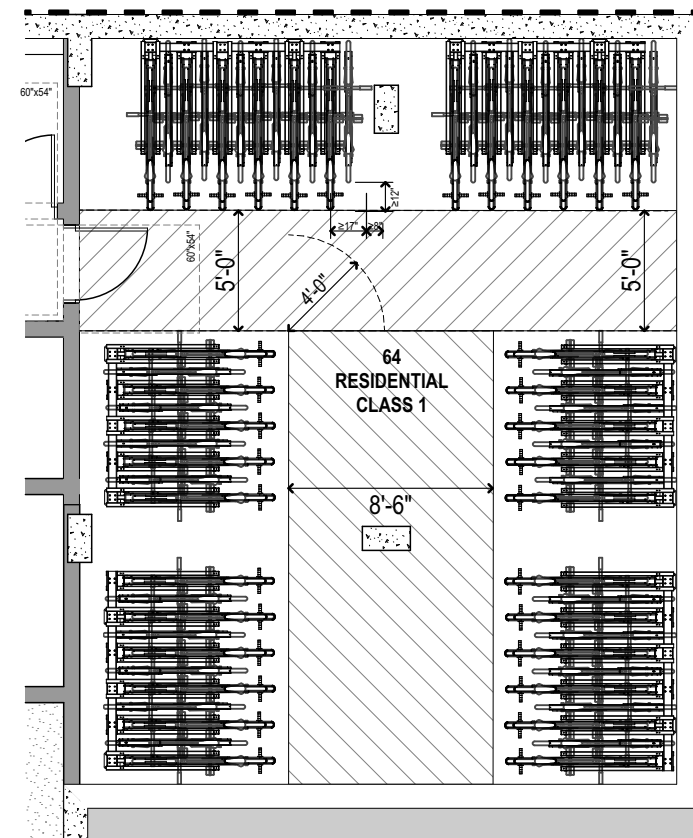
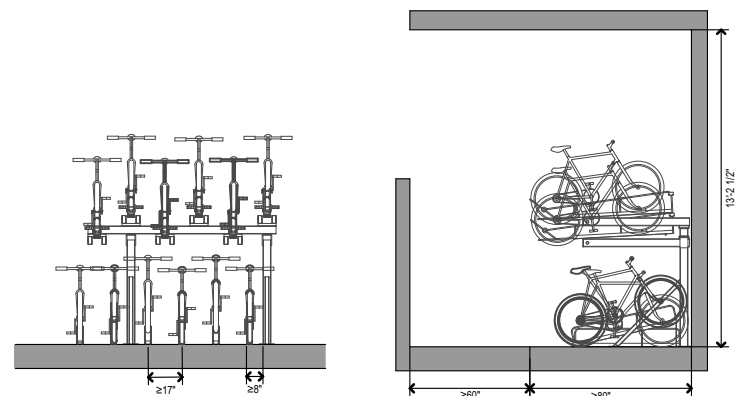
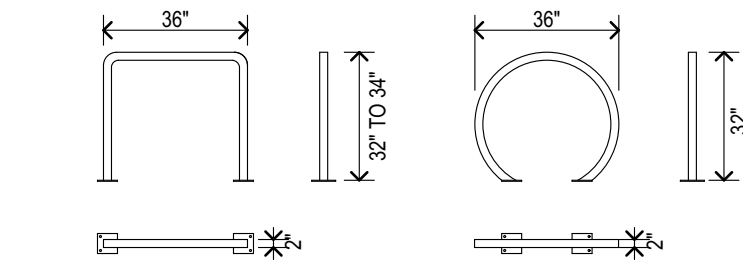
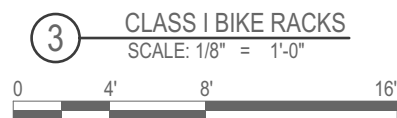
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SPECIFICATIONS:


1. CIRCULAR PROFILE W. SQUARE TUBING.
2. SURFACE MOUNTED.
3. ZINC COATED /GALVANIZED RACKS (CITY STANDARD).



NOTE: DOUBLE DECKER LIFT ASSIST BIKE RACKS SHALL BE PROVIDED FOR CLASS I BIKE PARKING. ALL DIMENSIONS SHALL COMPLY WITH SF PLANNING BULLETIN NO. 9



2 B1 Bike Storage Diagram
SCALE: 1/8" = 1'-0"



0 4' 8' 16'

2050 VAN NESS

PROJECT ADDRESS: 2050 VAN NESS AVE/1675 PACIFIC
San Francisco, CA
CA 94109
Block / Lot: 0595/008
San Francisco

