



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization

HEARING DATE: MAY 14, 2020
CONSENT CALENDAR

Record No.: 2015-002604ENX-02
Project Address: 667 Folsom Street (aka 120-126 Hawthorne Street)
Zoning: MUR (Mixed Use-Residential) Zoning District
130-G Height and Bulk District
Central SoMa Special Use District
Block/Lot: 3750/078, 081 & 082
Project Sponsor: Mark Loper, Reuben, Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: EQR-Soma II LP
333 Third Street, Suite 210
San Francisco, CA 94107
Staff Contact: Alex Westhoff – (415) 575-9120
alex.westhoff@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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PROJECT DESCRIPTION

This request is to extend a previously-approved entitlement granted by the Planning Commission through Motion No. 19828 on January 5, 2017. This motion authorized the demolition of the existing 17,727 sq. ft. office building at 667 Folsom Street and the existing 8,187 sq. ft. industrial building at 126 Hawthorne Street, merger with the parcel at 120 Hawthorne Street and construction of a 130-ft. tall, thirteen-story 202,454 sq. ft. mixed-use building that would front on Folsom and Hawthorne Streets. The new development would include 185,710 sq. ft. of residential use for 230 dwelling units, 8,873 sq. ft. of ground floor commercial space, and 12,798 sq. ft. of common and public open space. No automobile parking is being proposed and the project includes 133 Class 1 and 15 Class 2 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant an extension of a previously-approved Large Project Authorization granted via Planning Commission Motion No. 19828 on January 5, 2017.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - Support/Opposition: To date, Department staff have received a few inquiries on the requested extension. These inquiries have not expressed support or opposition.

- **Project Updates:** Since the original approval by the Planning Commission on January 5, 2017, there have been no changes to the proposed project.
- **Central SoMa & Rezoning.** With the adoption of the Central SoMa Area Plan, 667 Folsom Street was rezoned to be included in the Mixed-Use Residential (MUR) Zoning District, 130-G Height and Bulk District, and Central SoMa Area Plan. Pursuant to Planning Code Section 175.1, as the original application was submitted prior to February 15, 2018 and the project received its first project approval prior to December 31, 2019, the Project Sponsor has elected to be exempt from the Central SoMa Controls of Planning Code Section 249.78. and instead be subject to those controls in place immediately prior to the effective date of the Central SoMa Controls.
- **Cultural Heritage District.** In April 2016, the Board of Supervisors established the SoMa Philipinas – Filipino Cultural Heritage District, which encompasses the area between 2nd Street, 11th Street, Market Street and Brannan Street. This district has been recognized the home to the largest concentrations of Filipinos in San Francisco and as the cultural center of the regional Filipino community. The project site is located within this Cultural Heritage District, though the Cultural Heritage District does not possess land use controls pertinent to this project.
- **Extension Rationale.** The Project Sponsor is requesting an extension of a Large Project Authorization, since construction did not commence within three years of the original entitlement. The Project Sponsor has stated high construction costs, uncertainty regarding the economy, and a potential recession as reasons that construction did not commence and an extension is necessary.

ENVIRONMENTAL REVIEW

On December 22, 2016, the Department issued a Community Plan Evaluation and on May 4, 2020 determined that the extension request does not warrant additional environmental review for the same project.

BASIS FOR RECOMMENDATION

As determined by the Commission on January 5, 2017, the Department finds that the Project is, on balance, consistent with the Eastern Neighborhoods Plan and the Objectives and Policies of the General Plan, as stated in Motion No. 19828.

ATTACHMENTS:

- Exhibit A - Draft Large Project Authorization Motion with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Land Use Data
- Exhibit D – Maps and Context Photos
- Exhibit E - Project Sponsor Brief
- Exhibit F – Motion No. 19828



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MAY 14, 2020

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ADOPTING FINDINGS RELATED TO A DETERMINATION OF COMPLIANCE PURSUANT TO PLANNING CODE SECTION 329 TO MODIFY CONDITIONS OF APPROVAL RELATED TO VALIDITY, EXPIRATION AND RENEWAL FOR THE PROJECT APPROVED BY THE PLANNING COMMISSION ON JANUARY 5, 2017 UNDER MOTION NO. 19828 FOR THE PROJECT LOCATED AT 667 FOLSOM STREET/120-126 HAWTHORNE STREET, LOTS 078, 081 & 082 IN ASSESSOR'S BLOCK 3750, WITHIN THE MUR (MIXED USE-RESIDENTIAL) ZONING DISTRICT AND A 130-G HEIGHT AND BULK DISTRICT. THE MODIFIED CONDITIONS OF APPROVAL WOULD EXTEND THE PROJECT AUTHORIZATION BY THREE YEARS.

PREAMBLE

On October 14, 2019, Mark Loper of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2015-002604ENX-02 (hereinafter "Application") on behalf of EQR - SOMA II LP (Property Owner) with the Planning Department (hereinafter "Department") for an amendment to the conditions of approval for a previously-approved project (Project) in order to extend the authorization for an additional three years to May 14, 2023, since the site permit has not yet been issued for the Project.

On January 5, 2017, the Planning Commission ("Commission") approved the Large Project Authorization associated with the Project (Case No. 2015-002604PRJ) through Motion No. 19828 to allow the demolition of the existing 17,727 sq. ft. office building at 667 Folsom Street and the existing 8,187 sq. ft. industrial building at 126 Hawthorne Street, merger with the parcel at 120 Hawthorne Street and to construct a new 202,454 square-foot, thirteen-story mixed-use building with 8,873 gross square feet of ground floor commercial use and 230 dwelling units with no off-street parking spaces and 133 Class 1 and 15 Class 2 bicycle parking spaces at 667 Folsom and 120-126 Hawthorne Streets (Block 3750 Lots 078, 081 & 082) within

the MUR (Mixed Use Residential) Zoning District, and a 130-G Height and Bulk District in San Francisco, California.

On December 22, 2016, the Department issued a Community Plan Evaluation and on May 4, 2020 determined that the extension request does not warrant additional environmental review for the same project.

On May 14, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2015-002604ENX-02.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2015-002604ENX-02 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 Large Project Authorization requested in Application No. 2015-002604ENX-02, 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 remains consistent with the approvals granted under Motion No. 19828.

The proposed project includes demolition of the existing 17,727 square feet (sq. ft.) office building at 667 Folsom Street and the existing 8,187 sq. ft. industrial building at 126 Hawthorne Street, merger with the parcel at 120 Hawthorne Street and construction of a 202,454 sq. ft., 130-foot (ft.) tall, thirteen-story mixed-use building that would front Folsom and Hawthorne Streets. The new development would include 8,873 sq. ft. of ground floor retail commercial space and 230 dwelling units with a mix of 59 Single Room Occupancy (SRO), 48 studio, 24 one-bedroom, 91 two-bedroom and 8 three-bedroom units. The project also includes a total of 12,798 sq. ft. of common and public open space, and 133 Class 1 and 15 Class 2 spaces. No automobile parking is proposed for this development.

3. **Site Description and Present Use.** The Project is located on a 9,909 sq. ft. parcel with 85.25 ft. of north-facing frontage at 667 Folsom Street that is improved with a two-story office building most recently occupied by an office use (dba MedWeb) until 1991, a 5,458 sq. ft. parcel with 53 ft. of east-facing frontage at 120 Hawthorne Street that is currently used as a surface parking lot and an

adjacent 4,219 sq. ft. parcel with an additional 37.50 ft. of east-facing frontage at 126 Hawthorne Street that is improved with a two-story industrial building. The properties are located within the MUR Zoning District and a 130-G Height and Bulk District.

- 4. Surrounding Properties and Neighborhood.** The project site is located in the East SoMa neighborhood (now part of the Central SoMa Area Plan), which is characterized by a mixture of light industrial, residential, and commercial uses. The immediate neighborhood along Folsom Street includes one- and two-story commercial properties, five- to thirteen-story office buildings, and a nine-story residential complex. The immediate neighborhood along Hawthorne Street includes smaller-scale industrial properties mixed with larger residential buildings ranging in height from one to eight stories. The adjacent properties to the west and south are zoned for Downtown Office (C-3-O) use, but are improved with a nine-story mixed-use development known as SoMa Square Apartments that includes 411 dwelling units and ground floor neighborhood-serving commercial uses such as restaurants, dry cleaners, small grocery, car rental and shoe repair stores. The adjacent property to the east across Hawthorne Street is zoned for Downtown Support (C-3-S) use and is improved with a seven-story office building that received a Downtown Project Authorization (DNX) on December 8, 2016 for a four-story addition to increase the building's height to 176-ft., which construction has commenced for.

Within the broader area, Interstate 80 is located two blocks south of the project site, Market Street three blocks to the north, the Moscone Convention Center one block to the west and the Transbay Terminal five blocks to the east. Numerous public transit routes are located near the proposed project, and within a one-quarter mile radius there are thirteen MUNI bus routes, in addition to Golden Gate transit and Sam Trans lines.

The MUR Zoning District serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center and the lower-scale, mixed use service/industrial and housing area east of 6th Street. This district serves as a major housing opportunity area within the eastern portion of the South of Market area. The district controls are intended to facilitate the development of high-density, mid-rise housing, including family-sized housing and residential hotels. The MUR district is also intended to encourage the expansion of retail, business service and commercial and cultural arts activities. A continuous ground floor commercial frontage with pedestrian-oriented retail activities along major thoroughfares is encouraged, and hotels, nighttime entertainment, adult entertainment and heavy industrial uses are not permitted.

In April 2016, the Board of Supervisors established the SoMa Philipinas – Filipino Cultural Heritage District, which encompasses the area between 2nd Street, 11th Street, Market Street and Brannan Street. This district has been recognized the home to the largest concentrations of Filipinos in San Francisco and as the cultural center of the regional Filipino community. The project site is located within this cultural heritage district.

- 5. Public Outreach and Comments.** Department staff have received a few inquiries on the requested extension. These inquiries have not expressed support or opposition.

6. **Planning Code Compliance.** The findings pertaining to Planning Code Compliance, including findings for the granting of exceptions made pursuant to Section 329 of the Planning Code, as set forth in Motion No. 19828, Case No. 2015-002604ENX (Large Project Authorization) apply to this Motion, and are incorporated herein as though fully set forth.
7. **Effective Date of Central SoMa Zoning Controls.** Per Planning Code Section 175.1, a Code Conforming Project may elect to exempt from Central SoMa Controls and instead be subject to those controls in place immediately prior to the effective date of the Central SoMa Controls.

The Project is considered a Code Conforming Project for the purpose of Planning Code Section 175.1, and has elected to utilize those controls in place immediately prior to the effective date of the Central SoMa Controls (effective January 12, 2019).

8. **Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use District.** The findings made for the nine aspects of design review in which a project must comply pursuant to Section 329(c) of the Planning Code, as set forth in Motion No. 19828, Case No. 2015-002604ENX (Large Project Authorization) apply to this Motion, and are incorporated herein as though fully set forth.
9. **General Plan Compliance.** The General Plan Compliance Findings set forth in Motion No. 19828, Case No. 2015-002604ENX (Large Project Authorization) apply to this Motion and are incorporated herein as though fully set forth.
10. **Planning Code Section 101.1(b) Compliance.** The compliance with the eight priority-planning policies set forth in Motion No. 19828, Case No. 2015-002604ENX (Large Project Authorization) apply to this Motion, and are incorporated herein as though fully set forth.
11. 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.
12. The Commission hereby finds that approval of the extension of Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2015-002604ENX-02** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 5, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 14, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 14, 2020

EXHIBIT A

AUTHORIZATION

This authorization is to modify Condition of Approval related to validity, expiration and renewal for the Project approved by the Commission on June 15, 2017 under Motion No. 19828. This motion authorized the demolition of the existing structures, merger of three lots and new construction of a 130-foot tall, thirteen-story mixed-use building with 230 dwelling units and a total of 8,837 gsf of ground floor retail use pursuant to Planning Code Section 329, and a modification to the Planning Code requirements for: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) off-street loading (Planning Code Section 152.1); and 4) building bulk (Planning Code Section 270), located at 667 Folsom/120-126 Hawthorne Streets, Lots 078, 081 & 082 in Assessor's Block 3750 within the MUR (Mixed Use-Residential) Zoning Districts, and a 130-G Height and Bulk District; in general conformance with plans, dated January 5, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-002604ENX and subject to conditions of approval reviewed and approved by the Commission on January 5, 2017 under Motion No. 19828. 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 May 14, 2020 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 authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 6. Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0253E) are necessary to avoid potential significant effects

of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

7. **Prior Project Authorization.** The Project authorization and associated conditions of approval obtained via Motion No. 19828 apply to this Motion and are incorporated herein as though fully set forth, except as modified above. The conditions set forth are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

**Draft Motion
May 14, 2020**

**RECORD NO. 2015-002604ENX-02
667 Folsom Street/120-126 Hawthorne Street**

EXHIBIT B

Plans and Renderings

120 Hawthorne Street

San Francisco, California

Architectural Submittal for Planning Commission Hearing

(January 5, 2017)



Table of Contents

3	Zoning Information	23	Level 1 Plan	42	Enlarged Hawthorne Streetscape
4	Project Statistics	24	Mezz Level Plan	43	Hawthorne Elevation
5	Assessor's Parcel Map	25	Level 2-8 Plan	44	Hawthorne Elevation
6	Survey	26	Level 9-13 Plan	46	Gross Floor Area Diagram
7	Survey	27	Roof Terrace Plan	47	Building Height Compliance Diagram
8	Urban Context	28	Unit Plans - Mezz Level	48	Building Bulk Diagram
9	Neighborhood Context - View South	29	Unit Plans - Level 2-8	49	Open Space Diagram
10	Neighborhood Context - View West	30	Unit Plans - Level 9-13	50	SEC 140 Exposure Diagram
11	Neighborhood Context - View North	31	Section A-A	51	Rear-Yard Modification Diagram
12	Neighborhood Context - View East	32	Section B-B	52	Rear-Yard Modification Diagram
13	Site Photos	33	Section C-C	53	Rear-Yard Modification Diagram
14	Context Photos	34	Facades & Frontages	54	Rear-Yard Modification Diagram
15	Context Key Map	35	Folsom Elevation	55	Non-Residential Height Diagram
16	Context Photos	36	Building Materials	56	Non-Residential Height Diagram
17	Site Plan - Existing	37	Enlarged Folsom Streetscape	57	Storefront Design
19	Massing Transformation	38	Folsom Elevation	58	Folsom Street View
20	Interior Block Connectivity	39	Folsom Elevation	59	Folsom Street View
21	Interior Block Connectivity	40	Hawthorne Elevation	60	Hawthorne Street View
22	Site Plan - Proposed	41	Building Materials	61	Hawthorne Street View

Zoning Information



Address	667 Folsom, 120 Hawthorne and 126 Hawthorne
Assessor's Block/Lot	3750/078, 081 & 082
Site Area SF	19,586 SF
Zoning	Mixed-use Residential (MUR)
Height	130
Bulk	G: Applies above 80 feet. Maximum building length is 170 feet, and the maximum diagonal dimension is 200 feet
Floor Area Ratio	FAR limit does not apply to residential use
Residential Density	No density limits by lot area
Retail	Permitted up to 25,000 GSF. Above that, 3 GSF of other uses required for 1 GSF of retail
Rear Yards	Minimum depth of 25% of lot depth or 15 feet, whichever is greater, starting at the lowest level containing a dwelling unit.
Useable Open Space	80 sf/unit if private; 54 sf/unit if publicly-accessible. Up to 50% may be provided off-site. In-lieu fee option available with Planning Commission authorization. For retail 1 sq. ft. for each 250 sq. ft. of occupied floor area used for retail, if accessible by retail customers only. If publicly-accessible, required amount reduced by 33%. Up to 50% may be provided off-site. In-lieu fee option available with Planning Commission authorization.
Exposure	1 bedroom in each dwelling unit must look onto street, code complying rear yard or open area
Bicycle Parking	For dwelling, 1:1 Class 1 bicycle parking up 100 dwelling units and 1:4 Class 1 bicycle parking above 100 dwelling units; 1:20 Class 2 bicycle parking. For retail, One Class 1 space for every 7,500 sqft of retail space; one Class 2 space for every 2,500 sqft of retail space.
Ground Floor Height	Non-residential uses 14 feet
Ground Floor	Active ground floor uses required