SCALE: _____ AS NOTED

DRAWING TITLE: BIKE PARKING DIAGRAM

SHEET No: A-38.0

SHEET DESCRIPTION

DATE: 7/15/2019

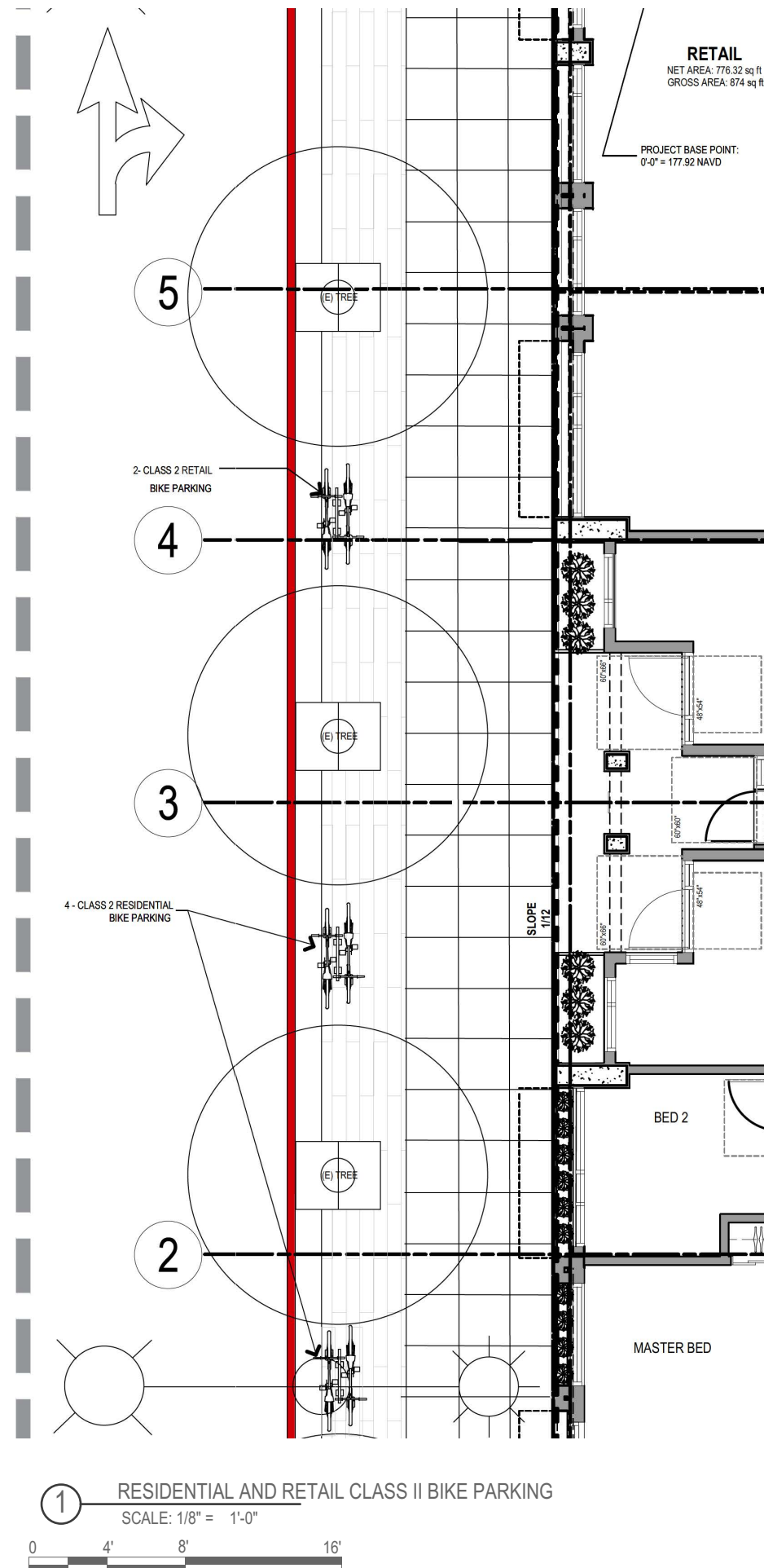


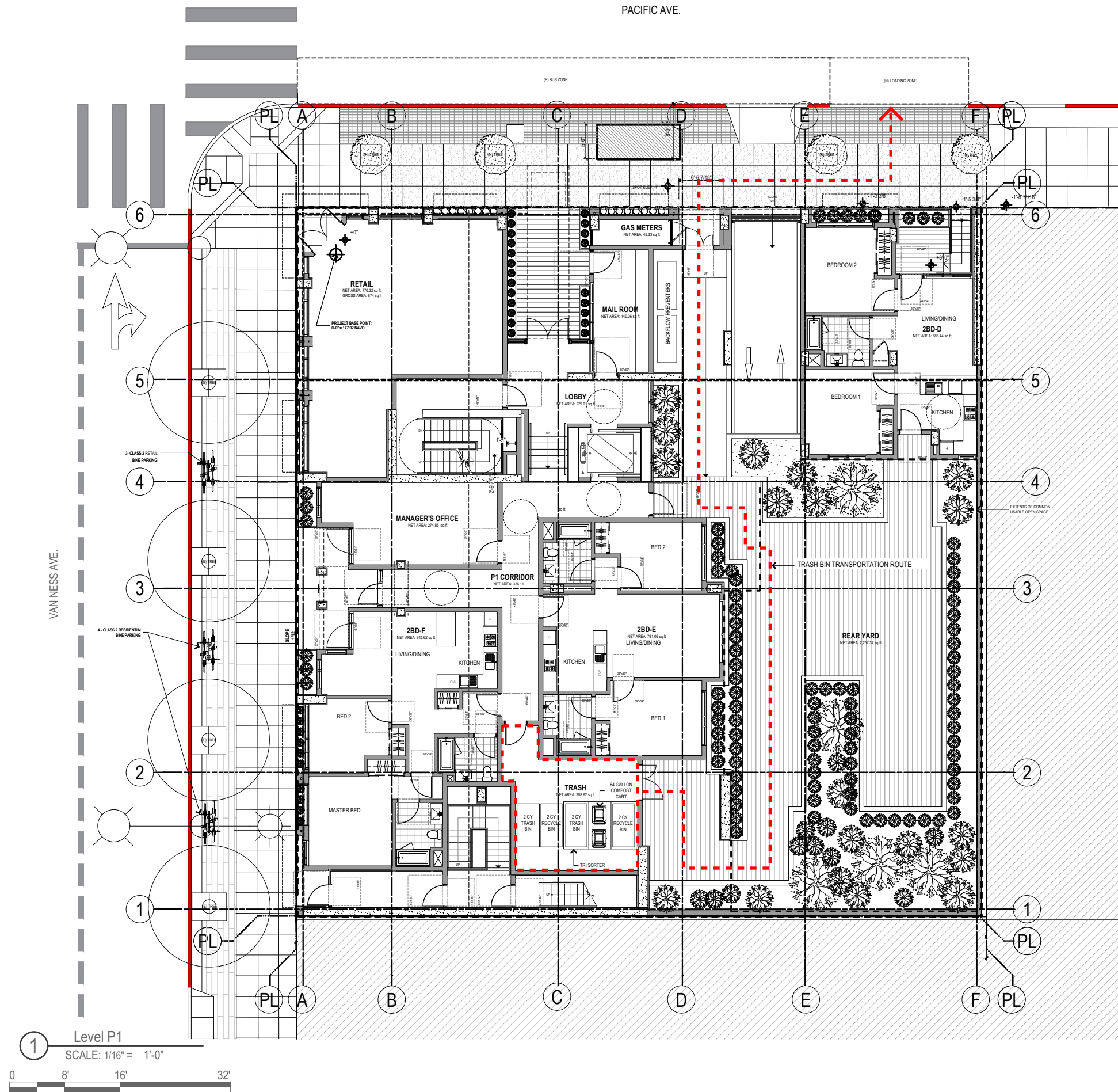
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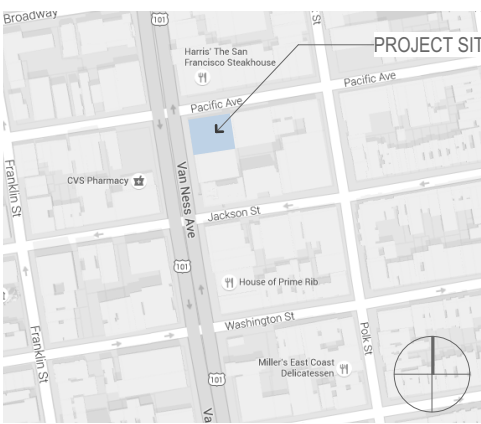




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2050 VAN NESS
PROJECT ADDRESS: 2050 VAN NESS AVE/1675 PACIFIC
San Francisco, CA 94109
Block / Lot: 0595/008
San Francisco

SCALE: 1/16" = 1'-0"
DRAWING TITLE: WASTE COLLECTION DIAGRAM
SHEET No: A-39.0
SHEET DESCRIPTION:
DATE: 7/15/2019 ISSUE: PLANNING COMMISSION



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2050 VAN NESS

PROJECT ADDRESS: 2050 VAN NESS AVE/1675 PACIFIC
San Francisco, CA 94109
Block / Lot: 0595/008
San Francisco

SCALE: AS NOTED

DRAWING TITLE: SURVEY

SHEET No: C-1

SHEET DESCRIPTION

DATE: 7/15/2019 ISSUE: PLANNING COMMISSION

kpff
Consulting Engineers

2424 Lindbergh St.
Alhambra, CA 91802
(650) 305-0313
F3516/717,7699
www.kpff.com

Engineer's Stamp



Project

VAN NESS / PACIFIC
2050 VAN NESS / 1675 PACIFIC AVE
SAN FRANCISCO, CA 94109

Sheet Title

TOPOGRAPHIC
SURVEY

| REVIEWS | No. | Date | Description | Approved |
|---------|-----|------|-------------|----------|
| | | | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
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Date 02/11/16

Designed

Drawn KRC

Checked RD

JOB NO. #315-016

Drawing No.

1 OF 1

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ian birchall and associates

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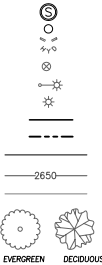
project contact: Ian Birchall

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SYMBOL LEGEND

SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
FIRE HYDRANT
GATE VALVE
LIGHT POLE - POLE MOUNTED
LIGHT POLE - LANDSCAPING
BUILDING LINE
PROPERTY LINE
ADJACENT PROPERTY LINE
INDEX CONTOURS
INTERMEDIATE CONTOURS

EXISTING



CONCRETE CURB
CONCRETE SIDEWALK
EDGE OF CONCRETE
PARKING STRIPE
BUILDING
OVERHEAD STRUCTURE
PARKING SIGN
EXISTING AC
EXISTING CONCRETE
EXISTING PAVERS

ABBREVIATIONS

STORM DRAIN
SANITARY SEWER
SANITARY SEWER CLEAN OUT
MANHOLE
DRAINAGE INLET
EVERGREEN
DECIDUOUS
FLOW LINE
ELECTRICAL
PARKING

SD
SS
SSCO
MH
DI
E
D
FL
ELEC
PRKG

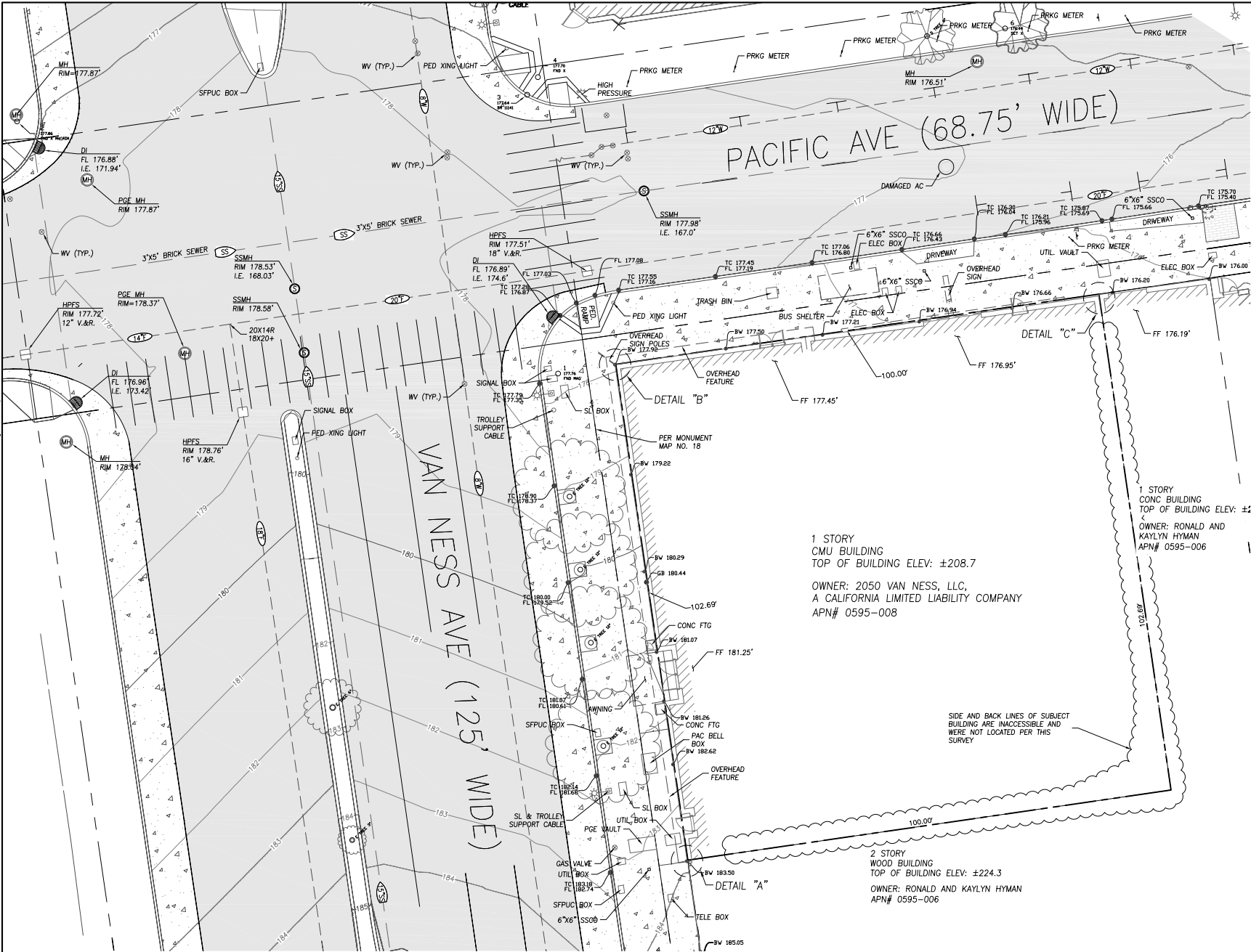
NOTES:

CITY MONUMENT LINES SHOWN HEREON PER MONUMENT MAP NO. 18 FILED IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, DIVISION OF SURVEYS AND MAPPING, DATED 10/69, REVISED 6/71.

BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES.

NORTH

SCALE 1 INCH = 10 FEET
10 0 10 20



LEGAL DESCRIPTION:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER FORMED BY THE EASTERLY LINE OF VAN NESS AVENUE WITH THE SOUTHERLY LINE OF PACIFIC AVENUE, RUNNING THENCE SOUTHERLY AND ALONG S&D LINE OF VAN NESS AVENUE ONE HUNDRED AND TWO FEET EIGHT AND ONE-FOURTH INCHES; THENCE AT A RIGHT ANGLE EASTERLY ONE HUNDRED FEET; THENCE AT A RIGHT ANGLE NORTHERLY ONE HUNDRED AND TWO FEET EIGHT AND ONE-FOURTH INCHES TO THE SOUTHERLY LINE OF PACIFIC AVENUE, AND THENCE AT A RIGHT ANGLE WESTERLY AND ALONG S&D LINE OF PACIFIC AVENUE ONE HUNDRED FEET TO THE POINT OF BEGINNING, BEING PART OF WESTERN ADDITION BLOCK 50.