Project Statistics

SITE AREA

	SQUARE FEET	ACRES
SITE AREA	19,586 SF	.45

UNIT MIX

FLOOR	UNIT TYPES							Total Units
	Micro	Studio	1 BR	JR 2 BR	2 BR	2 BR+	3 BR	
ROOF								0
13	4	4	2	0	8	0	0	18
12	4	4	2	0	8	0	0	18
11	4	4	2	0	8	0	0	18
10	4	4	2	0	8	0	0	18
9	4	4	2	0	8	0	0	18
8	5	4	2	0	7	0	1	19
7	5	4	2	0	7	0	1	19
6	5	4	2	0	7	0	1	19
5	5	4	2	0	7	0	1	19
4	5	4	2	0	7	0	1	19
3	5	4	2	0	7	0	1	19
2	5	4	2	0	7	0	1	19
M	4	0	0	0	2	0	1	7
1								0
Total	59	48	24	0	91	0	8	230
	25.7%	20.9%	10.4%	0.0%	39.6%	0.0%	3.5%	100.0%

PARKING

FLOOR	CAR PARKING	BIKE PARKING	
	TOTAL PARKING	CLASS 1	CLASS 2
ROOF	0		
13	0		
12	0		
11	0		
10	0		
9	0		
8	0		
7	0		
6	0		
5	0		
4	0		
3	0		
2	0		
M	0		
1	0	133	15
Total	0	133	15

OPEN SPACE SUMMARY

TOTAL PUBLICLY ACCESSIBLE OPEN SPACE PROVIDED	
NON-RESIDENTIAL USE	
8,873 SF / 250 = 36 SF	36 SF
RESIDENTIAL USE	
20 DWELLING UNITS CREDITED (1,112 SF / 54)	1,112 SF
	1,148 SF
TOTAL PRIVATE OPEN SPACE REQUIRED	
OPEN SPACE FOR MICRO UNITS' (PER SEC. 135(d)(2))	
59 UNITS X (80 SF/UNIT)(1/3) = 1,574 SF	1,574 SF
OPEN SPACE FOR DWELLINGS	
[230 UNITS - (59 UNITS+20 UNITS)] X 80 SF/UNIT	
= 12,080 SF	12,080 SF
	13,654 SF
TOTAL PRIVATE OPEN SPACE PROVIDED	
PRIVATE BALCONY	
30 BALCONIES X 80 SF = 2,400 SF	2,400 SF
USABLE COMMON OPEN SPACE @ ROOF	11,650 SF
	14,050 SF

1. MICRO UNIT, SINGLE ROOM OCCUPANCY DWELLING UNIT AS DEFINED IN SEC. 890.88 (c)

LOADING

NO OFF-STREET LOADING PROVIDED
1 ON STREET LOADING SPACE ON HAWTHORNE AT 40'

STREET TREES

NUMBER OF TREES REQUIRED	= 9
NUMBER OF EXISTING TREES	= 3
NUMBER OF NEW TREES	= 6

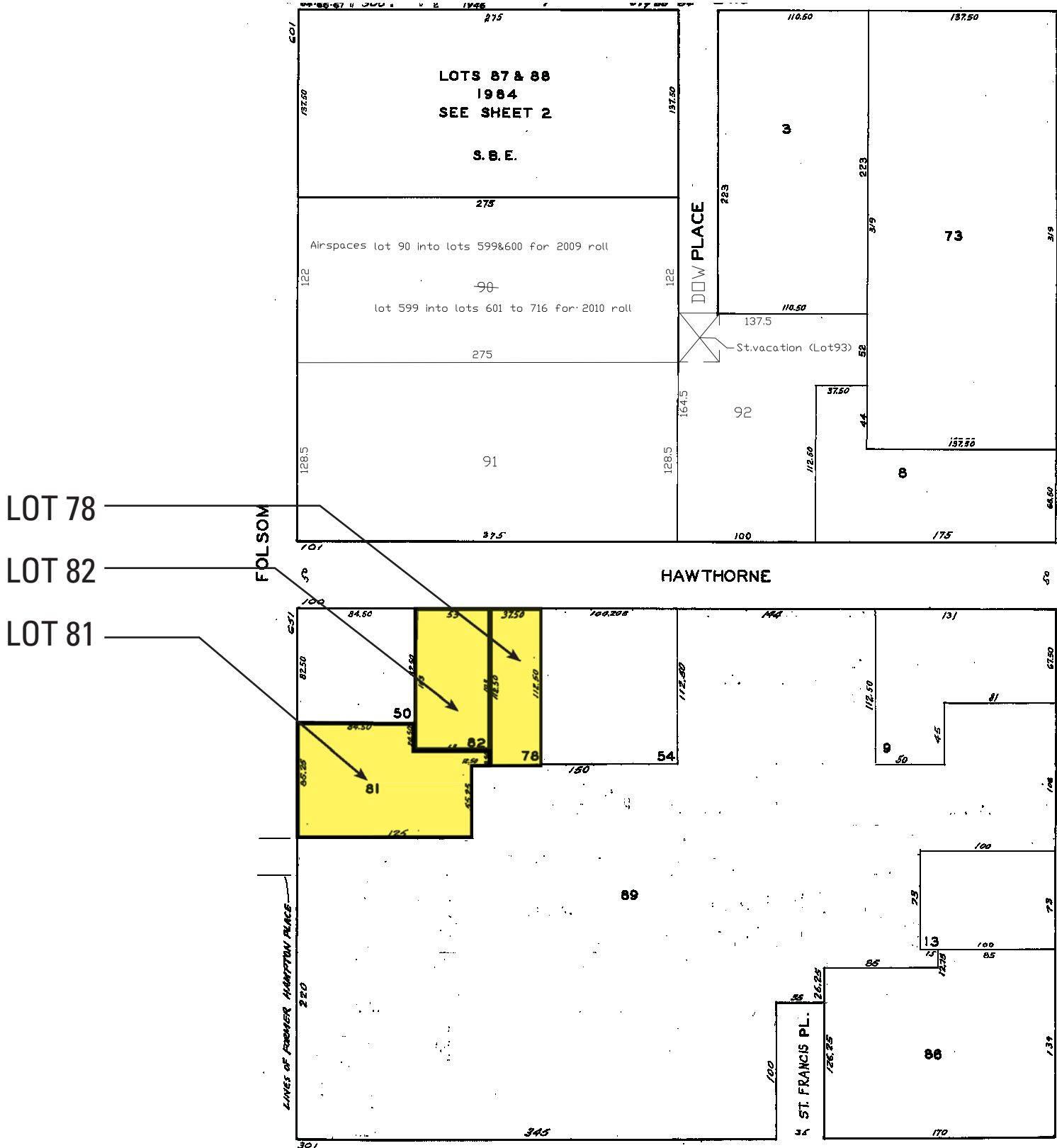
BIKE PARKING

RESIDENTIAL	
CLASS 1:	132 REQ
CLASS 2:	11 REQ
RETAIL	
CLASS 1:	1 REQ
CLASS 2:	4 REQ

GROSS FLOOR AREA

FLOOR	GFA (PER SEC 102.9)			EXEMPTED GFA (PER SEC 102.9)			INTERIOR SF	
	RESIDENTIAL			RETAIL	TOTAL	PARKING		MECH & UTILITY
	NET	COMMON	GROSS RES					
ROOF					0			0
13	11,919	2,011	13,930		13,930			13,930
12	11,919	2,011	13,930		13,930			13,930
11	11,919	2,011	13,930		13,930			13,930
10	11,919	2,011	13,930		13,930			13,930
9	11,919	2,011	13,930		13,930			13,930
8	12,806	2,374	15,180		15,180			15,180
7	12,806	2,374	15,180		15,180			15,180
6	12,806	2,374	15,180		15,180			15,180
5	12,806	2,374	15,180		15,180			15,180
4	12,806	2,374	15,180		15,180			15,180
3	12,806	2,374	15,180		15,180			15,180
2	12,806	2,374	15,180		15,180			15,180
M	4,568	5,232	9,800	5,657	15,457	0	2,828	18,285
1				3,216	3,216	0	5,043	8,259
Total	153,805	31,905	185,710	8,873	194,583	0	7,871	202,454

Assessor's Parcel Map



Survey

LOT 81 & LOT 82

CLR.	CLEAR OF PROPERTY LINE	+SV	SEWER VENT
OV	OVER PROPERTY LINE	GM	GAS METER PULLBOX
R/W	RIGHT OF WAY	E	ELECTRIC PULLBOX
CONC.	CONCRETE	WM	WATER METER PULLBOX
BLDG.	BUILDING	T	TELEPHONE PULLBOX
(B)	BUILDING DIMENSION		
P.O.B.	POINT OF BEGINNING		
CW	CONCRETE WALL		
CLF	CHAIN LINK FENCE		
TC	TOP OF CURB		
FL	FLOW LINE		
BW	BACK OF WALK		

LEGAL DESCRIPTION
 ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF HAWTHORNE STREET, DISTANT THEREON 137 FEET 6 INCHES SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF FOLSOM STREET; RUNNING THENCE SOUTHEASTERLY ALONG SAID LINE OF HAWTHORNE STREET 37 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 112 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE NORTHWESTERLY 37 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE NORTHEASTERLY 112 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF 100 VARA BLOCK NO. 357.
 ASSESSOR'S LOT 078; BLOCK 3750

SURVEY REFERENCE
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0224033476-CB DATED JANUARY 9, 2015, THIRD AMENDED REPORT.

THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

- PREMISES LIE WITHIN THE BOUNDARY OF THE YERBA BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA D-1" RECORDED DECEMBER 13, 1966 IN BOOK B103, PAGE 210, OFFICIAL RECORDS. NOT PLOTTABLE.
- "DECLARATION OF RESTRICTIONS YERBA BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA D-1" RECORDED DECEMBER 13, 1966 IN BOOK B103, PAGE 210, OFFICIAL RECORDS. NOT PLOTTABLE.
- "OWNER PARTICIPATION AGREEMENT" RECORDED APRIL 17, 1968 IN REEL B234, IMAGE 133, OFFICIAL RECORDS. NOT PLOTTABLE.
- "DECLARATION OF RESTRICTIONS YERBA BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA D-1" RECORDED APRIL 17, 1969 IN REEL B234, IMAGE 142, OFFICIAL RECORDS. NOT PLOTTABLE.

BASIS OF SURVEY
 CITY OF SAN FRANCISCO MONUMENT MAP NO. 316 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

- GENERAL NOTES**
- DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
 - ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
 - DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - ONLY PERTINENT SIDEWALK FEATURES ARE SHOWN HEREON.

ZONING (PER SAN FRANCISCO PROPERTY INFORMATION MAP)
 MUR - MIXED USE-RESIDENTIAL DISTRICT
 HEIGHT AND BULK DISTRICT: 130-G 130 FOOT HEIGHT LIMIT
 THE MEASURED HEIGHT FROM THE TOP OF CURB AT THE MIDDLE OF THE LOT ALONG HAWTHORNE STREET TO THE ROOF PARAPET IS 36 FEET PLUS OR MINUS.

PARKING
 THERE ARE NO MARKED PARKING SPACES LOCATED WITHIN THE SUBJECT PROPERTY. THERE IS VEHICULAR ACCESS FROM HAWTHORNE STREET.

FLOOD NOTE
 THE SUBJECT PROPERTY HAS NOT BEEN IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A SPECIAL FLOOD HAZARD AREA. THERE IS NO FLOOD INSURANCE RATE MAP FOR SAN FRANCISCO.

BENCHMARK
 BM11863: FOUND CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL" AT THE SOUTHEAST CORNER OF 2ND AND HARRISON STREETS. ELEVATION = 61.625 FEET, CCSF 2013 NAVD88 VERTICAL DATUM.

SURVEYOR'S CERTIFICATE
 TO EQR-SOMA II LP, A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, 20(a) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 6, 2015.

DATE: SEPTEMBER 25, 2015

BENJAMIN B. RON
 PROFESSIONAL LAND SURVEYOR NO. 5015

ALTA/ACSM LAND TITLE SURVEY

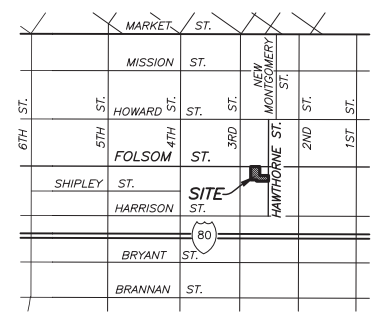
OF A PORTION OF ASSESSOR'S BLOCK NO. 3750
 FOR
EQUITY RESIDENTIAL

SAN FRANCISCO		CALIFORNIA	
SCALE: 1" = 8'	DATE: 8/27/14	SURV: RF	DES:
SHEET: 1	OF: 1	DRW: JG	CHK: BR
JOB NO. S-8862	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	REV. NO.	

- 10/26/15 ADDED SPOT ELEVATIONS
- 9/25/15 REVISED SURVEYOR'S CERTIFICATE
- 2/26/15 ALTA UPDATE

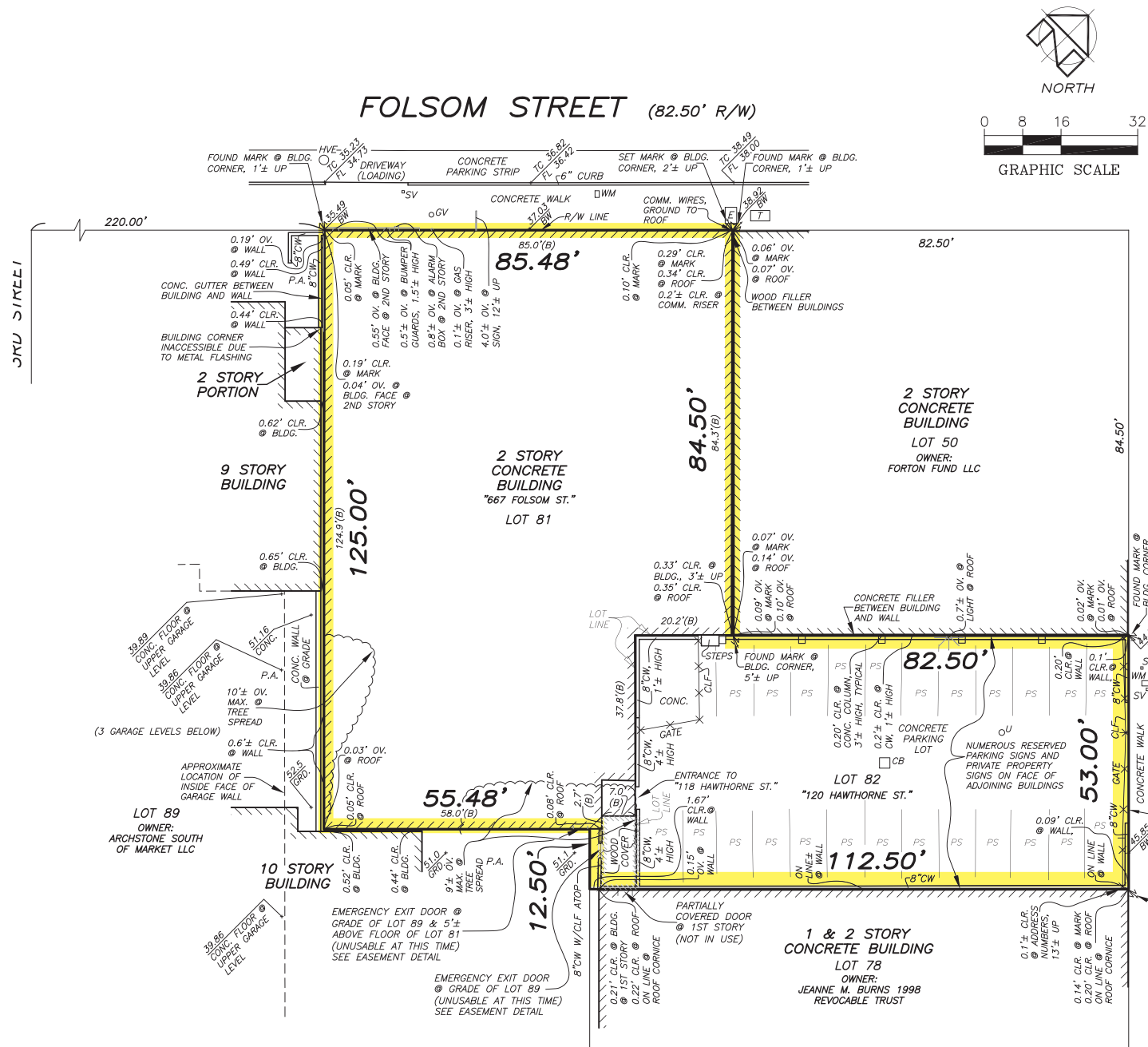
LEGEND

CLR.	CLEAR OF PROPERTY LINE	GRD.	GROUND
OV	OVER PROPERTY LINE	BSMT.	BASEMENT
CW	CONCRETE WALL	+SV	SEWER VENT
R/W	RIGHT OF WAY	oGV	GAS VALVE
CONC.	CONCRETE	E	ELECTRIC PULLBOX
BLDG.	BUILDING	WM	WATER METER PULLBOX
(B)	BUILDING DIMENSION	HVE	HIGH VOLTAGE
P.O.B.	POINT OF BEGINNING	ELM	ELECTRIC MANHOLE
CLF	CHAIN LINK FENCE	T	TELEPHONE PULLBOX
P.A.	PLANTED AREA	U	UNKNOWN CAP
PS	PARKING SPACE	W/ASPHLT	FILLED W/ASPHALT
P.O.B.	POINT OF BEGINNING	CB	CATCH BASIN
COMM.	COMMUNICATION		
TC	TOP OF CURB		
FL	FLOW LINE		
BW	BACK OF WALK		



SITE AREA = 15,432.5 SQ.FT.
PERIMETER BUILDING AREA AT GROUND LEVEL = 9,783± SQ.FT.

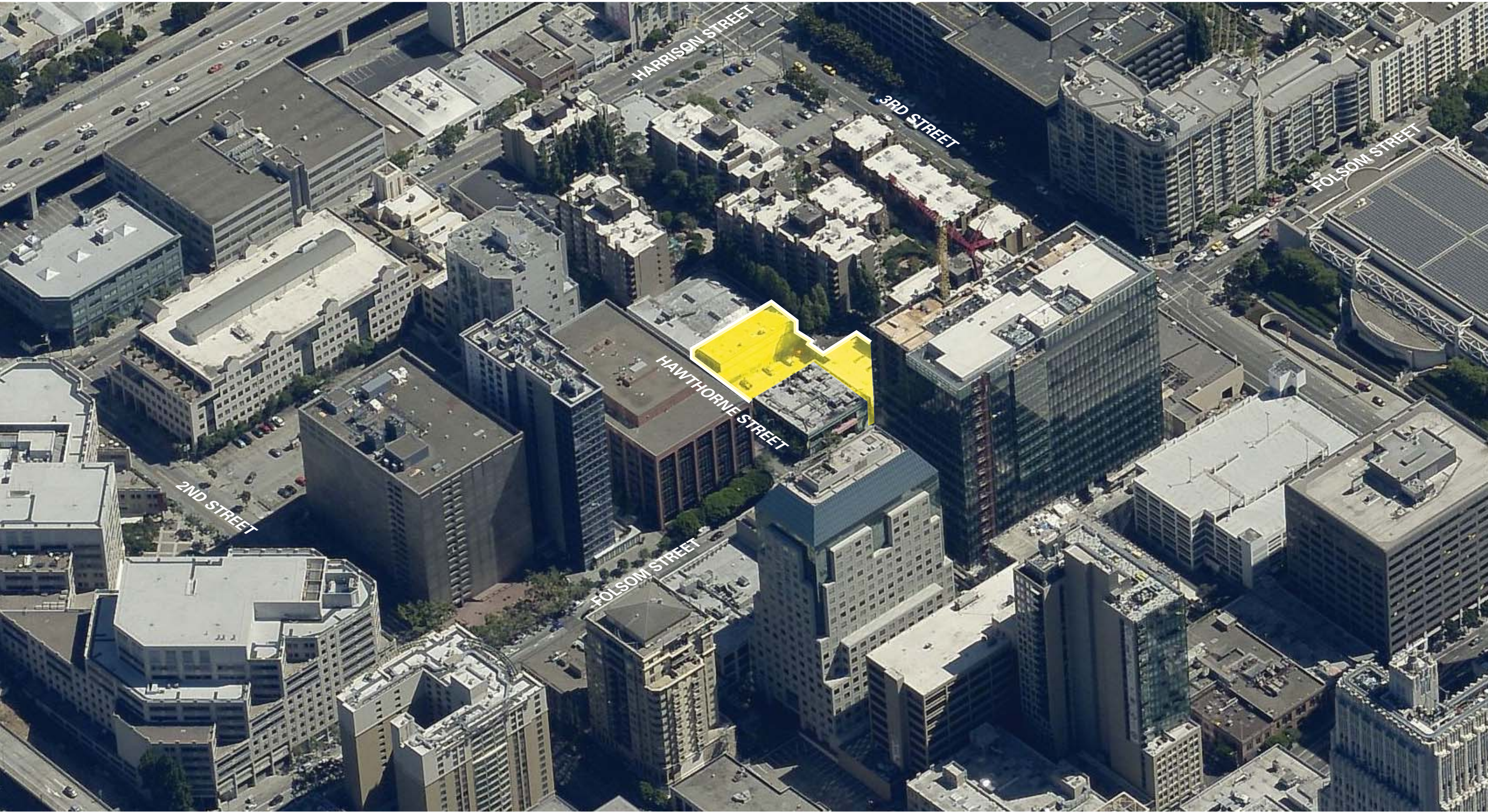
NOTE
 (a) THIS PLAT OF SURVEY AND THE PROPERTY DESCRIBED SET FORTH HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY (THE "PROPERTY") SHOWN HEREON; (b) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION; (c) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (d) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE PROPERTY OR PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY; THERE ARE NO VISIBLE EASEMENT OR RIGHTS-OF-WAYS ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS; (e) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON, AND EXCEPT AS SHOWN HEREON, ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED; (f) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; (g) ALL KNOWN RECORDED EASEMENTS HAVE BEEN CORRECTLY PLATTED HEREON; (h) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT; (i) THE SUBJECT PROPERTY HAS NOT BEEN IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A SPECIAL FLOOD HAZARD AREA. THERE IS NO FLOOD INSURANCE RATE MAP FOR SAN FRANCISCO; (j) THE SURVEYOR HAS REVIEWED THE LEGAL DESCRIPTION OF THE LAND ADJACENT TO THE PROPERTY AND EXCEPT AS SHOWN ON THE SURVEY, NO CONFLICT EXISTS WITH THE COMMON BOUNDARY LINES.