DATUM

VERTICAL DATUM: CITY & COUNTY OF SAN FRANCISCO 2013 NAVD88
VERTICAL DATUM (SFVD13) BM 11141 (ELEV: 177.64')

BASIS OF BEARING

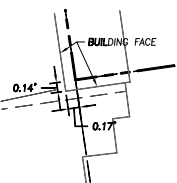
MAGNETIC NORTH

UTILITY NOTE:

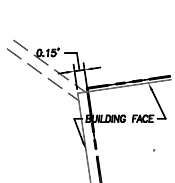
UTILITIES AT SURFACE LEVEL HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES HEREON ARE DRAWN PER RECORDS FROM UTILITY COMPANIES. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

SEWER UTILITIES TO BE REPLACED AND RELOCATED END OF THIS YEAR PER DPW AS PART OF "MUNI BUSS RAPID TRANSIT SYSTEM VAN NESS CORRIDOR TRANSIT IMPROVEMENT PROJECT" (HYD JOB ORDER NO. 2449J)

DETAIL "A"



DETAIL "B"



DETAIL "C"

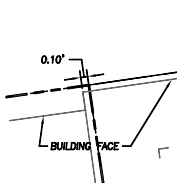


Exhibit C:

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|--|--|---|
| Project Address | | Block/Lot(s) |
| 2050 Van Ness Ave / 1675 Pacific Ave | | 0595008 |
| Case No. | | Permit No. |
| 2014.1573ENV | | |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building) | <input checked="" type="checkbox"/> New Construction |
| Project description for Planning Department approval. The project site at 2050 Van Ness Avenue / 1675 Pacific Avenue is an approximately 10,268-square-foot lot in the Nob Hill neighborhood and within the Van Ness Special Use District (Van Ness SUD). The project site is located on the block bounded by Pacific Avenue to the north, Jackson Street to the south, Van Ness Avenue to the west, and Polk Street to the east. The project site is currently developed with an approximately 12,409-gross-square-foot (gsf), 32-foot-tall, one-story-with-mezzanine building with former office (670 gross square feet), industrial (6,625 gross square feet automotive repair), and retail-restaurant/bar/place-of-entertainment (5,113 gross square feet) uses. The proposed project would demolish the existing structures and construct an approximately 49,268-gross-square-foot, seven-story 72-foot-tall (up to 80 feet tall including parapets, stairs, boiler room, and elevator penthouse) residential mixed-use building with retail and residential on the ground floor and a one-level basement with residential vehicular parking. The residential portion of the proposed project would accommodate approximately 46 one-bedroom apartments, 11 two-bedroom apartments, and six three-bedroom apartments, for a total of up to approximately 63 residential dwelling units. The retail portion of the proposed project FULL PROJECT DESCRIPTION ATTACHED | | |

STEP 1: EXEMPTION CLASS

| | |
|--|--|
| The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA). | |
| <input type="checkbox"/> | Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input checked="" type="checkbox"/> | Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY |
| <input type="checkbox"/> | Class ____ |

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|---|
| <input type="checkbox"/> | Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone) |
| <input checked="" type="checkbox"/> | Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i> |
| <input checked="" type="checkbox"/> | Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? |
| <input checked="" type="checkbox"/> | Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area) |
| <input type="checkbox"/> | Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption. |
| <input type="checkbox"/> | Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption. |
| <input type="checkbox"/> | Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption. |
| <input type="checkbox"/> | Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption. |
| Comments and Planner Signature (optional): Colin Clarke PLEASE SEE ATTACHED | |

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

| | |
|--|--|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) | |
| <input type="checkbox"/> | Category A: Known Historical Resource. GO TO STEP 5. |
| <input type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. |
| <input checked="" type="checkbox"/> | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

| | |
|--|--|
| Check all that apply to the project. | |
| <input type="checkbox"/> | 1. Change of use and new construction. Tenant improvements not included. |
| <input type="checkbox"/> | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| <input type="checkbox"/> | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations. |
| <input type="checkbox"/> | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. |
| <input type="checkbox"/> | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| <input type="checkbox"/> | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. | |
| <input type="checkbox"/> | Project is not listed. GO TO STEP 5. |
| <input type="checkbox"/> | Project does not conform to the scopes of work. GO TO STEP 5. |
| <input type="checkbox"/> | Project involves four or more work descriptions. GO TO STEP 5. |
| <input type="checkbox"/> | Project involves less than four work descriptions. GO TO STEP 6. |

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|--|
| Check all that apply to the project. | |
| <input type="checkbox"/> | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. |
| <input type="checkbox"/> | 2. Interior alterations to publicly accessible spaces. |
| <input type="checkbox"/> | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. |
| <input type="checkbox"/> | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features. |
| <input type="checkbox"/> | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features. |
| <input type="checkbox"/> | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |

| | |
|---|--|
| <input type="checkbox"/> | 7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |
| <input type="checkbox"/> | 8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): |
| <input type="checkbox"/> | 9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) |
| <input type="checkbox"/> | 10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below. | |
| <input type="checkbox"/> | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6. |
| Comments (optional): | |
| Preservation Planner Signature: | |

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

| | | |
|-------------------------------------|---|-----------------------------------|
| <input checked="" type="checkbox"/> | No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect. | |
| | Project Approval Action: Planning Commission Hearing | Signature: Colin Clarke |
| | If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | 07/15/2019 |
| | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals. | |

Full Project Description

The project site at 2050 Van Ness Avenue / 1675 Pacific Avenue is an approximately 10,268-square-foot lot in the Nob Hill neighborhood and within the Van Ness Special Use District (Van Ness SUD). The project site is located on the block bounded by Pacific Avenue to the north, Jackson Street to the south, Van Ness Avenue to the west, and Polk Street to the east. The project site is currently developed with an approximately 12,409-gross-square-foot (gsf), 32-foot-tall, one-story-with-mezzanine building with former office (670 gross square feet), industrial (6,625 gross square feet automotive repair), and retail-restaurant/bar/place-of-entertainment (5,113 gross square feet) uses.

The proposed project would demolish the existing structures and construct an approximately 49,268-gross-square-foot, seven-story 72-foot-tall (up to 80 feet tall including parapets, stairs, boiler room, and elevator penthouse) residential mixed-use building with retail and residential on the ground floor and a one-level basement with residential vehicular parking. The residential portion of the proposed project would accommodate approximately 46 one-bedroom apartments, 11 two-bedroom apartments, and six three-bedroom apartments, for a total of up to approximately 63 residential dwelling units. The retail portion of the proposed project would be comprised of up to an approximately 874-square-foot area on the ground floor. The new approximately 8,705-square-foot basement would provide space for storage and an approximately 6,099-square-foot garage for 24 vehicles. The new garage would be accessed via a new curb cut on Pacific Avenue up to 14 feet in width, replacing an existing 11-foot-4-inch-wide curb cut in approximately the same location. The proposed passenger loading would occur on Pacific Avenue at the northeast site frontage. The project would replace one Pacific Avenue on-street metered parking space with one on-street passenger loading space (approximately 20-feet long), and add new street trees. Approximately 64 class-1 bicycle parking spaces would be provided within the basement of the building, and six class-2 bicycle parking spaces (four residential and two retail) would be installed on the adjacent sidewalks. The proposed project would include excavation of approximately 5,268 cubic yards (8,436 square feet) of material, in a 1,666-square-foot area, to a maximum depth of 22 feet below grade. Up to approximately four new street trees would be planted (approximately five on Pacific Avenue and one on Van Ness Avenue).

Plans dated June 28, 2019.

CEQA Impacts

Transportation. A Transportation Planner Coordination memorandum was completed on July 15, 2019, which determined that the project would result in less-than-significant project and cumulative transportation impacts. A Senate Bill 743 checklist was completed on June 18, 2019.

Archeological Resources. The department's staff archeologist conducted preliminary archeological review on March 4, 2019 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Hazardous Materials. The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on March 23, 2018. An Environmental Site Assessment Phase-I report (John Carver Consulting) was completed on January 25, 2016. A DPH letter was issued to the applicant on October 4, 2018 requesting a work plan for further testing as part of a Phase-II Environmental Site Assessment prior to the issuance of any permit related to construction.

Geology and Soils. A geotechnical report was prepared by H. Allen Gruen, Geotechnical Engineer, February 18, 2016. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Noise Study completed by SW&M on April 10, 2019. The noise study determined that the proposed construction activities would not expose nearby sensitive receptors to substantial noise increases during the approximately 27-month construction period. The project would not include particularly noisy construction activities, such as pile-driving, and increases in the ambient noise levels during construction would be limited in duration. The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality. The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

Water Quality. The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Because the project would disturb more than 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|--|------------------------------|---|
| Project Address (If different than front page) | | Block/Lot(s) (If different than front page) |
| 2050 Van Ness Ave / 1675 Pacific Ave | | 0595/008 |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| 2014.1573 | | |
| Plans Dated | Previous Approval Action | New Approval Action |
| | Planning Commission Hearing | |
| Modified Project Description: | | |

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

| | |
|--|--|
| Compared to the approved project, would the modified project: | |
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. | |

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

| | |
|--|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination. | |
| Planner Name: | Date: |
| | |

Exhibit D:

Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2050 VAN NESS AVE & 1675 PACIFIC AVE
RECORD NO.: 2014.1573CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

| | EXISTING | PROPOSED | NET NEW |
|---|---------------|-----------------------|---------------|
| GROSS SQUARE FOOTAGE (GSF) | | | |
| Parking GSF | 0 | 8,705* | 8,750 |
| Residential GSF | 0 | 48,510 | 48,510 |
| Retail/Commercial GSF | 5,783** | 874 | 874 |
| Office GSF | 0 | 0 | 0 |
| Industrial/PDR GSF <i>Production, Distribution, & Repair</i> | 6,625 | 0 | 0 |
| Medical GSF | 0 | 0 | 0 |
| Visitor GSF | 0 | 0 | 0 |
| CIE GSF | 0 | 0 | 0 |
| Usable Open Space | 0 | 3,247*** | 3,247 |
| Public Open Space | 0 | 0 | 0 |
| Other () | | | |
| TOTAL GSF | | 61,336 | 61,336 |
| | EXISTING | NET NEW | TOTALS |
| PROJECT FEATURES (Units or Amounts) | | | |
| Dwelling Units - Affordable | 0 | 11 | 11 |
| Dwelling Units - Market Rate | 0 | 52 | 52 |
| Dwelling Units - Total | 0 | 63 | 63 |
| Hotel Rooms | 0 | 0 | 0 |
| Number of Buildings | 2 | 1 | 0 |
| Number of Stories | 1 | 7+basement | 6+basement |
| Parking Spaces | 1 (on-street) | 24 (off-street) | 23 |
| Loading Spaces | 0 | 1 (on-street) | 1 |
| Bicycle Spaces | 0 | 64 Class 1; 6 Class 2 | 70 |
| Car Share Spaces | 0 | 1 (off-street) | 1 |
| Other () | | | |

*Includes entire basement area (i.e. parking, storage, bldg. maintenance, bike storage, laundry, circulation, etc)

**Includes existing accessory office area

***Includes non-compliant inner courtyard

| | EXISTING | PROPOSED | NET NEW |
|-------------------------------------|----------|----------|---------|
| LAND USE - RESIDENTIAL (GSF) | | | |
| Studio Units | 0 | 0 | 0 |
| One Bedroom Units | 0 | 23,222 | 23,222 |
| Two Bedroom Units | 0 | 10,186 | 10,186 |
| Three Bedroom (or +) Units | 0 | 6,717 | 6,717 |
| Group Housing - Rooms | 0 | 0 | 0 |
| Group Housing - Beds | 0 | 0 | 0 |
| SRO Units | 0 | 0 | 0 |
| Micro Units | 0 | 0 | 0 |
| Accessory Dwelling Units | 0 | 0 | 0 |

Exhibit E:

Maps and Context Photos

PACIFIC AVE.

VAN NESS AVE.

POLK

JACKSON

2000

67

23

100

102.6883

102.688

23

125

56

80

1601

2015 162/203

2001 129/144

2002 145/161

188.375

127.6881

110

90

8

6

100

14

20

80

165.375

1901

1600

123.50

22.917

119.583

127.688

145.375

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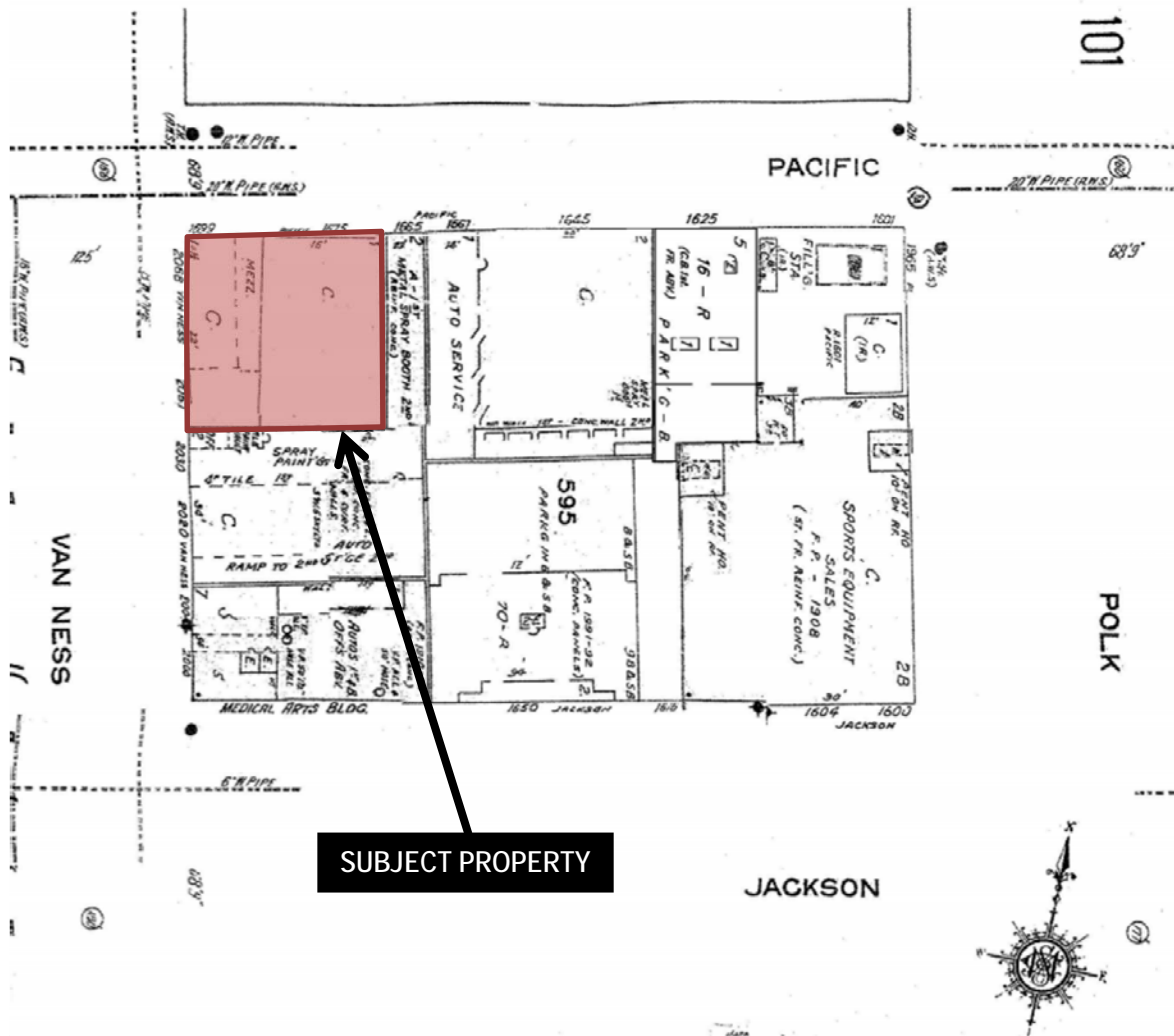
417

418

419

420

Sanborn Map*



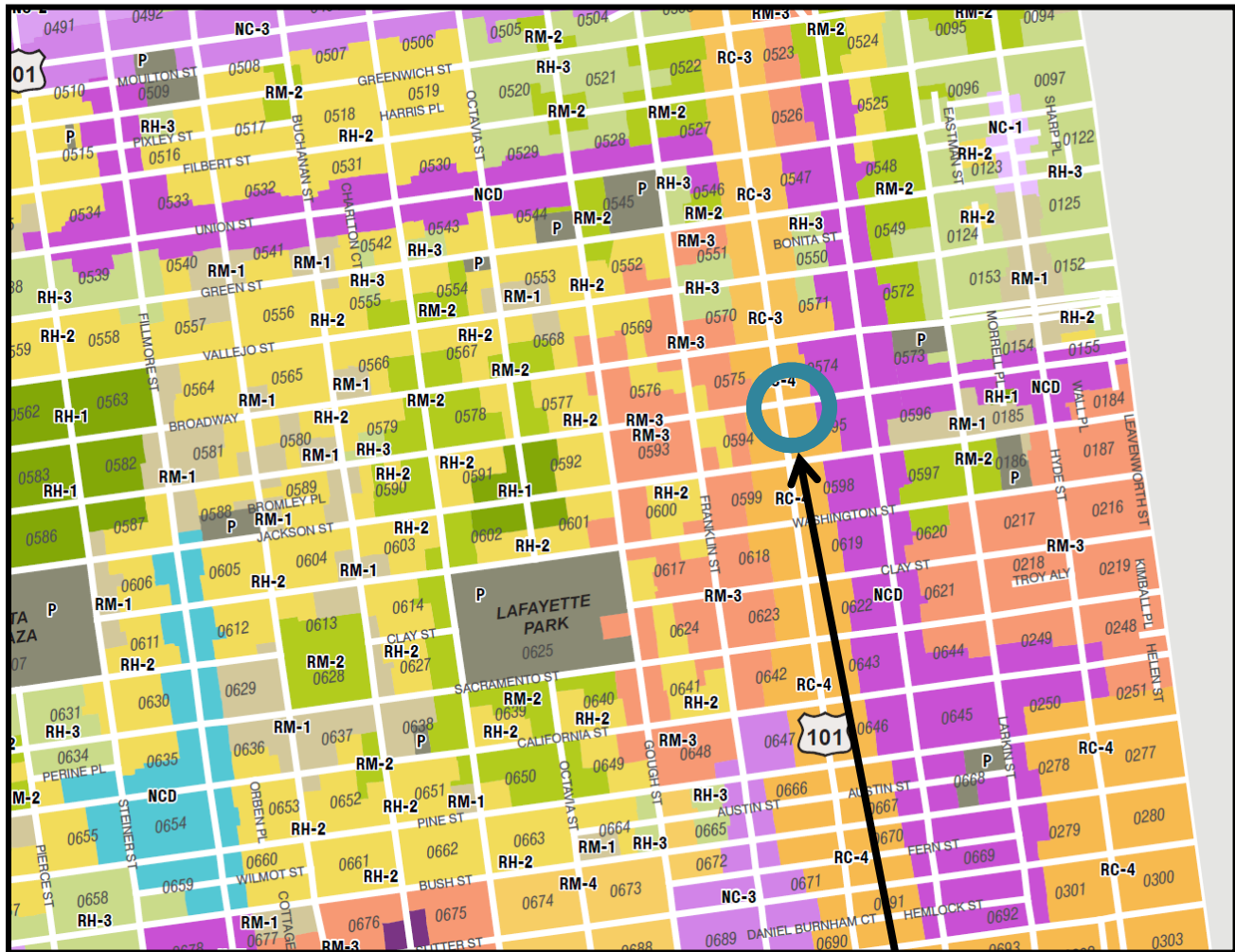
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2014.1573CUA
2050 Van Ness Ave & 1675 Pacific Ave
Block 0595 Lot 008