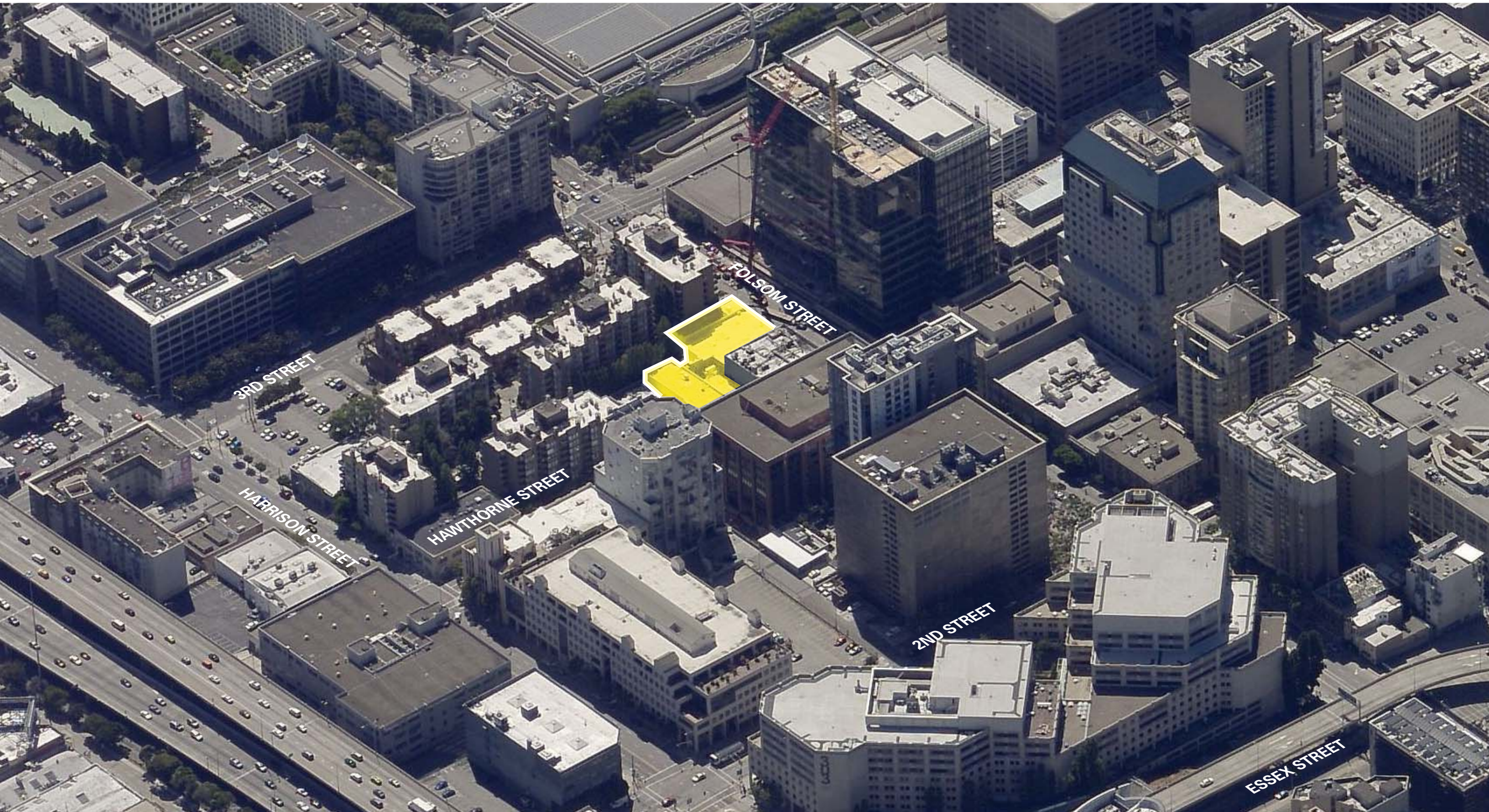
Urban Context



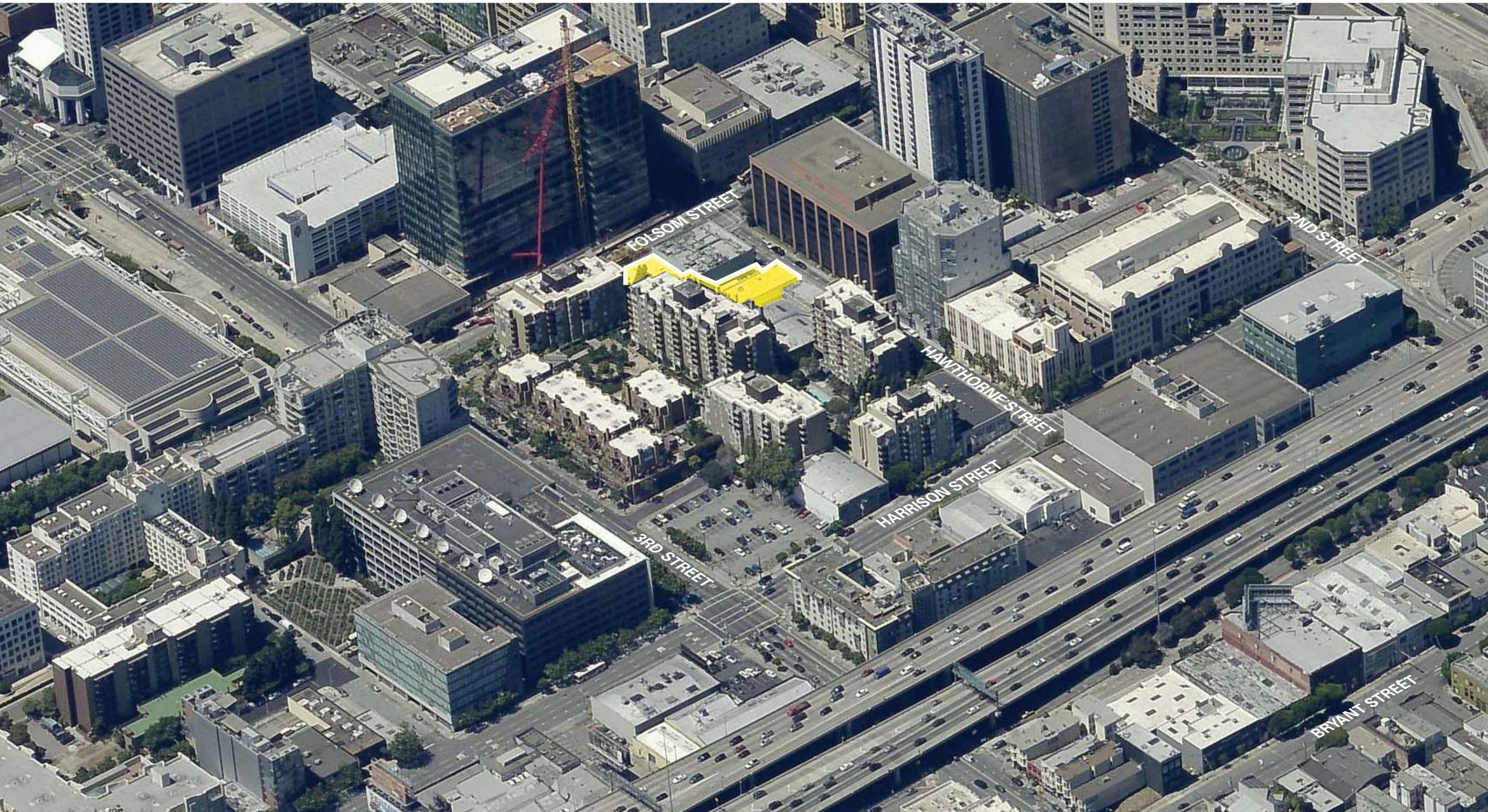
Neighborhood Context - View South



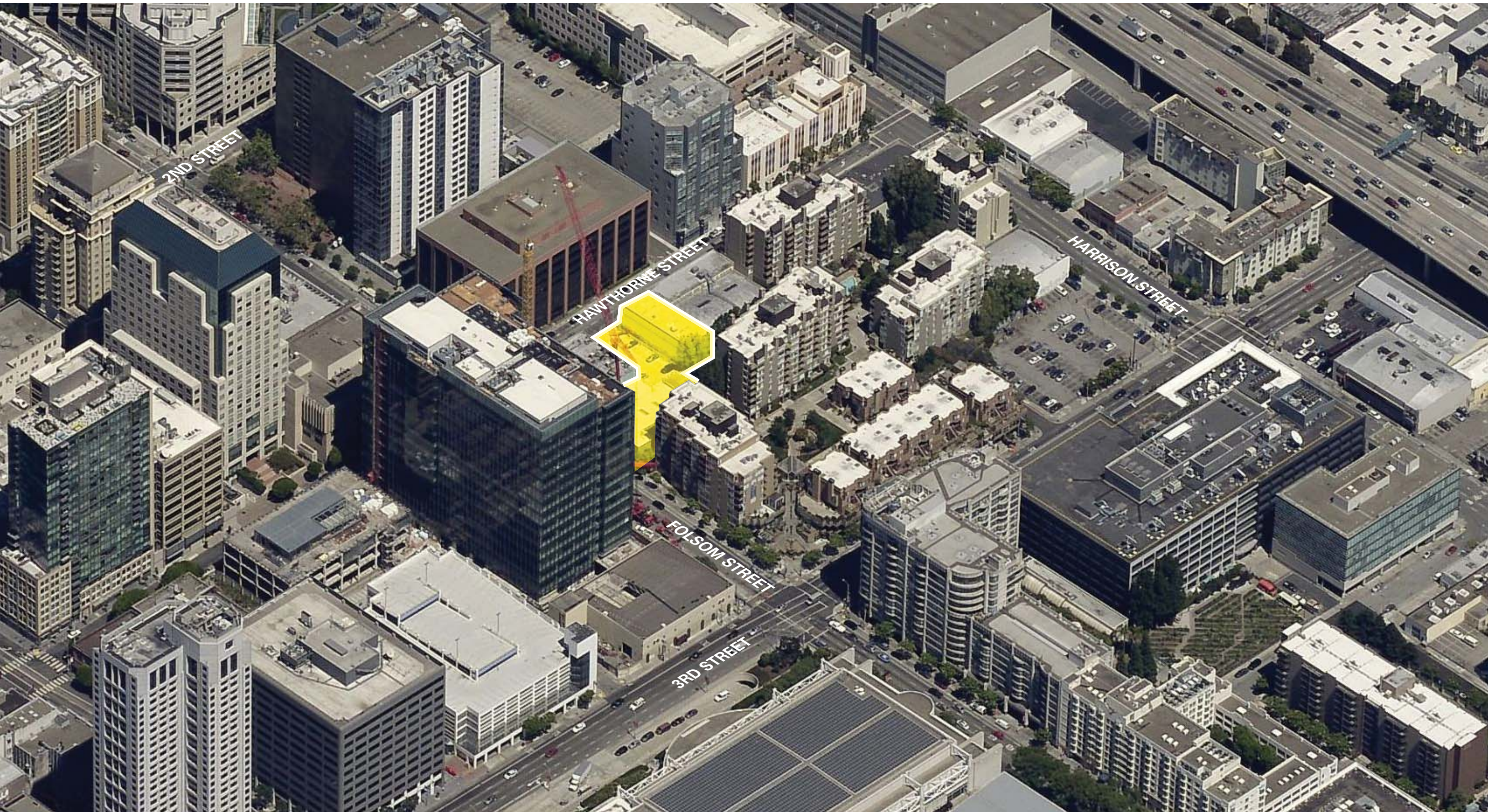
Neighborhood Context - View West



Neighborhood Context - View North



Neighborhood Context - View East



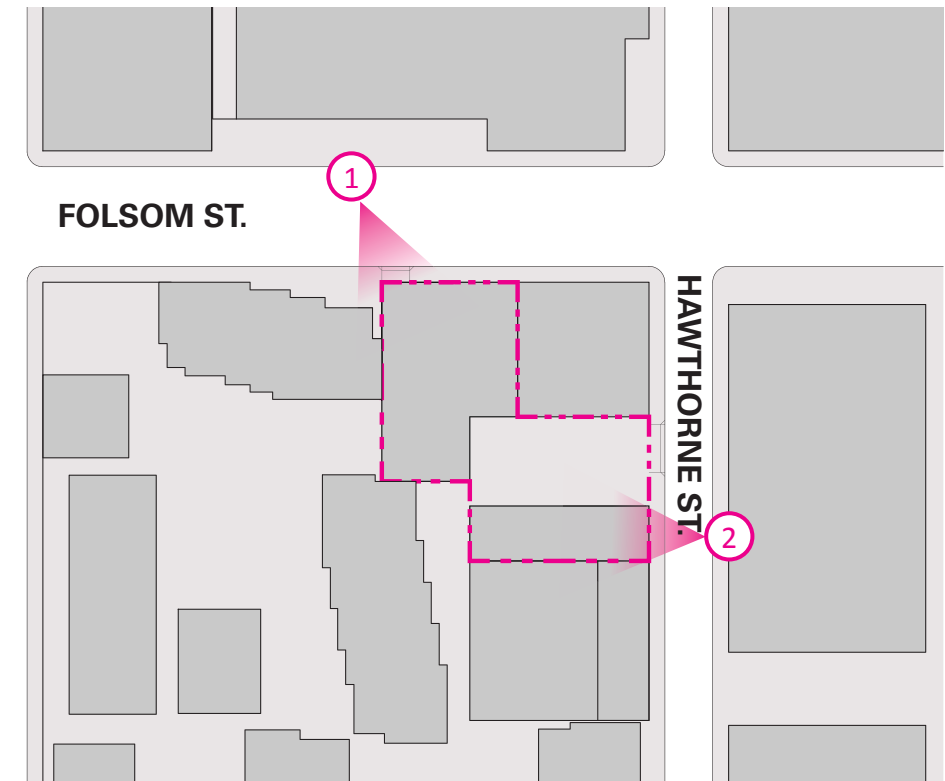
Site Photos



① PANORAMIC VIEW FROM FOLSOM STREET



② PANORAMIC VIEW FROM HAWTHORNE STREET



SITE KEY | NTS

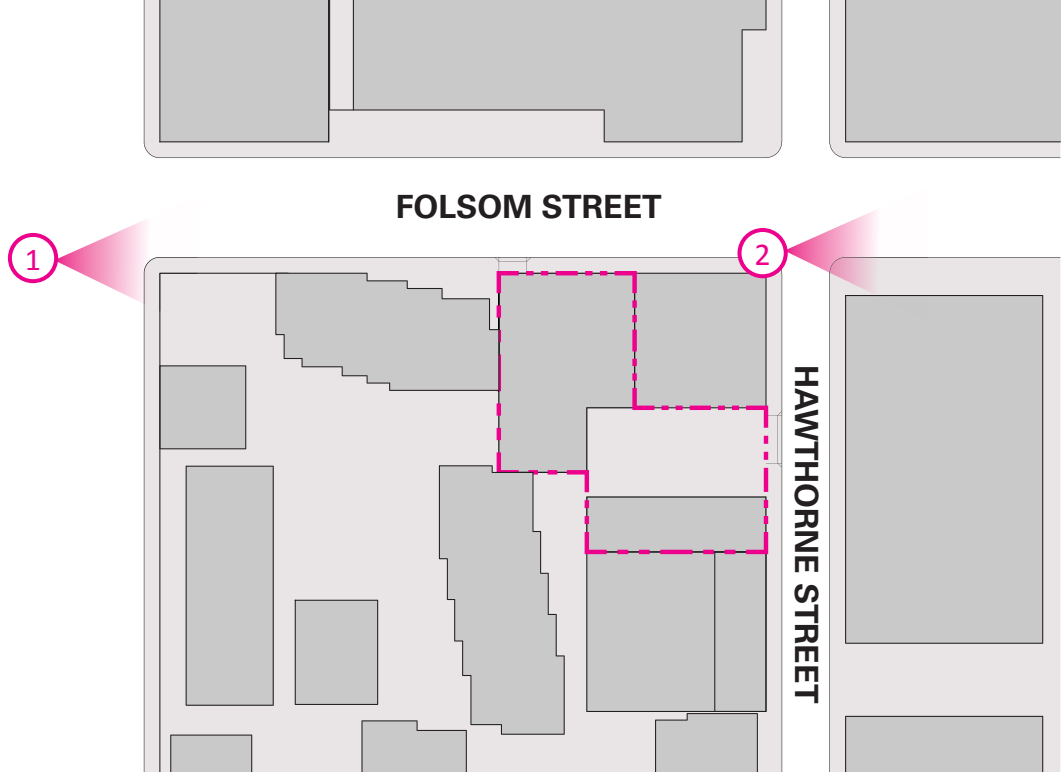
Context Photos



1 PANORAMIC VIEW FROM FOLSOM STREET AND 3RD STREET



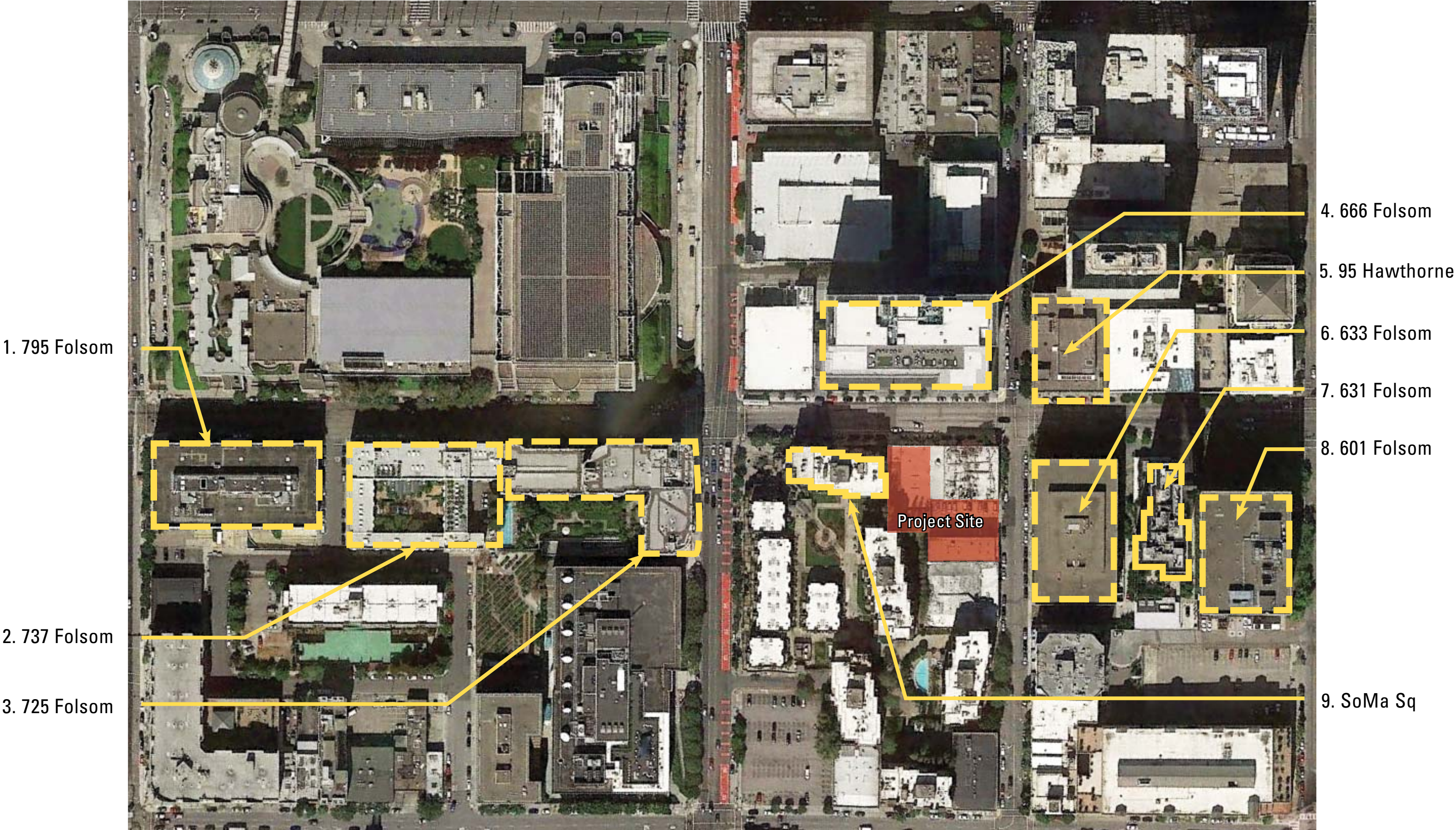
2 PANORAMIC VIEW FROM FOLSOM STREET AND HAWTHORNE STREET



SITE KEY | NTS

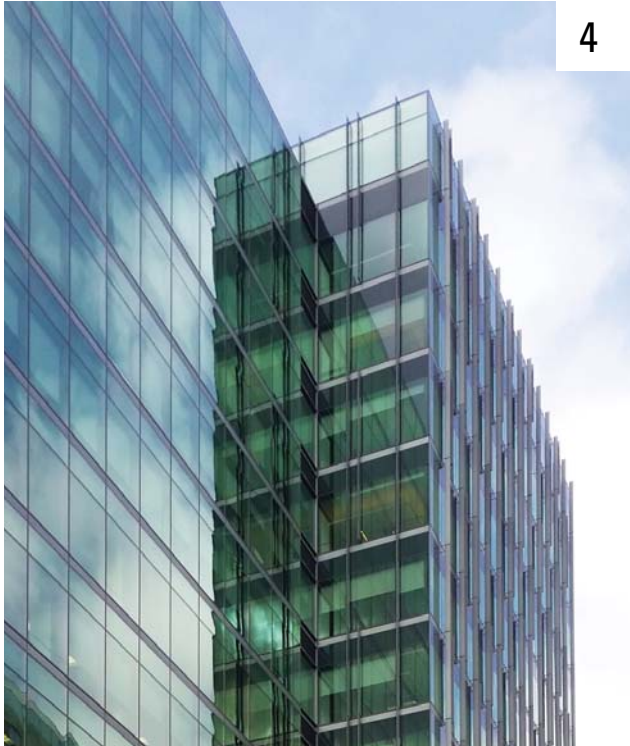


Context Key Map

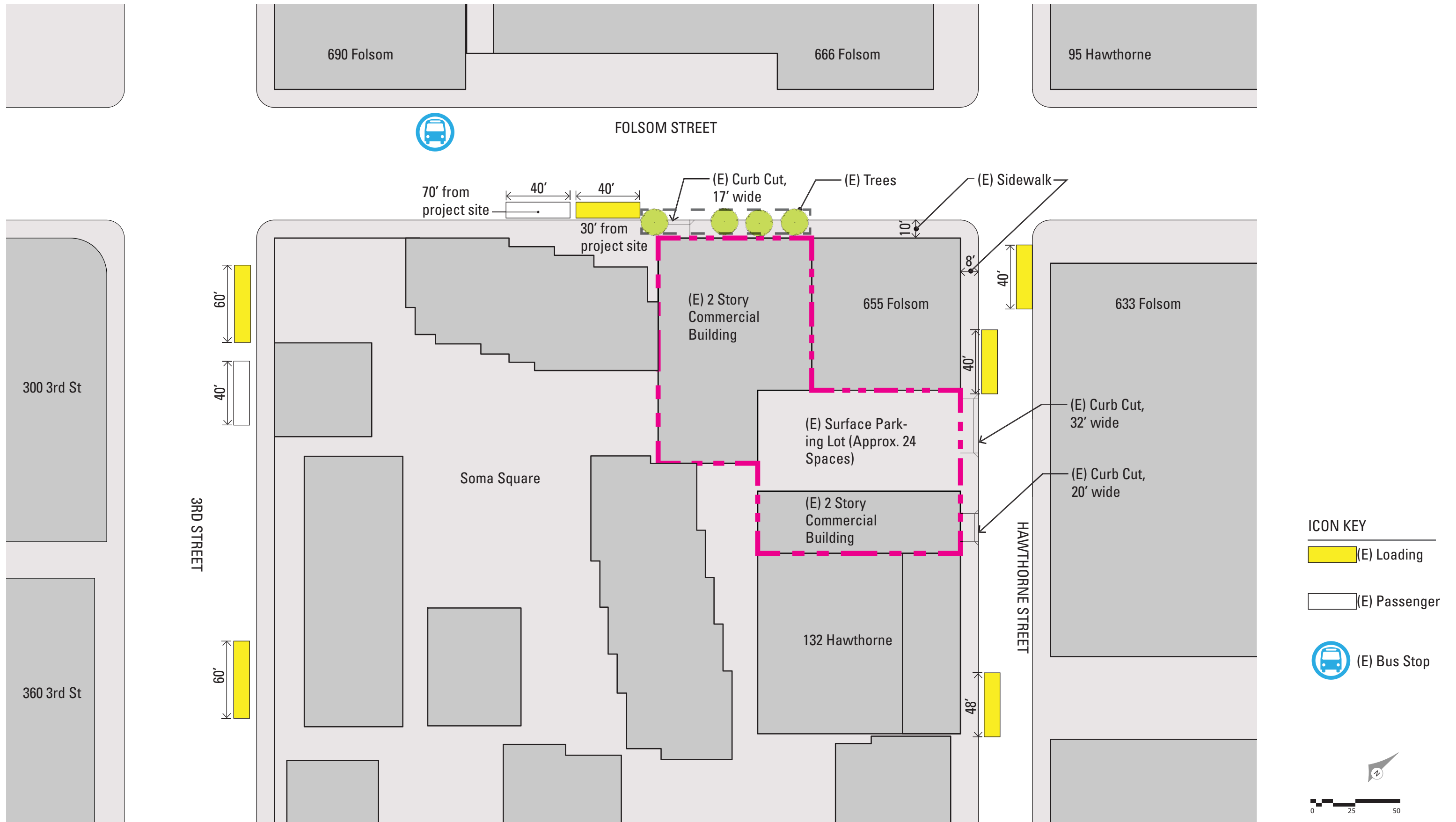


Context Photos

SURROUNDING BUILDING TEXTURES

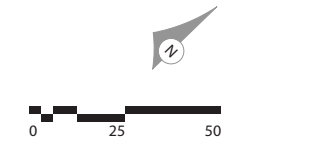


Site Plan - Existing



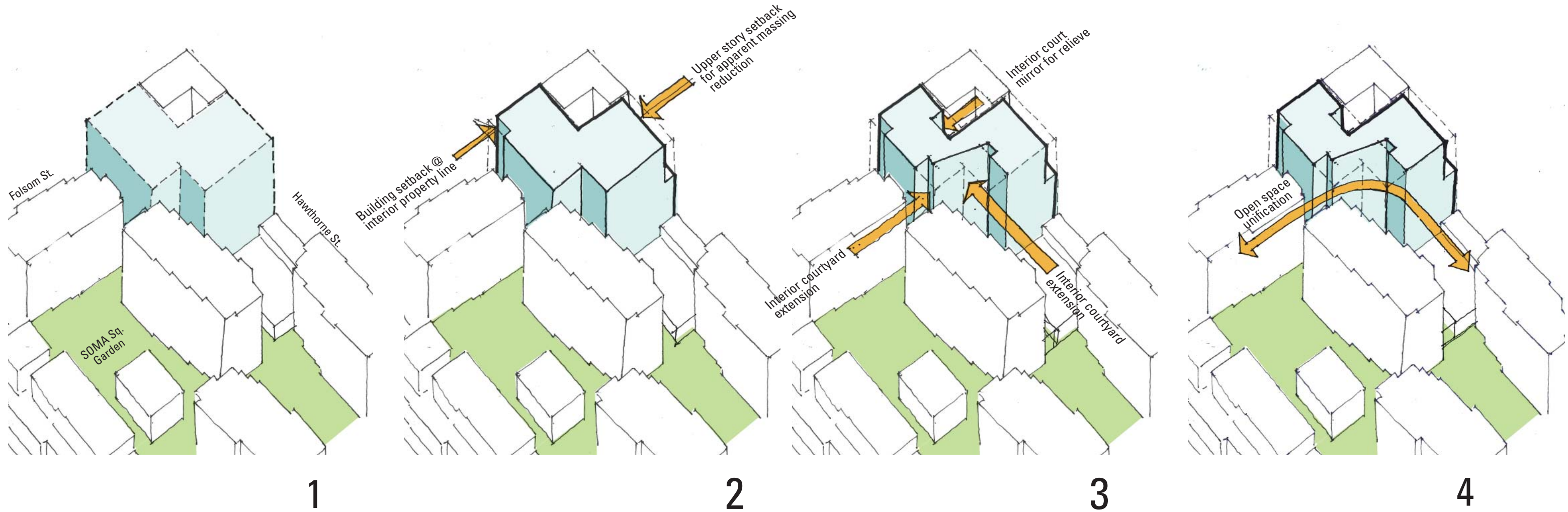
ICON KEY

- (E) Loading
- (E) Passenger
- (E) Bus Stop

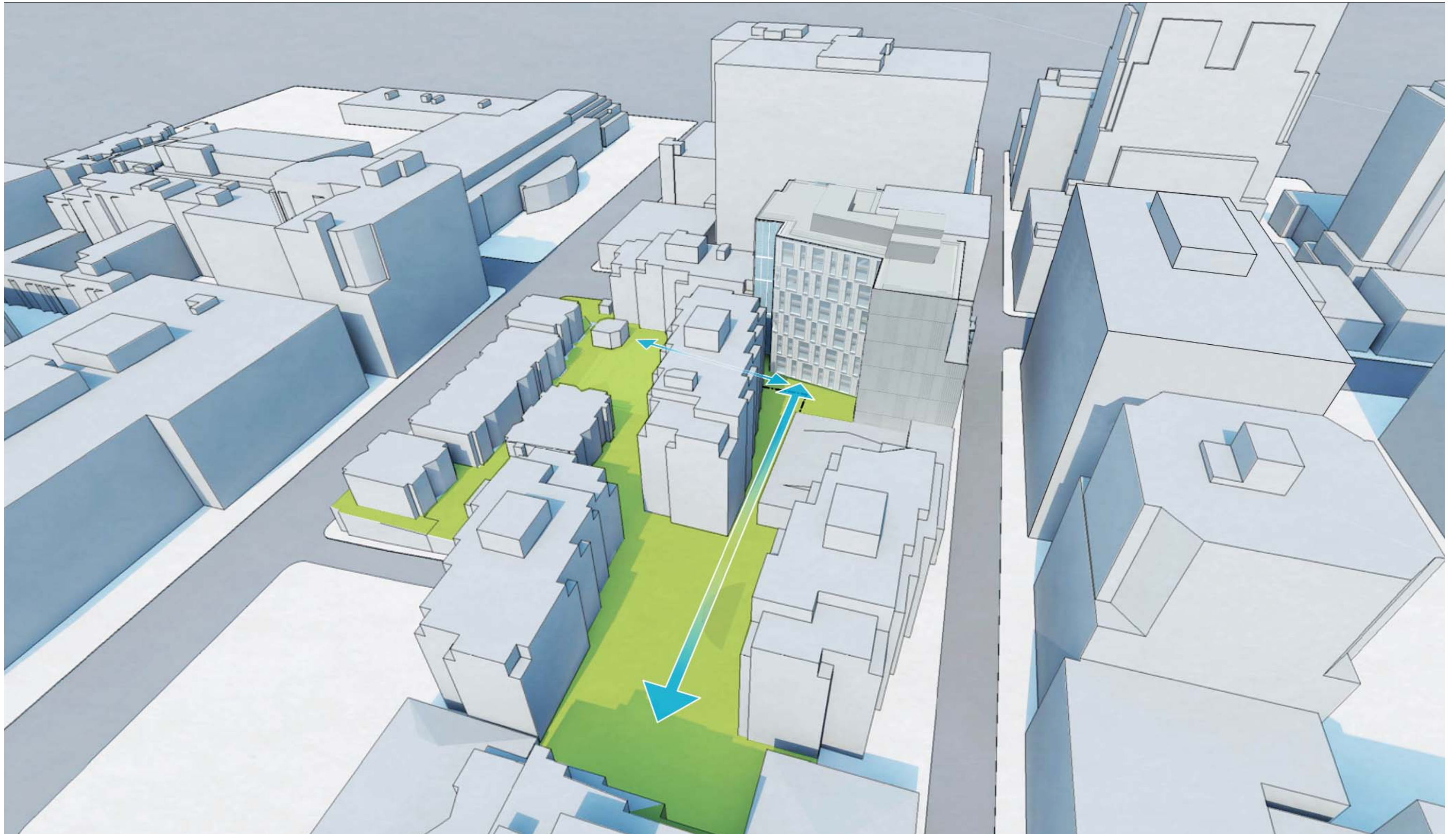


Design Concept

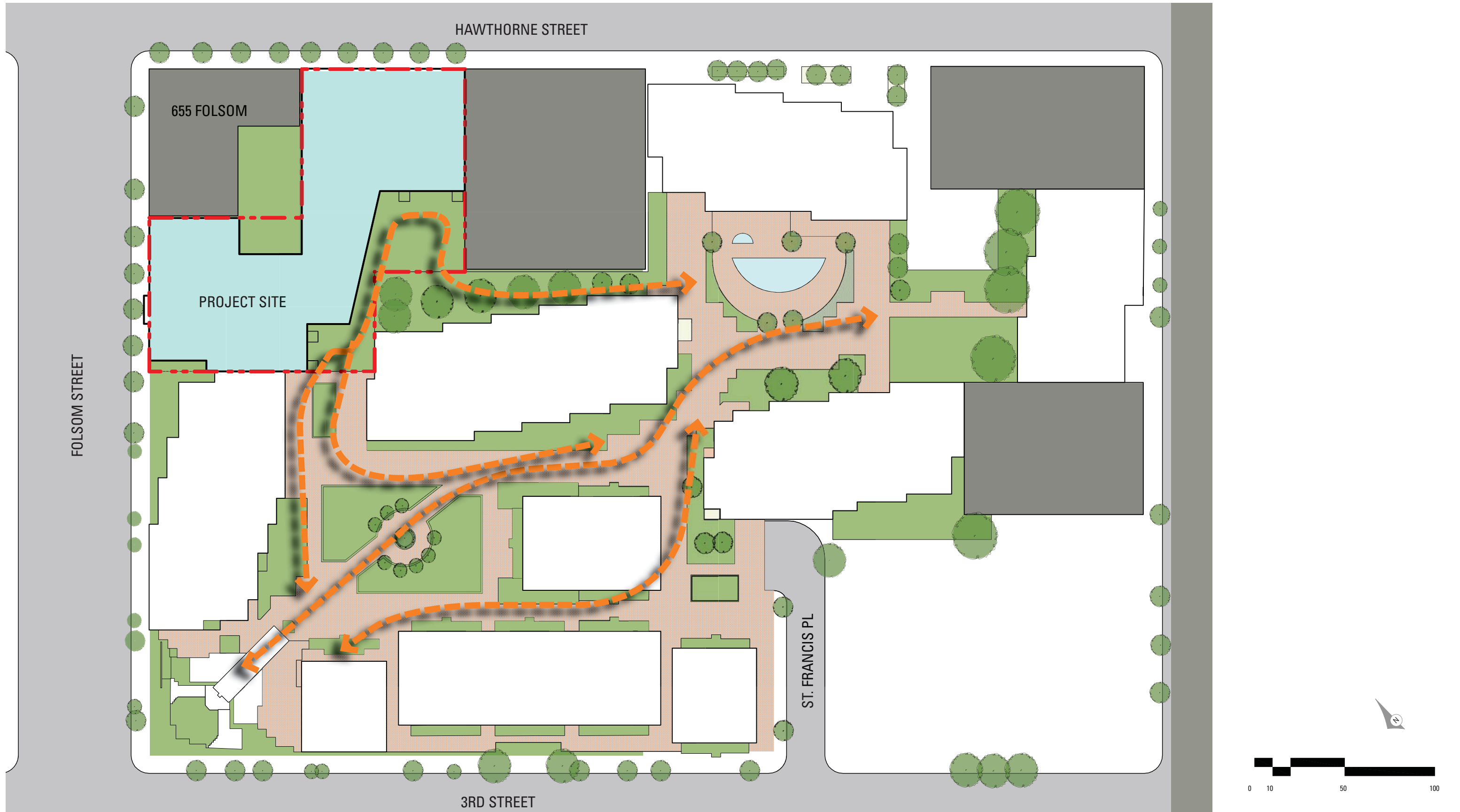
Massing Transformation



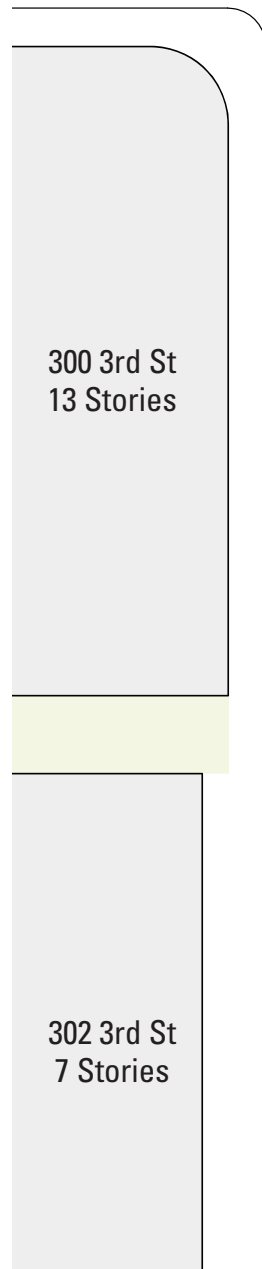
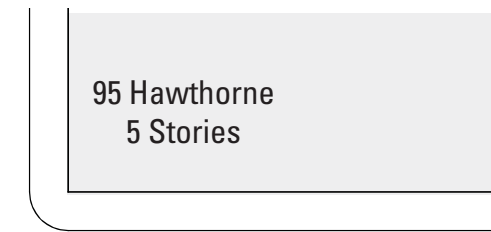
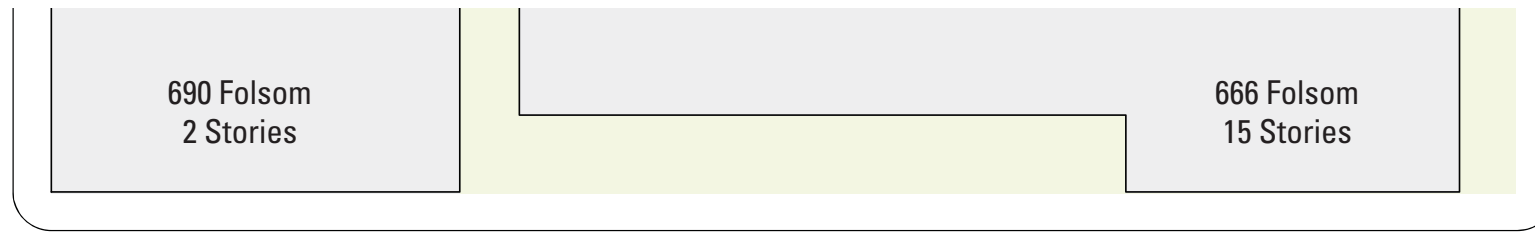
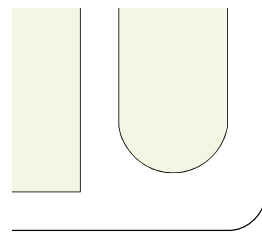
Interior Block Connectivity