Zoning Map



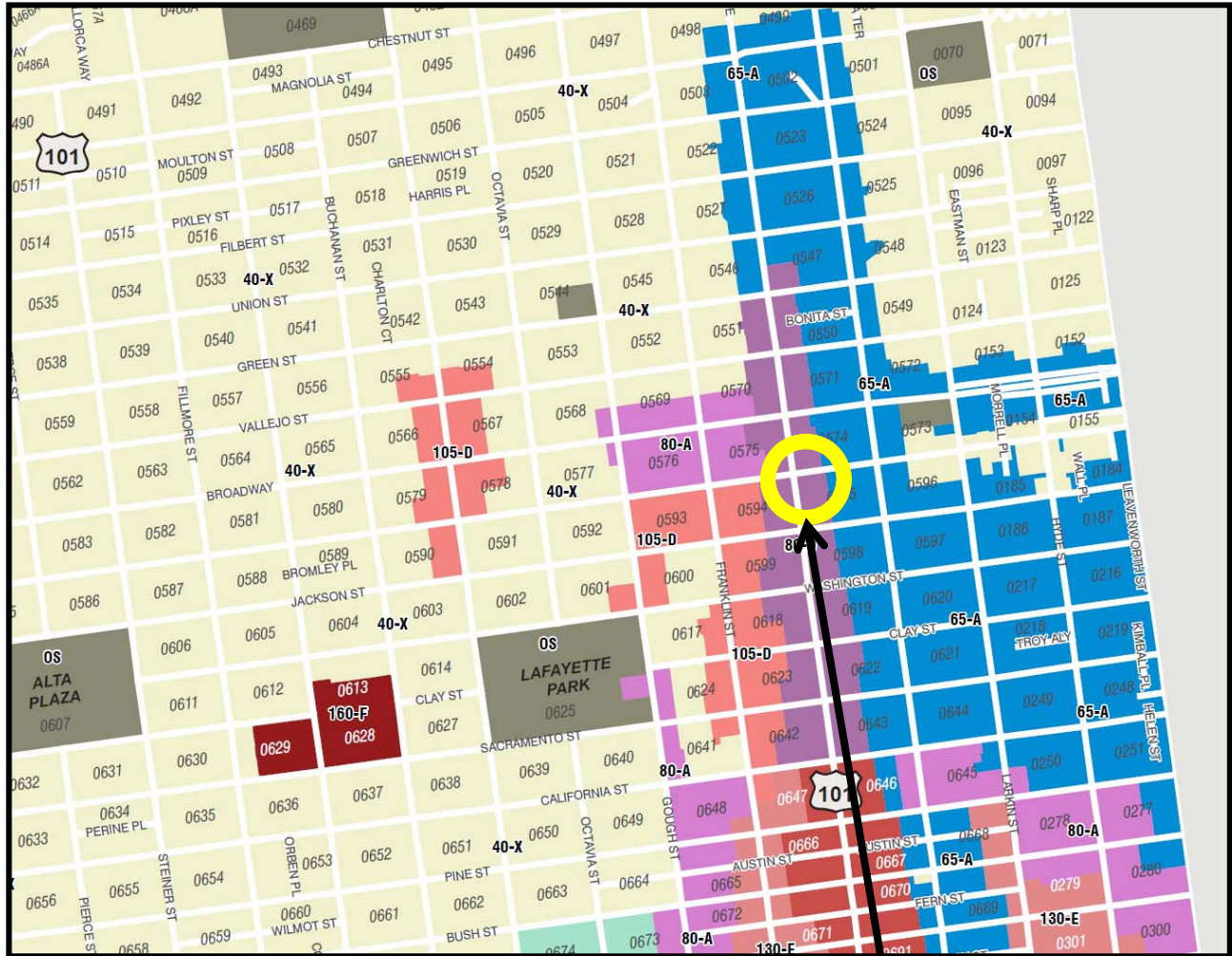
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2014.1573CUA
2050 Van Ness Ave & 1675 Pacific Ave
Block 0595 Lot 008

Height & Bulk Map



SUBJECT PROPERTY

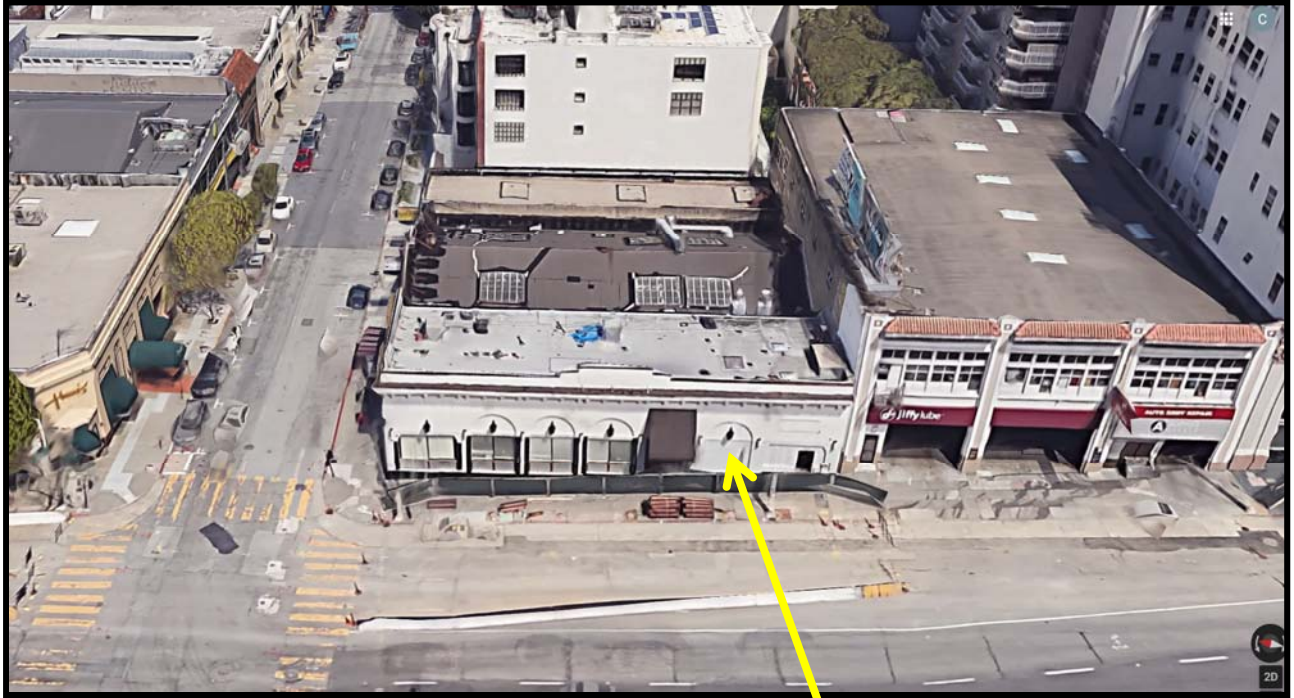
SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2014.1573CUA
2050 Van Ness Ave & 1675 Pacific Ave
Block 0595 Lot 008

Aerial Photo

(looking east)



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2014.1573CUA
2050 Van Ness Ave & 1675 Pacific Ave
Block 0595 Lot 008

Aerial Photo

(looking south)



SUBJECT PROPERTY

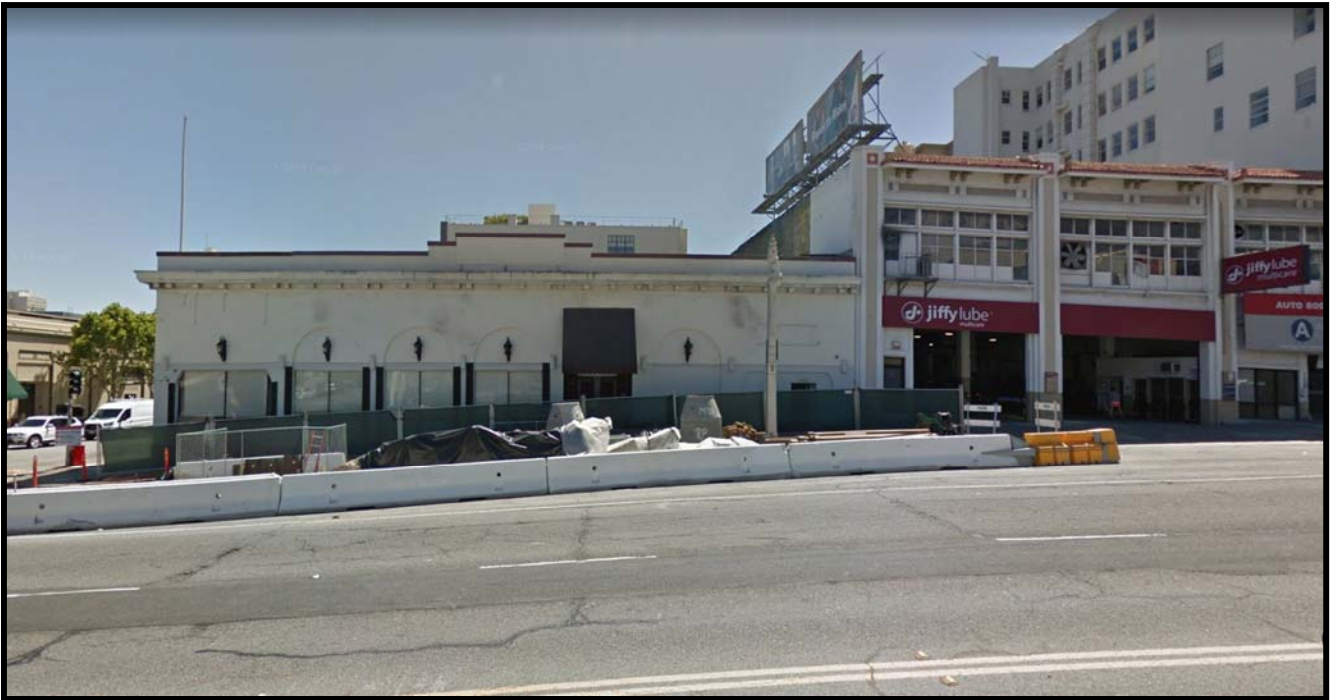
SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2014.1573CUA
2050 Van Ness Ave & 1675 Pacific Ave
Block 0595 Lot 008

Site Photo

(looking east)



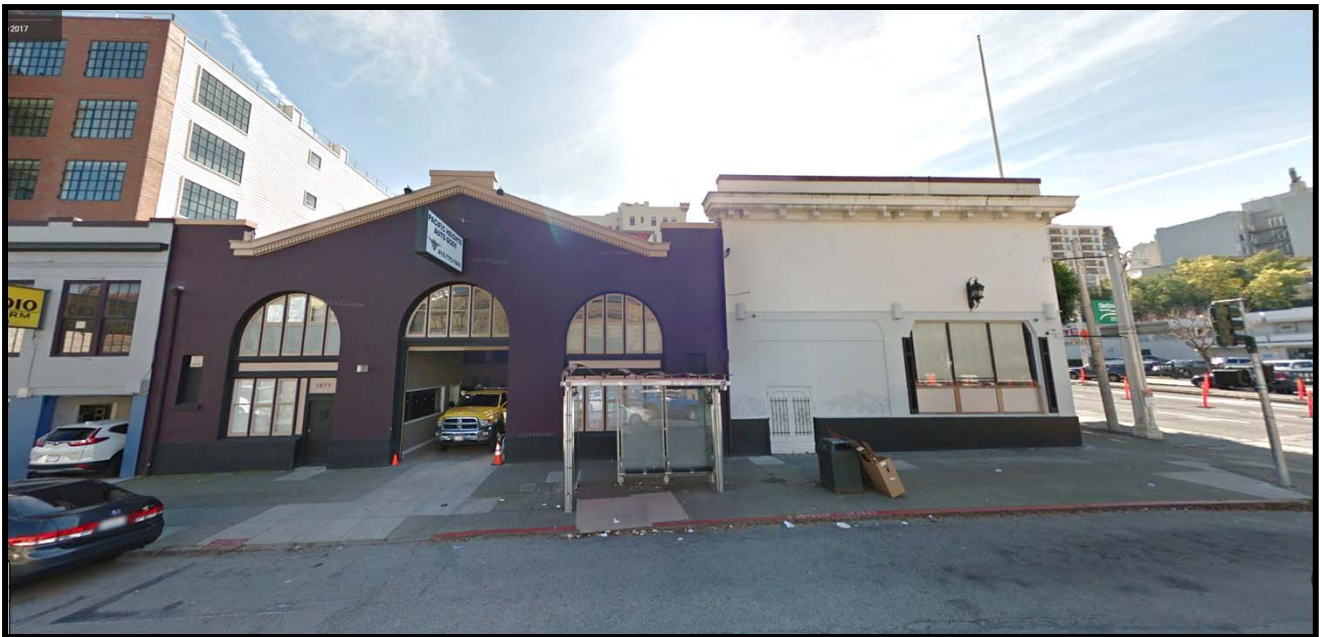
SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2014.1573CUA
2050 Van Ness Ave & 1675 Pacific Ave
Block 0595 Lot 008

Site Photo

(looking south)



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2014.1573CUA
2050 Van Ness Ave & 1675 Pacific Ave
Block 0595 Lot 008

Exhibit F:

Public Correspondence

May, Christopher (CPC)

From: Frank Scappaticci <frankscappa@yahoo.com>
Sent: Sunday, July 14, 2019 10:38 AM
To: May, Christopher (CPC)
Cc: Tratratt
Subject: Project Record Number 2014.1573CUAVAR (2050 Van Ness Ave / 1675 Pacific Ave)

Follow Up Flag: Follow up
Flag Status: Flagged

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

July 14, 2019

SF Planning Department
1650 Mission St, Suite 400
San Francisco, CA 94103

To Whom it May Concern:

I want to provide feedback on the project currently being discussed on July 25th (2014.1573CUAVAR: 2050 Van Ness Avenue / 1675 Pacific Avenue). As previously documented in a prior letter dated April 22, 2017 to the SF Planning Department, there are a number of issues with this development.

First and foremost, it sits on the corner of Van Ness and Pacific and the size of the building represents a departure from heights of the buildings on Van Ness going northward. Van Ness begins to decline from Jackson to Pacific and beyond so that buildings above a height of 3 or 4 stories represent an eye sore for that part of the city.

Second, the height of the building already will box in several of the other buildings on that block between Jackson and Pacific so that there will be limited air circulation and sunlight. This would be a travesty for the tenants from floors 2-8 on 1650 Jackson St. whose unit faces northward.

Finally, the traffic in the area will be horrendous. Considering the limited parking in the area and several apartment buildings surrounding this region, this will cause heavy traffic on Van Ness and Polk.

One solution would be to limit the size of the building to 5 floors maximum, limit any additional rooftop build-outs, and have less condominiums overall. Additional parking within the building might also help alleviate the traffic.

Thank you for your consideration.

Sincerely,

-Frank Scappaticci, Owner
1650 Jackson St. #802
San Francisco, CA 94109

Exhibit G:

Inclusionary Affordable Housing Affidavit



COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

Date: October 24, 2018

To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*

From: San Francisco Planning Department

Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

At least 30 days before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by the date that the Environmental Evaluation Application (EEA) or Project Application (PRJ) was deemed complete by the Department ("EEA/PRJ accepted date"). There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For projects with complete EEA's/PRJ's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, EEA/PRJ accepted date, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **Any project with 25 units or more and with a complete EEA accepted between January 1, 2013 and January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to higher Inclusionary Housing rates and requirements. Generally, rental projects with 25 units or more be subject to an 18% on-site rate and ownership projects with 25 units or more will be subject to a 20% on-site rate.**

Summary of requirements. Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) or complete Project Application (PRJ) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA/PRJ accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

The applicable requirement for projects that received a first discretionary approval prior to January 12, 2016 are those listed in the "EEA accepted before 1/1/13" column on Chart 1-A.

CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

| Complete EEA Accepted: → | Before 1/1/13 | Before 1/1/14 | Before 1/1/15 | Before 1/12/16 |
|---|---------------|---------------|---------------|----------------|
| On-site | | | | |
| 10-24 unit projects | 12.0% | 12.0% | 12.0% | 12.0% |
| 25+ unit projects | 12.0% | 13.0% | 13.5% | 14.5% |
| Fee or Off-site | | | | |
| 10-24 unit projects | 20.0% | 20.0% | 20.0% | 20.0% |
| 25+ unit projects at or below 120' | 20.0% | 25.0% | 27.5% | 30.0% |
| 25+ unit projects over 120' in height * | 20.0% | 30.0% | 30.0% | 30.0% |

*except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to the requirements of 25+ unit projects at or below 120 feet.

CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

| Complete EEA Accepted: → | Before 1/1/13 | Before 1/1/14 | Before 1/1/15 | Before 1/12/16 |
|--|---------------|---------------|---------------|----------------|
| On-site UMU | | | | |
| Tier A 10-24 unit projects | 14.4% | 14.4% | 14.4% | 14.4% |
| Tier A 25+ unit projects | 14.4% | 15.4% | 15.9% | 16.4% |
| Tier B 10-24 unit projects | 16.0% | 16.0% | 16.0% | 16.0% |
| Tier B 25+ unit projects | 16.0% | 17.0% | 17.5% | 18.0% |
| Tier C 10-24 unit projects | 17.6% | 17.6% | 17.6% | 17.6% |
| Tier C 25+ unit projects | 17.6% | 18.6% | 19.1% | 19.6% |
| Fee or Off-site UMU | | | | |
| Tier A 10-24 unit projects | 23.0% | 23.0% | 23.0% | 23.0% |
| Tier A 25+ unit projects | 23.0% | 28.0% | 30.0% | 30.0% |
| Tier B 10-24 unit projects | 25.0% | 25.0% | 25.0% | 25.0% |
| Tier B 25+ unit projects | 25.0% | 30.0% | 30.0% | 30.0% |
| Tier C 10-24 unit projects | 27.0% | 27.0% | 27.0% | 27.0% |
| Tier C 25+ unit projects | 30.0% | 30.0% | 30.0% | 30.0% |
| Land Dedication in UMU or Mission NCT | | | | |
| Tier A 10-24 unit < 30K | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier A 10-24 unit > 30K | 30.0% | 30.0% | 30.0% | 30.0% |
| Tier A 25+ unit < 30K | 35.0% | 40.0% | 42.5% | 45.0% |
| Tier A 25+ unit > 30K | 30.0% | 35.0% | 37.5% | 40.0% |
| Tier B 10-24 unit < 30K | 40.0% | 40.0% | 40.0% | 40.0% |
| Tier B 10-24 unit > 30K | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier B 25+ unit < 30K | 40.0% | 45.0% | 47.5% | 50.0% |
| Tier B 25+ unit > 30K | 35.0% | 40.0% | 42.5% | 45.0% |
| Tier C 10-24 unit < 30K | 45.0% | 45.0% | 45.0% | 45.0% |
| Tier C 10-24 unit > 30K | 40.0% | 40.0% | 40.0% | 40.0% |
| Tier C 25+ unit < 30K | 45.0% | 50.0% | 52.5% | 55.0% |
| Tier C 25+ unit > 30K | 40.0% | 45.0% | 47.5% | 50.0% |

CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted
BEFORE: →

| | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-site | | | | | | | | | | | |
| 10-24 unit projects | 12.0% | 12.5% | 13.0% | 13.5% | 14.0% | 14.5% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% |
| 25+ unit projects | 18.0% | 19.0% | 20.0% | 20.5% | 21.0% | 21.5% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% |
| Fee or Off-site | | | | | | | | | | | |
| 10-24 unit projects | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% |
| 25+ unit projects | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |

CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted
BEFORE: →

| | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-site UMU | | | | | | | | | | | |
| Tier A 10-24 unit projects | 14.4% | 14.4% | 14.4% | 14.4% | 14.4% | 14.5% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% |
| Tier A 25+ unit projects | 18.0% | 19.0% | 20.0% | 20.5% | 21.0% | 21.5% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% |
| Tier B 10-24 unit projects | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% |
| Tier B 25+ unit projects | 18.0% | 19.0% | 20.0% | 20.5% | 21.0% | 21.5% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% |
| Tier C 10-24 unit projects | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% |
| Tier C 25+ unit projects | 19.6% | 19.6% | 20.0% | 20.5% | 21.0% | 21.5% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% |
| Fee or Off-site UMU | | | | | | | | | | | |
| Tier A 10-24 unit projects | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% |
| Tier A 25+ unit projects | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |
| Tier B 10-24 unit projects | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% |
| Tier B 25+ unit projects | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |
| Tier C 10-24 unit projects | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% |
| Tier C 25+ unit projects | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |
| Land Dedication in UMU or Mission NCT | | | | | | | | | | | |
| Tier A 10-24 unit < 30K | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier A 10-24 unit > 30K | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |
| Tier A 25+ unit < 30K | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier A 25+ unit > 30K | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |
| Tier B 10-24 unit < 30K | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% |
| Tier B 10-24 unit > 30K | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier B 25+ unit < 30K | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% |
| Tier B 25+ unit > 30K | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier C 10-24 unit < 30K | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Tier C 10-24 unit > 30K | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% |
| Tier C 25+ unit < 30K | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Tier C 25+ unit > 30K | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% |

CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted
BEFORE: →

| | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-site | | | | | | | | | | | |
| 10-24 unit projects | 12.0% | 12.5% | 13.0% | 13.5% | 14.0% | 14.5% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% |
| 25+ unit projects | 20.0% | 21.0% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% | 24.5% | 25.0% | 25.5% | 26.0% |
| Fee or Off-site | | | | | | | | | | | |
| 10-24 unit projects | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% |
| 25+ unit projects | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% |

CHART 3-B: Requirements for Owner Projects UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted
BEFORE: →

| | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-site UMU | | | | | | | | | | | |
| Tier A 10-24 unit projects | 14.4% | 14.4% | 14.4% | 14.4% | 14.4% | 14.4% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% |
| Tier A 25+ unit projects | 20.0% | 21.0% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% | 24.5% | 25.0% | 25.5% | 26.0% |
| Tier B 10-24 unit projects | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% | 16.0% |
| Tier B 25+ unit projects | 20.0% | 21.0% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% | 24.5% | 25.0% | 25.5% | 26.0% |
| Tier C 10-24 unit projects | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% | 17.6% |
| Tier C 25+ unit projects | 20.0% | 21.0% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% | 24.5% | 25.0% | 25.5% | 26.0% |
| Fee or Off-site UMU | | | | | | | | | | | |
| Tier A 10-24 unit projects | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% | 23.0% |
| Tier A 25+ unit projects | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% |
| Tier B 10-24 unit projects | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% |
| Tier B 25+ unit projects | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% |
| Tier C 10-24 unit projects | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% |
| Tier C 25+ unit projects | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% |
| Land Dedication in UMU or Mission NCT | | | | | | | | | | | |
| Tier A 10-24 unit < 30K | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier A 10-24 unit > 30K | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |
| Tier A 25+ unit < 30K | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier A 25+ unit > 30K | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |
| Tier B 10-24 unit < 30K | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% |
| Tier B 10-24 unit > 30K | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier B 25+ unit < 30K | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% |
| Tier B 25+ unit > 30K | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Tier C 10-24 unit < 30K | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Tier C 10-24 unit > 30K | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% |
| Tier C 25+ unit < 30K | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Tier C 25+ unit > 30K | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% | 40.0% |

CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

**Complete EEA/PRJ Accepted
BEFORE: →**

| | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-site | | | | | | | | | | | |
| 10-24 unit projects | 12.0% | 12.5% | 13.0% | 13.5% | 14.0% | 14.5% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% |
| 25+ unit projects* | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% |
| Fee or Off-site | | | | | | | | | | | |
| 10-24 unit projects | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% |
| 25+ unit projects | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |

**Complete EEA/PRJ Accepted
BEFORE: →**

| | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-Site: Rental Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units | | | | | | | | | | | |
| INCLUSIONARY RATE | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% | 25.0% |
| Low Income (55% AMI) | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% |
| Moderate Income (80% AMI) | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% |
| Middle Income (110% AMI) | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% |

CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

**Complete EEA/PRJ Accepted
BEFORE: →**

| | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-site | | | | | | | | | | | |
| 10-24 unit projects | 12.0% | 12.5% | 13.0% | 13.5% | 14.0% | 14.5% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% |
| 25+ unit projects* | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% |
| Fee or Off-site | | | | | | | | | | | |
| 10-24 unit projects | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% |
| 25+ unit projects | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% |

**Complete EEA/PRJ Accepted
BEFORE: →**

| | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-Site: Ownership Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units | | | | | | | | | | | |
| INCLUSIONARY RATE | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% | 27.0% |
| Low Income (80% AMI) | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% | 15.0% |
| Moderate Income (105% AMI) | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% |
| Middle Income (130% AMI) | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% |

CHART 5: Income Levels for Projects with a complete EEA/PRJ on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordability levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projects with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA/PRJ Accepted

| BEFORE: → | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-Site: Rental Projects with 25+ units | | | | | | | | | | | |
| INCLUSIONARY RATE | 18.0% | 19.0% | 20.0% | 20.5% | 21.0% | 21.5% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% |
| Low Income (55% AMI) | 10.0% | 11.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% |
| Moderate Income (80% AMI) | 4.0% | 4.0% | 4.0% | 4.25% | 4.5% | 4.75% | 5.0% | 5.25% | 5.5% | 5.75% | 6.0% |
| Middle Income (110% AMI) | 4.0% | 4.0% | 4.0% | 4.25% | 4.5% | 4.75% | 5.0% | 5.25% | 5.5% | 5.75% | 6.0% |

Complete EEA/PRJ Accepted

| BEFORE: → | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| On-Site: Ownership Projects with 25+ units | | | | | | | | | | | |
| INCLUSIONARY RATE | 20.0% | 21.0% | 22.0% | 22.5% | 23.0% | 23.5% | 24.0% | 24.5% | 25.0% | 25.5% | 26.0% |
| Low Income (80% AMI) | 10.0% | 11.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% | 12.0% |
| Moderate Income (105% AMI) | 5.0% | 5.0% | 5.0% | 5.25% | 5.5% | 5.75% | 6.0% | 6.25% | 6.5% | 6.75% | 7.0% |
| Middle Income (130% AMI) | 5.0% | 5.0% | 5.0% | 5.25% | 5.5% | 5.75% | 6.0% | 6.25% | 6.5% | 6.75% | 7.0% |

Complete EEA/PRJ Accepted

| BEFORE: → | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Off-Site: Rental Projects with 25+ units | | | | | | | | | | | |
| INCLUSIONARY RATE | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% | 30.0% |
| Low Income (55% AMI) | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% |
| Moderate Income (80% AMI) | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% |
| Middle Income (110% AMI) | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% | 6.0% |

Complete EEA/PRJ Accepted

| BEFORE: → | 1/1/18 | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 | 1/1/23 | 1/1/24 | 1/1/25 | 1/1/26 | 1/1/27 | 1/1/28 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Off-Site: Ownership Projects with 25+ units | | | | | | | | | | | |
| INCLUSIONARY RATE | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% | 33.0% |
| Low Income (80% AMI) | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% | 18.0% |
| Moderate Income (105% AMI) | 8.0% | 8.0% | 8.0% | 8.0% | 8.0% | 8.0% | 8.0% | 8.0% | 8.0% | 8.0% | 8.0% |
| Middle Income (130% AMI) | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% |

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

6/28/2019

Date

Zesara Chan on behalf of 2050 Van Ness LLC
I, _____,
do hereby declare as follows:

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

1675 Pacific Avenue; 2050 Van Ness Avenue

Address

0595/008

Block / Lot

The subject property is located within the following Zoning District:

RC-4

Zoning District

80-D

Height and Bulk District

Van Ness SUD

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

☐ Yes ☒ No

B The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

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

2014.1573PRJ

Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Christopher May

Planner Name

A complete Environmental Evaluation Application or Project Application was accepted on:

03/01/2016

Date

The project contains 63 total dwelling units and/or group housing rooms.

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

- ☐ This project is 100% affordable.
- ☐ This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

☐ Yes ☒ No

C Please indicate the tenure of the project.

- ☐ **Ownership.** If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.
- ☒ **Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

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

- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- ☒ On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- ☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- ☐ Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

18%

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

Residential Gross Floor Area

E The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

F The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

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

G The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

I For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.

J For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

K If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

| | | | | | |
|---------------------|----------------------|----------|--------------------|--------------------|--------------------------------|
| TOTAL UNITS: | SRO / Group Housing: | Studios: | One-Bedroom Units: | Two-Bedroom Units: | Three (or more) Bedroom Units: |
| 63 | | | 46 | 11 | 6 |

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

☒ **On-site Affordable Housing Alternative** (Planning Code Section 415.6, 419.3, or 206.4): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

| | | | | | |
|---------------------|----------------------|----------|--------------------|--------------------|--------------------------------|
| TOTAL UNITS: | SRO / Group Housing: | Studios: | One-Bedroom Units: | Two-Bedroom Units: | Three (or more) Bedroom Units: |
| 63 | | | 46 | 11 | 6 |

| | | | |
|------------------------|----------------------------|------------------|-----------|
| LOW-INCOME | Number of Affordable Units | % of Total Units | AMI Level |
| | 6 | 10% | 55% |
| MODERATE-INCOME | Number of Affordable Units | % of Total Units | AMI Level |
| | 2 | 4% | 80% |
| MIDDLE-INCOME | Number of Affordable Units | % of Total Units | AMI Level |
| | 3 | 4% | 110% |

☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7 or 419.3): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

| TOTAL UNITS: | SRO / Group Housing: | Studios: | One-Bedroom Units: | Two-Bedroom Units: | Three (or more) Bedroom Units: |
|---|----------------------|--|--------------------|--|--------------------------------|
| Area of Dwellings in Principal Project (in sq. feet): | | Off-Site Project Address: | | | |
| Area of Dwellings in Off-Site Project (in sq. feet): | | | | | |
| Off-Site Block/Lot(s): | | Motion No. for Off-Site Project (if applicable): | | Number of Market-Rate Units in the Off-site Project: | |

| | | | |
|--------------------|----------------------------|------------------|-----------|
| AMI LEVELS: | Number of Affordable Units | % of Total Units | AMI Level |
| | | | |
| | Number of Affordable Units | % of Total Units | AMI Level |
| | | | |
| | Number of Affordable Units | % of Total Units | AMI Level |
| | | | |