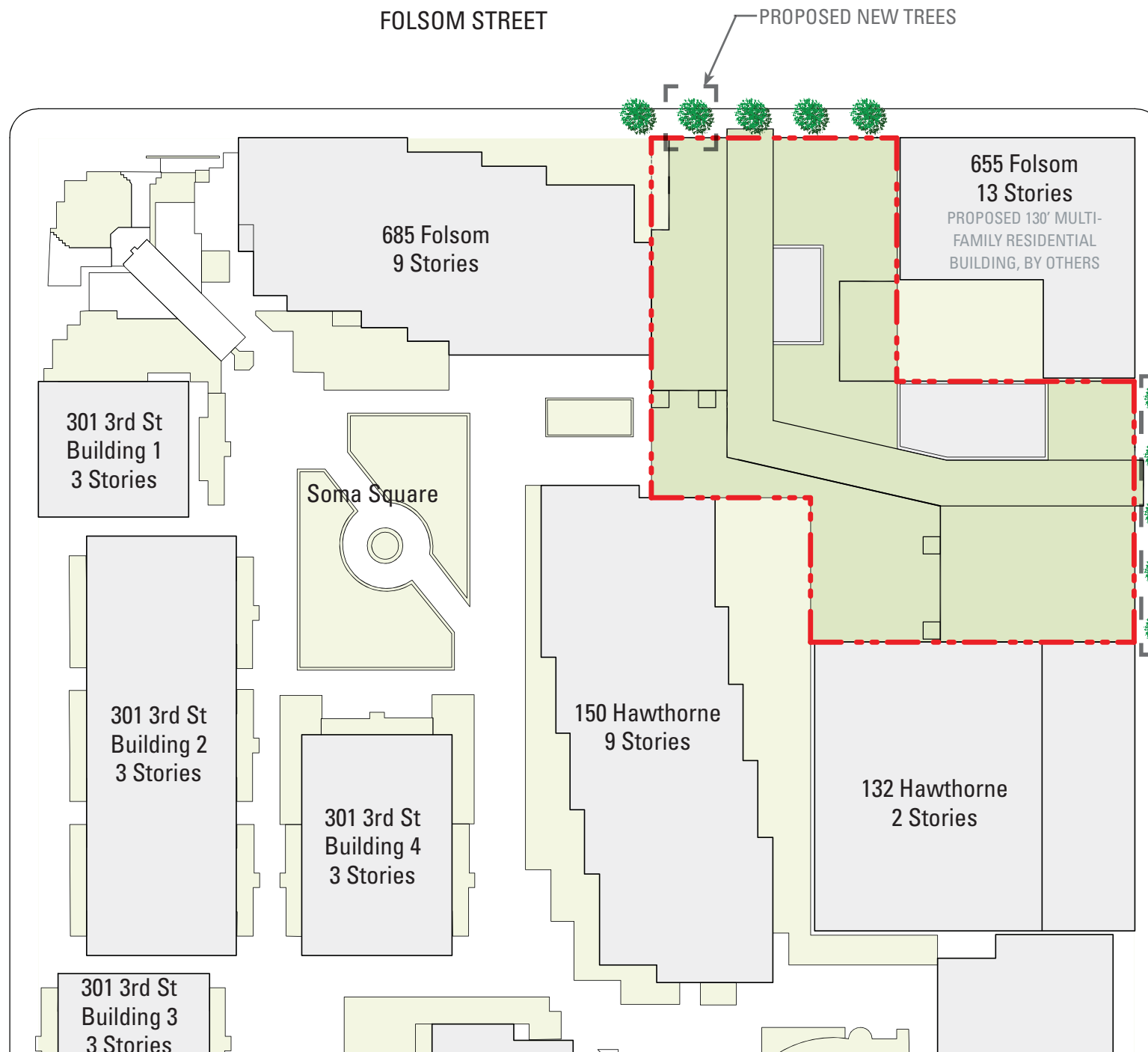
Interior Block Connectivity



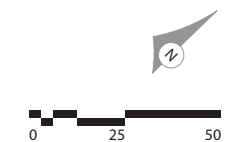
Site Plan - Proposed



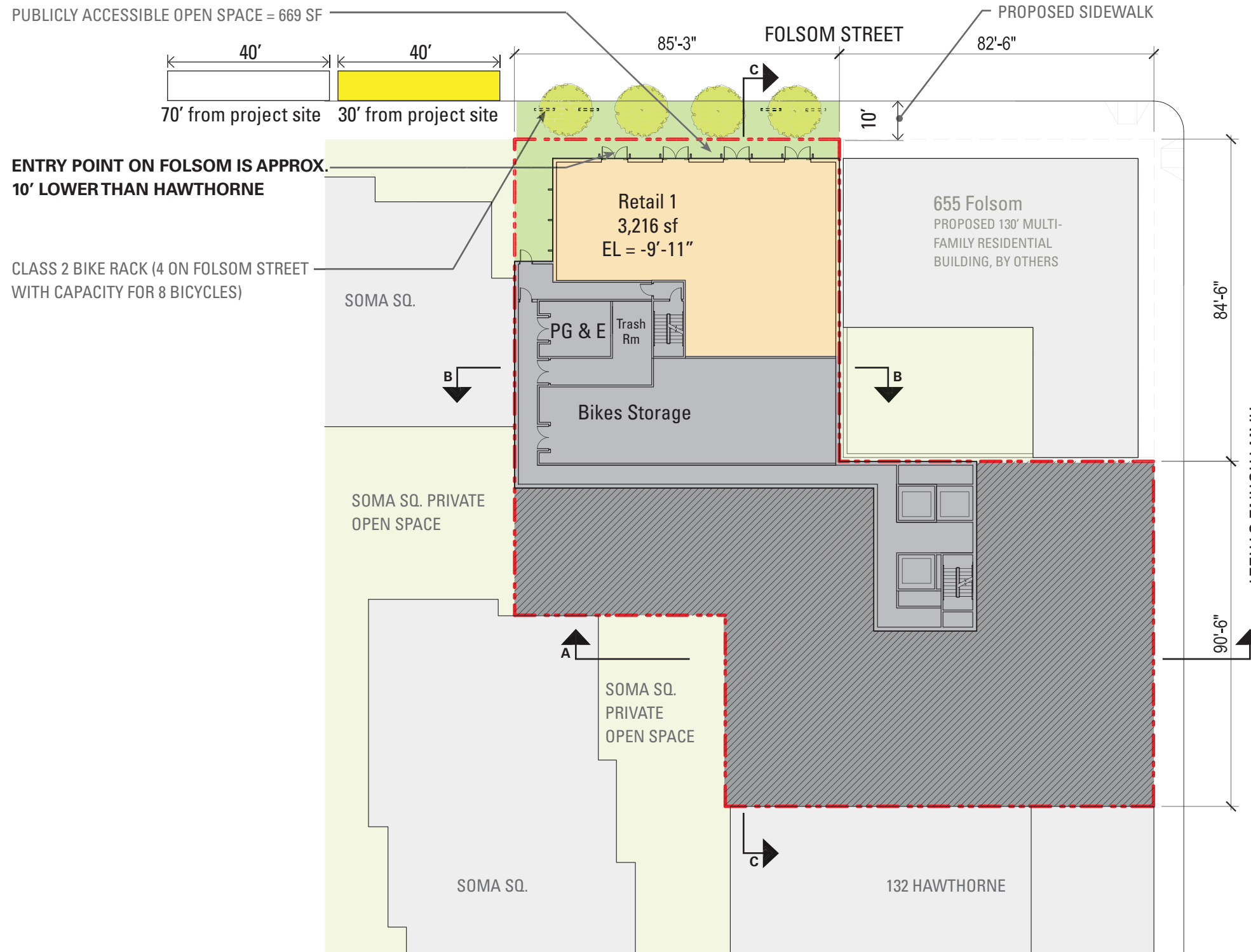
3RD STREET



HAWTHORNE STREET

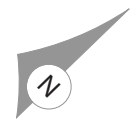


Level 1 Plan

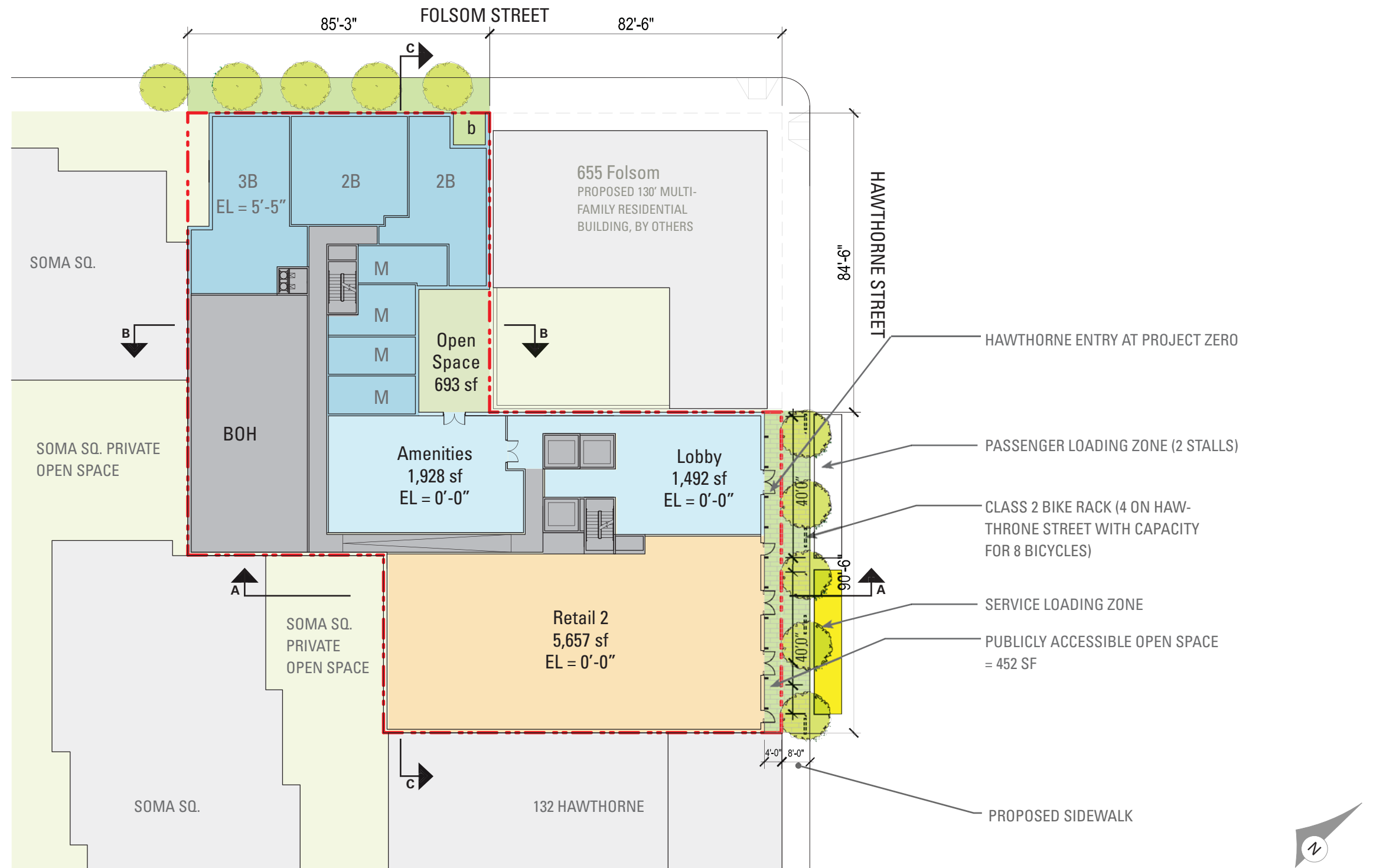


ICON KEY

- Loading
- Passenger



Mezz. Level Plan

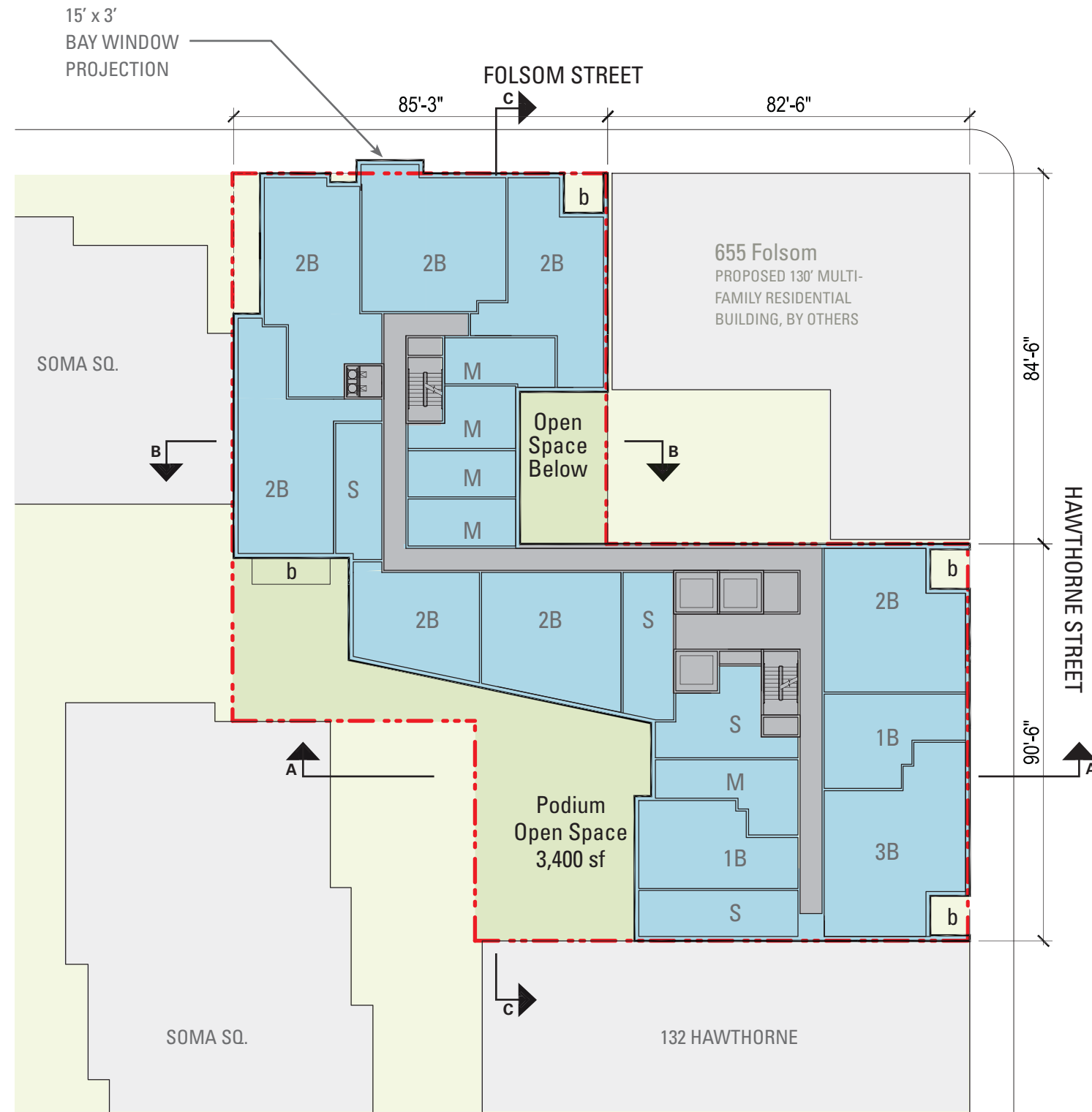


ICON KEY

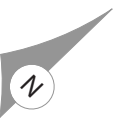
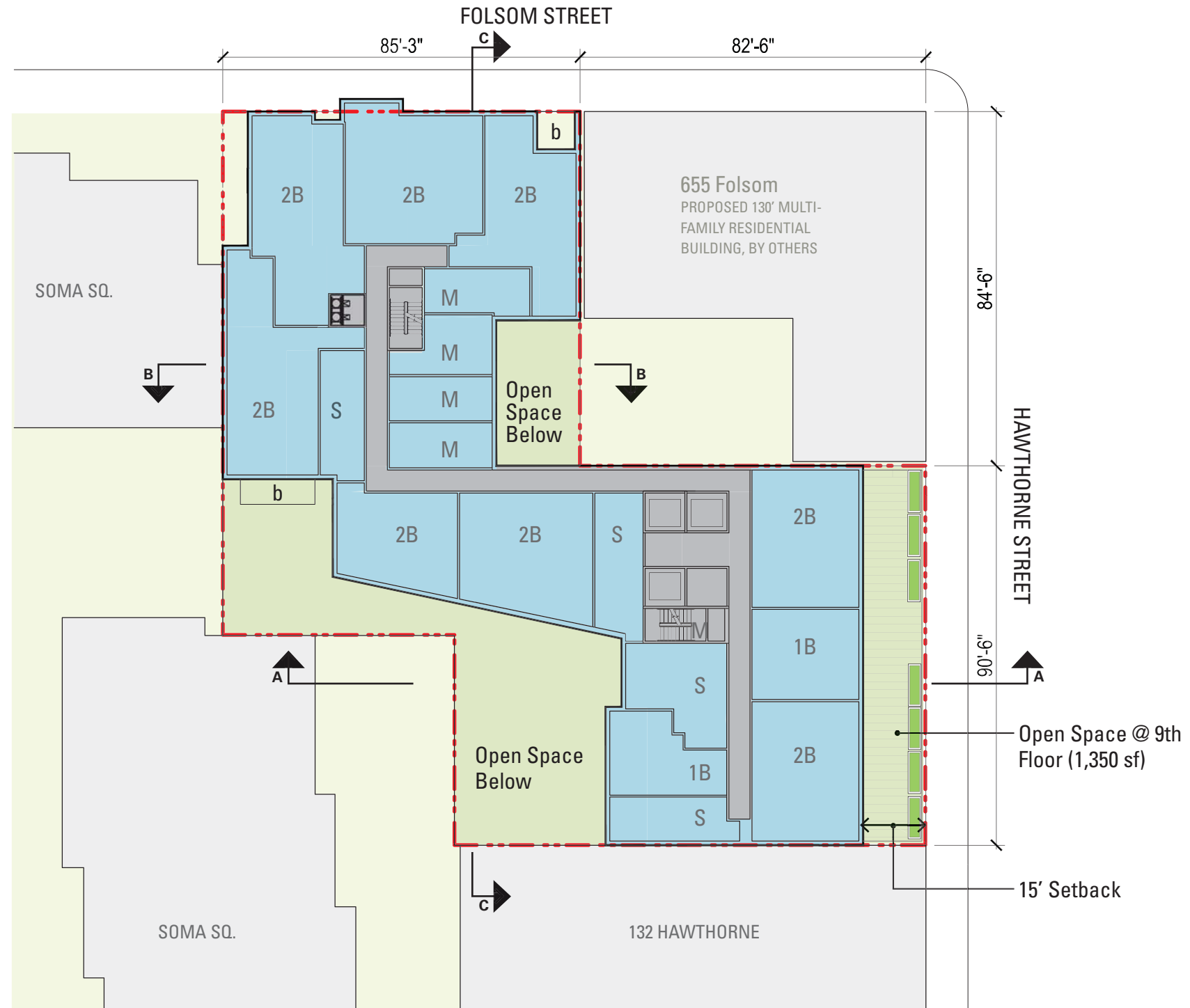
- Loading
- Passenger



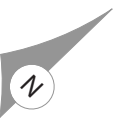
Level 2-8 Plan



Level 9-13 Plan

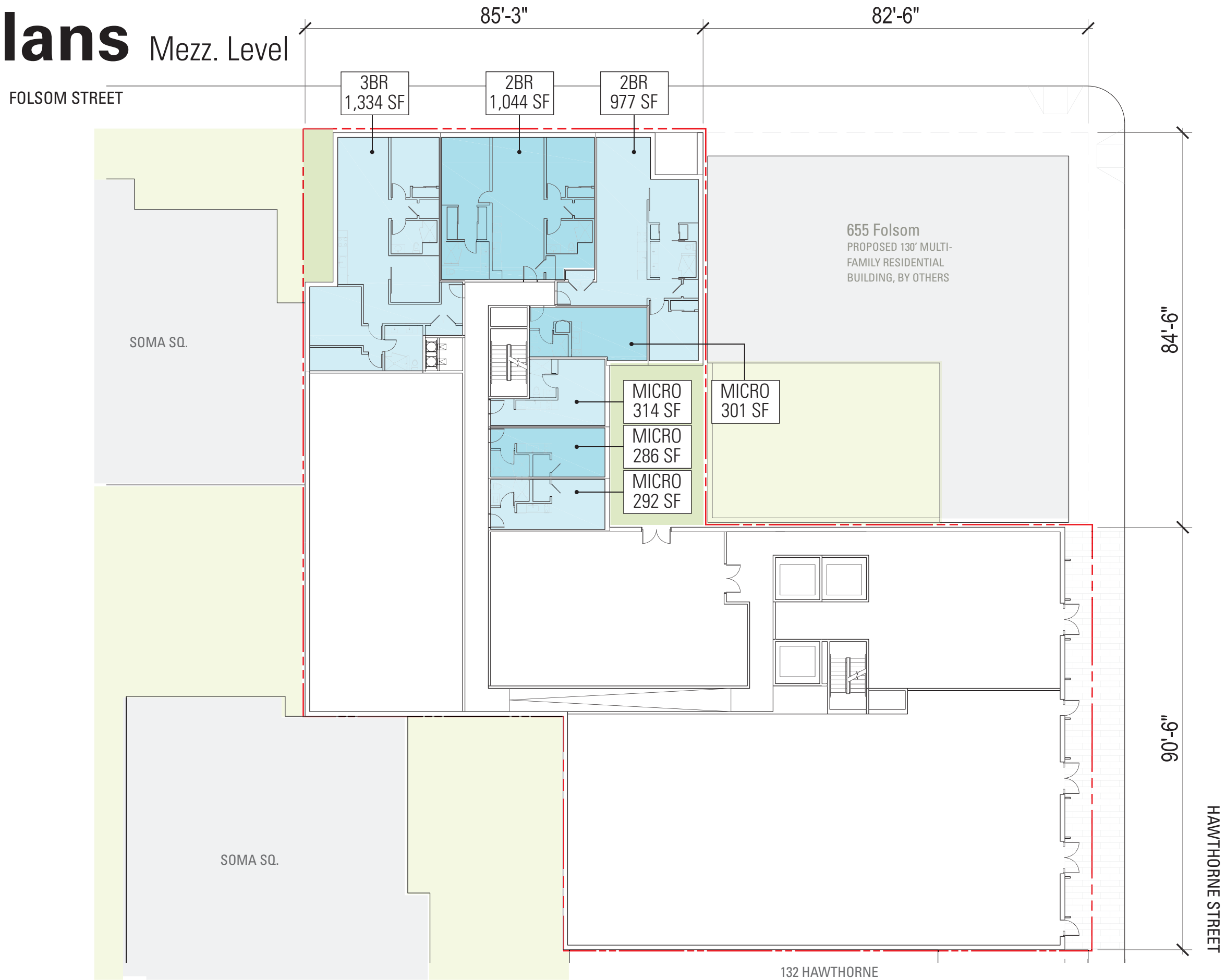


Roof Terrace Plan

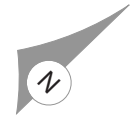
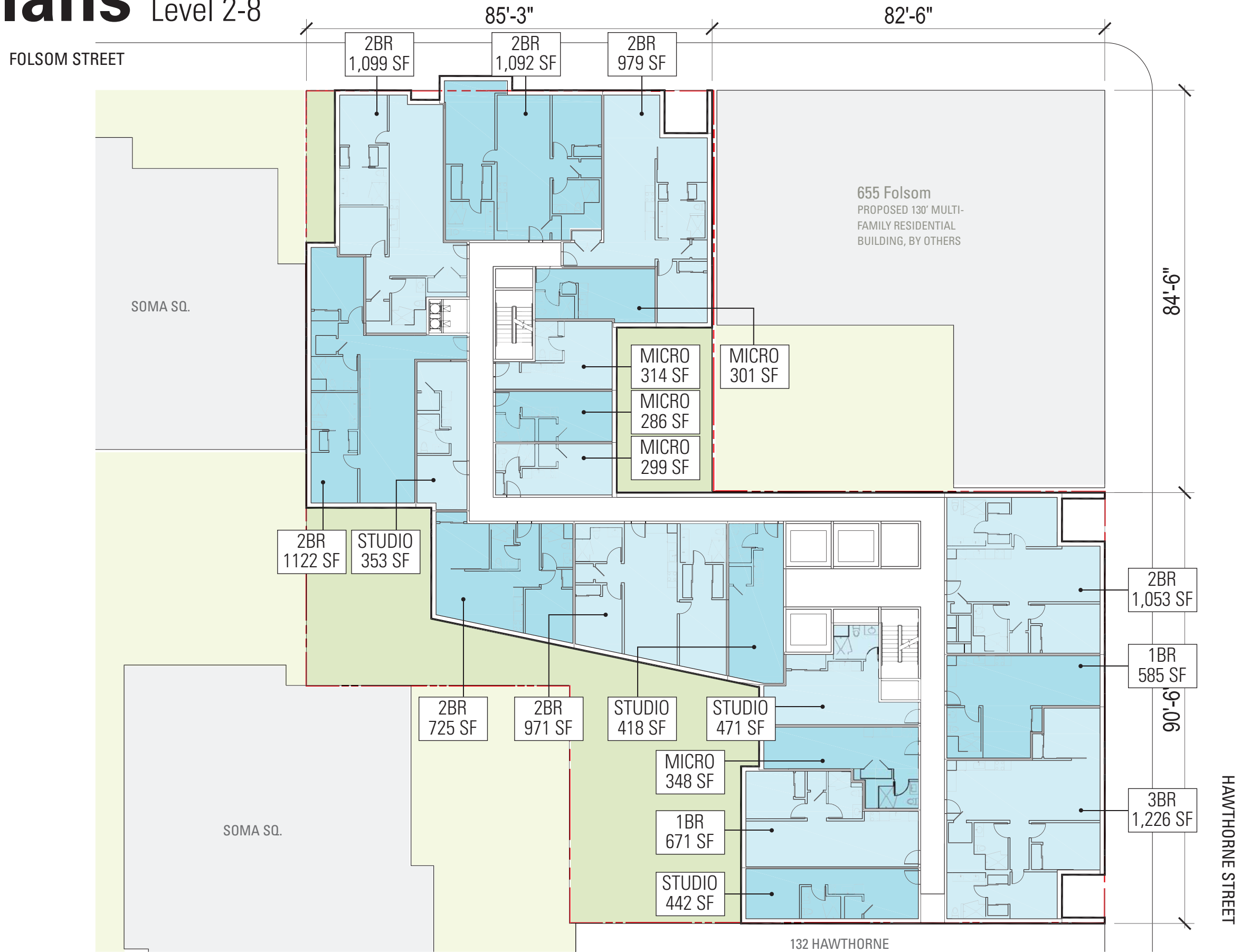