UNIT MIX TABLES: CONTINUED

- ☐ **Combination** of payment of a **fee, on-site affordable units, or off-site affordable units** with the following distribution:
Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Number of Affordable Units to be Located ON-SITE:

| TOTAL UNITS: | SRO / Group Housing: | Studios: | One-Bedroom Units: | Two-Bedroom Units: | Three (or more) Bedroom Units: |
|--------------|----------------------|----------|--------------------|--------------------|--------------------------------|
| | | | | | |

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

| TOTAL UNITS: | SRO / Group Housing: | Studios: | One-Bedroom Units: | Two-Bedroom Units: | Three (or more) Bedroom Units: |
|---|--|----------|--|--------------------|--------------------------------|
| | | | | | |
| Area of Dwellings in Principal Project (in sq. feet): | Off-Site Project Address: | | | | |
| Area of Dwellings in Off-Site Project (in sq. feet): | | | | | |
| Off-Site Block/Lot(s): | Motion No. for Off-Site Project (if applicable): | | Number of Market-Rate Units in the Off-site Project: | | |
| | | | | | |

Income Levels for On-Site or Off-Site Units in Combination Projects:

| AMI LEVELS: | Number of Affordable Units | % of Total Units | AMI Level |
|-------------|----------------------------|------------------|-----------|
| | | | |
| | | | |
| | | | |

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☐ Yes ☒ No

If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) _____

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project

| TOTAL UNITS: | SRO / Group Housing: | Studios: | One-Bedroom Units: | Two-Bedroom Units: | Three (or more) Bedroom Units: |
|--------------|----------------------|----------|--------------------|--------------------|--------------------------------|
| 0 | | | | | |

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- ☐ On-site Affordable Housing Alternative
- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance
- ☐ Off-site Affordable Housing Alternative (Section 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

2050 Van Ness LLC

Company Name

Zesara C. Chan

Name (Print) of Contact Person

100 Pine Street, Suite 1250

Address

San Francisco, CA 94111

City, State, Zip

(415) 745-3615

Phone / Fax

zchanlaw@gmail.com

Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

 on behalf of 2050 Van
Ness LLC

Name (Print), Title:

Zesara Chan, Attorney for 2050 Van Ness LLC

Executed on this day in:

Location:

San Francisco, CA

Date:

June 28, 2019

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:

Exhibit H:

Anti-Discriminatory Housing Affidavit



SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please contact Mullane Ahern at (415) 252-2514 or mullane.ahern@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

THIS PAGE INTENTIONALLY LEFT BLANK.



FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

| | |
|--|------------------------|
| PROPERTY OWNER'S NAME: | |
| 2050 Van Ness LLC c/o Zesara C. Chan | |
| PROPERTY OWNER'S ADDRESS: | TELEPHONE: |
| Law Office of Zesara C. Chan | (415) 745-3615 |
| 100 Pine Street, Suite 1250 | EMAIL: |
| San Francisco, CA 94111 | zchanlaw@gmail.com |
| APPLICANT'S NAME: | |
| 2050 Van Ness LLC c/o Daniel Frattin Same as Above <input type="checkbox"/> | |
| APPLICANT'S ADDRESS: | TELEPHONE: |
| Reuben, Junius & Rose, LLP | (415) 567-9000 |
| One Bush Street, Suite 600 | EMAIL: |
| San Francisco, CA 94104 | dfrattin@reubenlaw.com |
| CONTACT FOR PROJECT INFORMATION: | |
| Same as Above <input checked="" type="checkbox"/> | |
| ADDRESS: | TELEPHONE: |
| | () |
| | EMAIL: |
| | |
| COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): | |
| Same as Above <input checked="" type="checkbox"/> | |
| ADDRESS: | TELEPHONE: |
| | () |
| | EMAIL: |
| | |

2. Location and Project Description

| | | | |
|--|--------------------------|--------------------------|---------------|
| STREET ADDRESS OF PROJECT: | | ZIP CODE: | |
| 1675 Pacific Avenue; 2050 Van Ness Avenue | | 94109 | |
| CROSS STREETS: | | | |
| Pacific Avenue and Jackson Street | | | |
| ASSESSORS BLOCK/LOT: | ZONING DISTRICT: | HEIGHT/BULK DISTRICT: | |
| 0595 / 008 | RC-4 | 80-D | |
| PROJECT TYPE: (Please check all that apply) | EXISTING DWELLING UNITS: | PROPOSED DWELLING UNITS: | NET INCREASE: |
| <input checked="" type="checkbox"/> New Construction | 0 | 63 | 63 |
| <input checked="" type="checkbox"/> Demolition | | | |
| <input type="checkbox"/> Alteration | | | |
| <input type="checkbox"/> Other: _____ | | | |

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? ☐ YES ☒ NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? ☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? ☐ YES ☐ NO

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

Human Rights Commission contact information
Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

[Handwritten Signature]
on behalf of 2050 Van Ness LLC

Date: _____

June 28, 2019

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

Zesara C. Chan, Attorney for 2050 Van Ness, LLC

Owner / Authorized Agent (circle one)

Authorized Agent

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

- ☐ Anti-Discriminatory Housing Policy Form is **Complete**
- ☐ Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: _____ Date: _____

| BUILDING PERMIT NUMBER(S): | DATE FILED: |
|---|-------------|
| | |
| | |
| RECORD NUMBER: | DATE FILED: |
| | |
| VERIFIED BY PLANNER: | |
| <div style="display: flex; justify-content: space-between;"> Signature: _____ Date: _____ </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> Printed Name: _____ Phone: _____ </div> | |
| ROUTED TO HRC: | DATE: |
| <input type="checkbox"/> Emailed to: _____ | |

Exhibit I:

First Source Hiring Affidavit



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

| | | | |
|---|----------------------------------|----------------------------|-----------------------------|
| PROJECT ADDRESS | | BLOCK/LOT(S) | |
| 1675 Pacific Avenue; 2050 Van Ness Avenue | | 0595/008 | |
| BUILDING PERMIT APPLICATION NO. | CASE NO. (IF APPLICABLE) | MOTION NO. (IF APPLICABLE) | |
| n/a | 2014.1573PRJ | | |
| PROJECT SPONSOR | MAIN CONTACT | PHONE | |
| 2050 Van Ness LLC | Zesara C. Chan | (415) 745-3615 | |
| ADDRESS | | | |
| Law Office of Zesara C. Chan, 100 Pine Street, Suite 1250 | | | |
| CITY, STATE, ZIP | | EMAIL | |
| San Francisco, CA 94111 | | zchanlaw@gmail.com | |
| ESTIMATED RESIDENTIAL UNITS | ESTIMATED SQ FT COMMERCIAL SPACE | ESTIMATED HEIGHT/FLOORS | ESTIMATED CONSTRUCTION COST |
| 63 | 874 sf | 7+ basement | \$16,000,000 |
| ANTICIPATED START DATE | | | |
| | | | |

Section 2: First Source Hiring Program Verification

| | |
|--|--|
| CHECK ALL BOXES APPLICABLE TO THIS PROJECT | |
| <input type="checkbox"/> | Project is wholly Residential |
| <input type="checkbox"/> | Project is wholly Commercial |
| <input checked="" type="checkbox"/> | Project is Mixed Use |
| <input checked="" type="checkbox"/> | A: The project consists of ten (10) or more residential units; |
| <input type="checkbox"/> | B: The project consists of 25,000 square feet or more gross commercial floor area. |
| <input type="checkbox"/> | C: Neither 1A nor 1B apply. |
| NOTES: | |
| <ul style="list-style-type: none">If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.orgIf the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection. | |

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

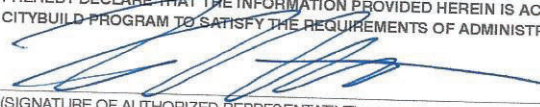
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

| TRADE/CRAFT | ANTICIPATED JOURNEYMAN WAGE | # APPRENTICE POSITIONS | # TOTAL POSITIONS | TRADE/CRAFT | ANTICIPATED JOURNEYMAN WAGE | # APPRENTICE POSITIONS | # TOTAL POSITIONS |
|------------------------|-----------------------------|------------------------|-------------------|------------------------|-----------------------------|------------------------|-------------------|
| Abatement Laborer | TBD | TBD | TBD | Laborer | TBD | TBD | TBD |
| Boilermaker | TBD | TBD | TBD | Operating Engineer | TBD | TBD | TBD |
| Bricklayer | TBD | TBD | TBD | Painter | TBD | TBD | TBD |
| Carpenter | TBD | TBD | TBD | Pile Driver | TBD | TBD | TBD |
| Cement Mason | TBD | TBD | TBD | Plasterer | TBD | TBD | TBD |
| Drywall/Latherer | TBD | TBD | TBD | Plumber and Pipefitter | TBD | TBD | TBD |
| Electrician | TBD | TBD | TBD | Roofer/Water proofer | TBD | TBD | TBD |
| Elevator Constructor | TBD | TBD | TBD | Sheet Metal Worker | TBD | TBD | TBD |
| Floor Coverer | TBD | TBD | TBD | Sprinkler Fitter | TBD | TBD | TBD |
| Glazier | TBD | TBD | TBD | Taper | TBD | TBD | TBD |
| Heat & Frost Insulator | TBD | TBD | TBD | Tile Layer/Finisher | TBD | TBD | TBD |
| Ironworker | TBD | TBD | TBD | Other: | TBD | TBD | TBD |
| TOTAL: | | | TBD | TOTAL: | | | TBD |

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

Section 4: Declaration of Sponsor of Principal Project

| | | | |
|--|--|--|----------------|
| PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE | | EMAIL | PHONE NUMBER |
| Zesara C. Chan, Attorney for 2050 Van Ness LLC | | zchanlaw@gmail.com | (415) 745-3615 |
| I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83. | | | |
|  | | on behalf of 2050 Van Ness LLC June 28, 2019 | |
| (SIGNATURE OF AUTHORIZED REPRESENTATIVE) | | (DATE) | |
| FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG | | | |
| Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopment.org Email: CityBuild@sfgov.org | | | |