Unit Plans

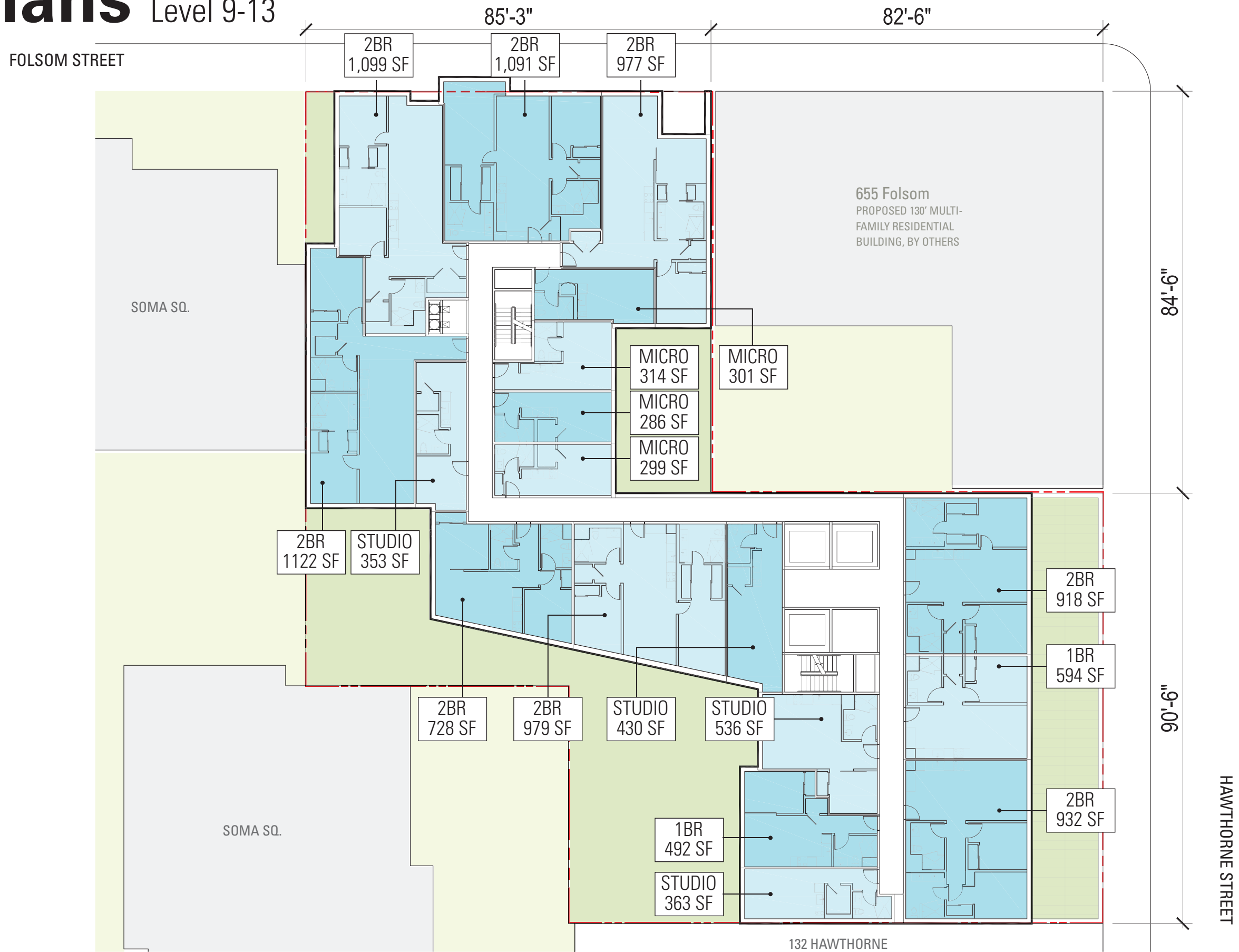
Mezz. Level



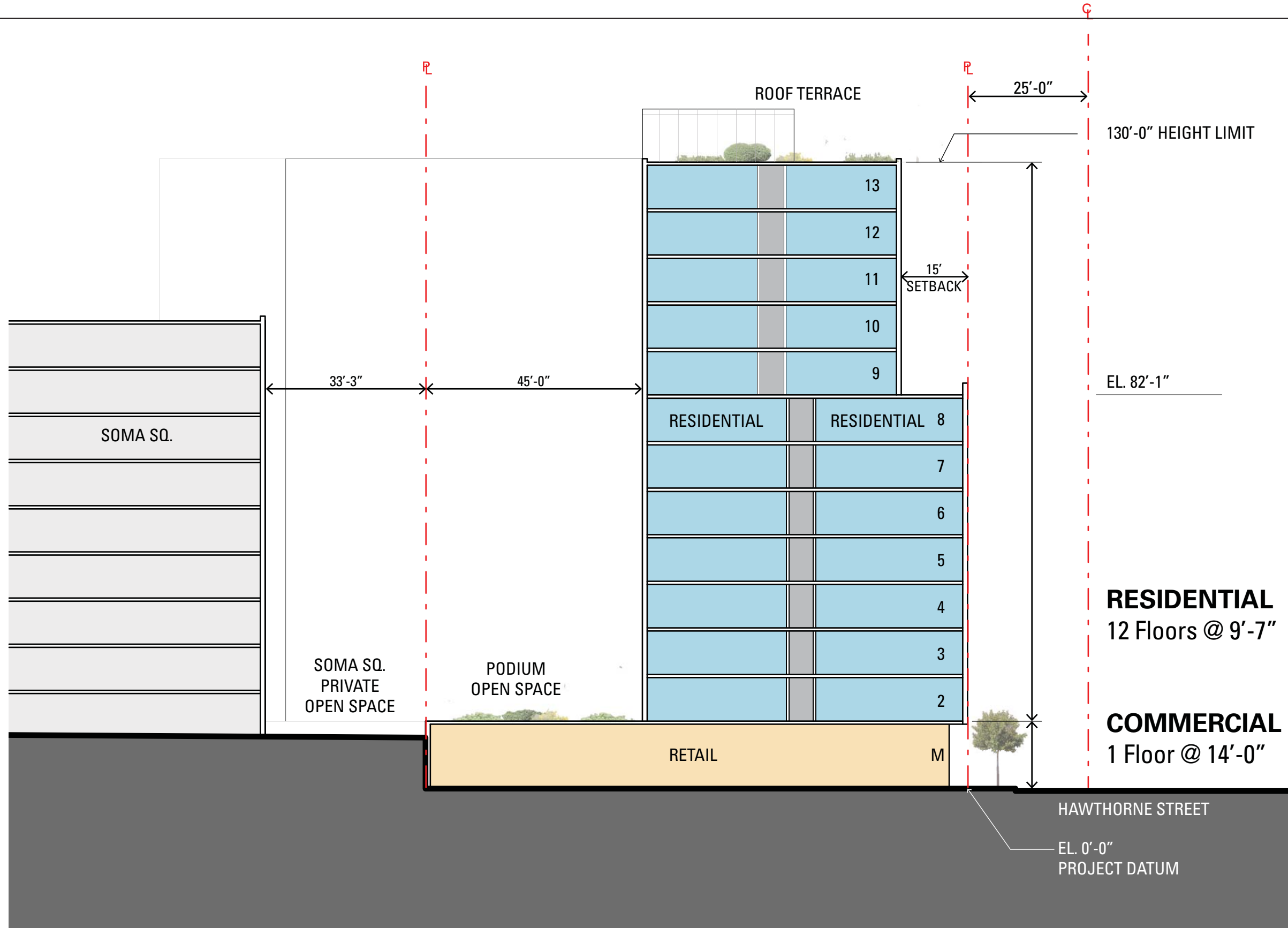
Unit Plans Level 2-8



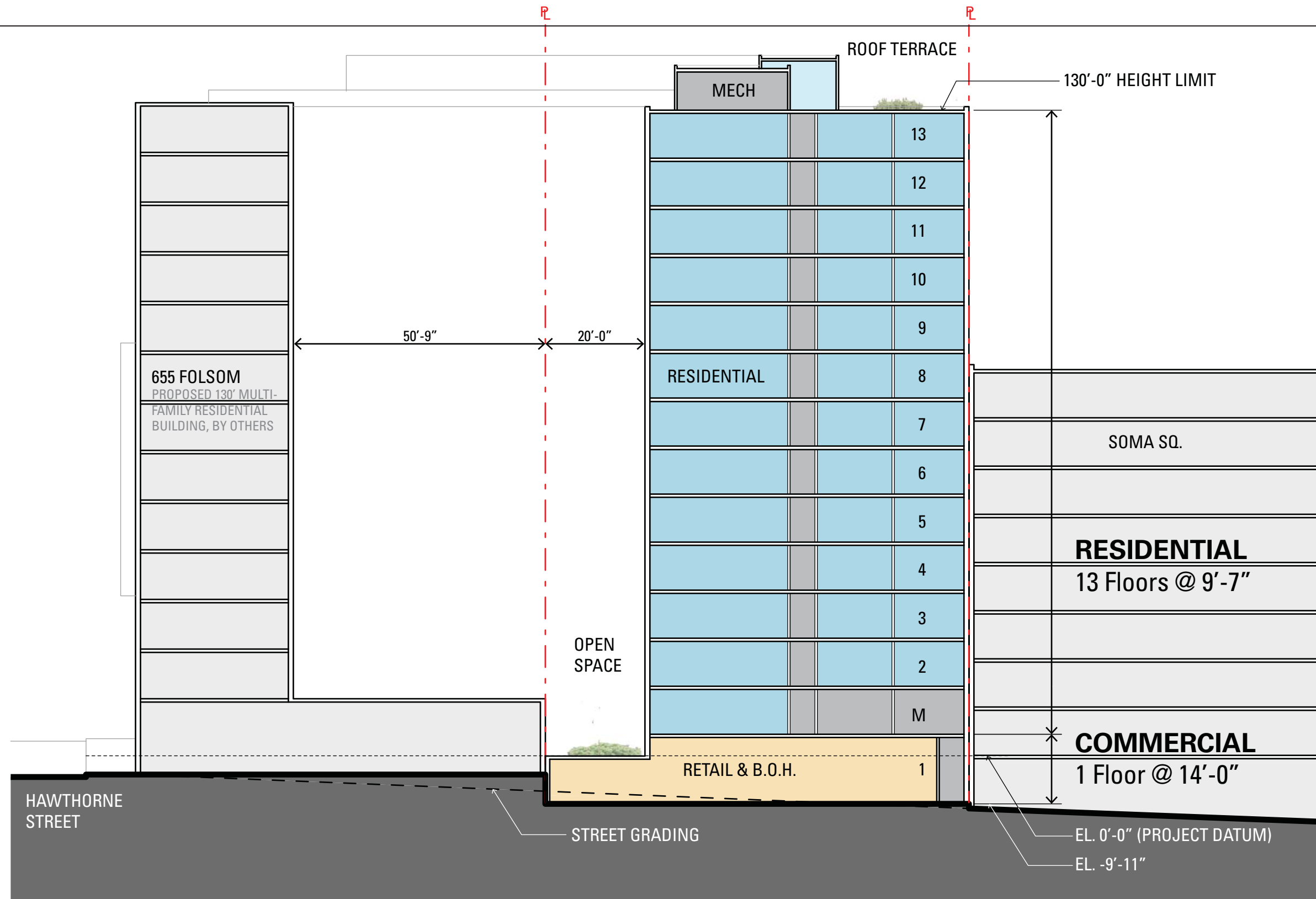
Unit Plans Level 9-13



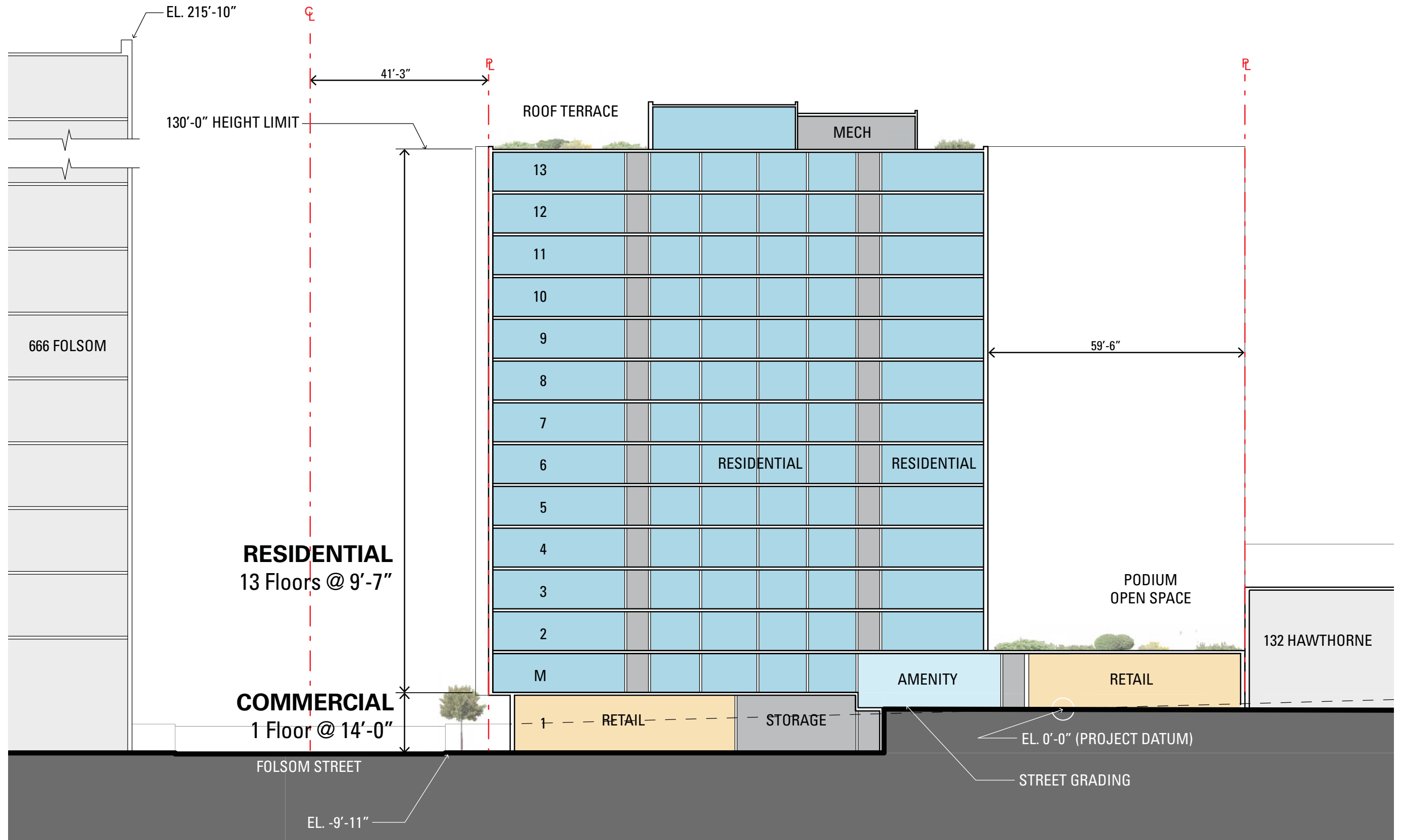
Section A-A



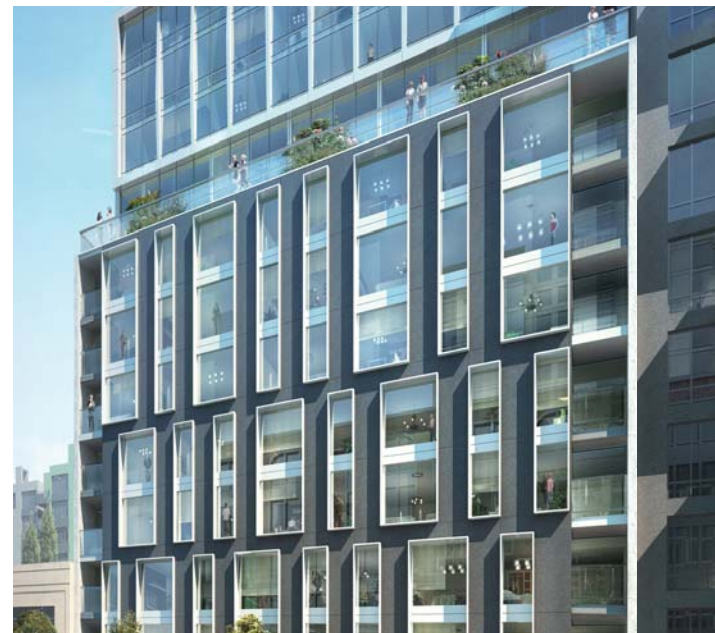
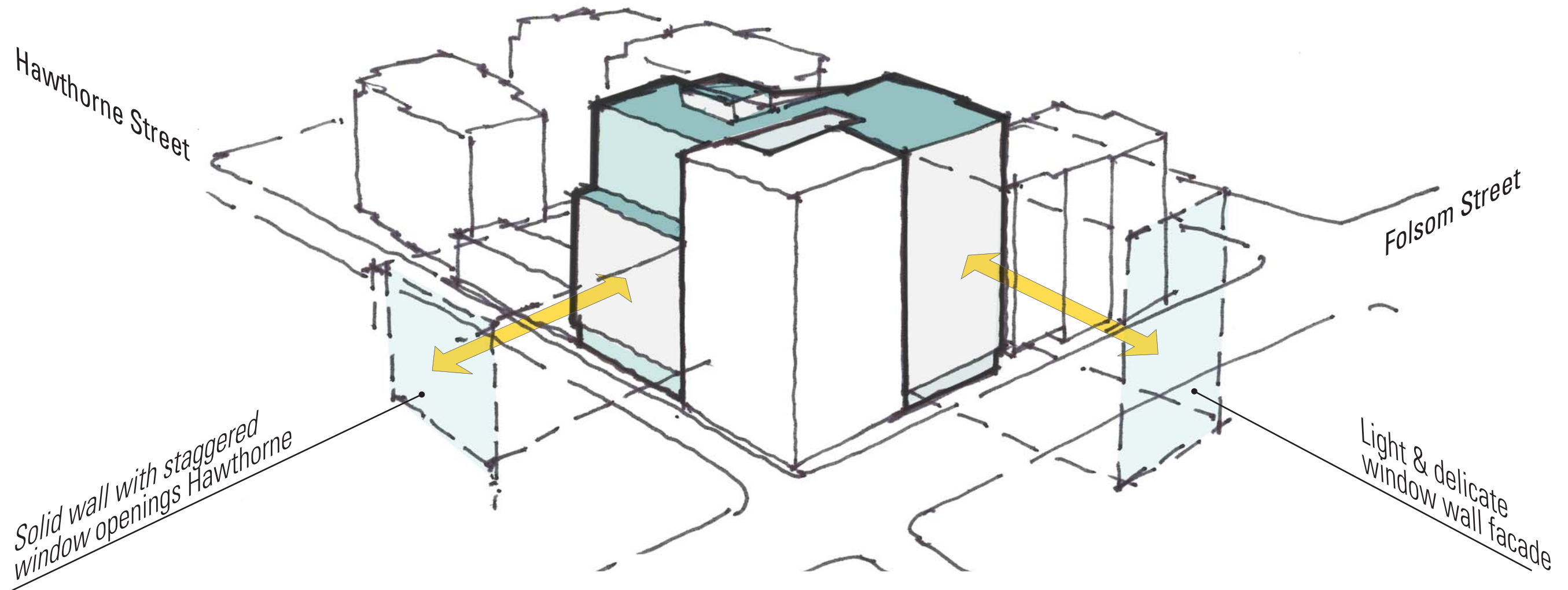
Section B-B



Section C-C



Facades & Frontages



Hawthorne Street



Folsom Street

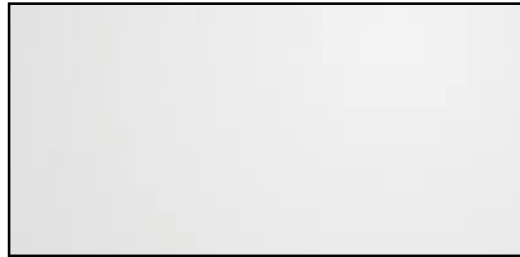
Folsom Elevation



Building Materials

FOLSOM STREET

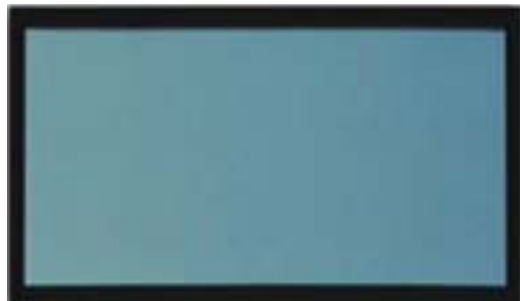
1. Painted Silver Aluminium



5. Concrete Precast Panel



2. Low E Glass



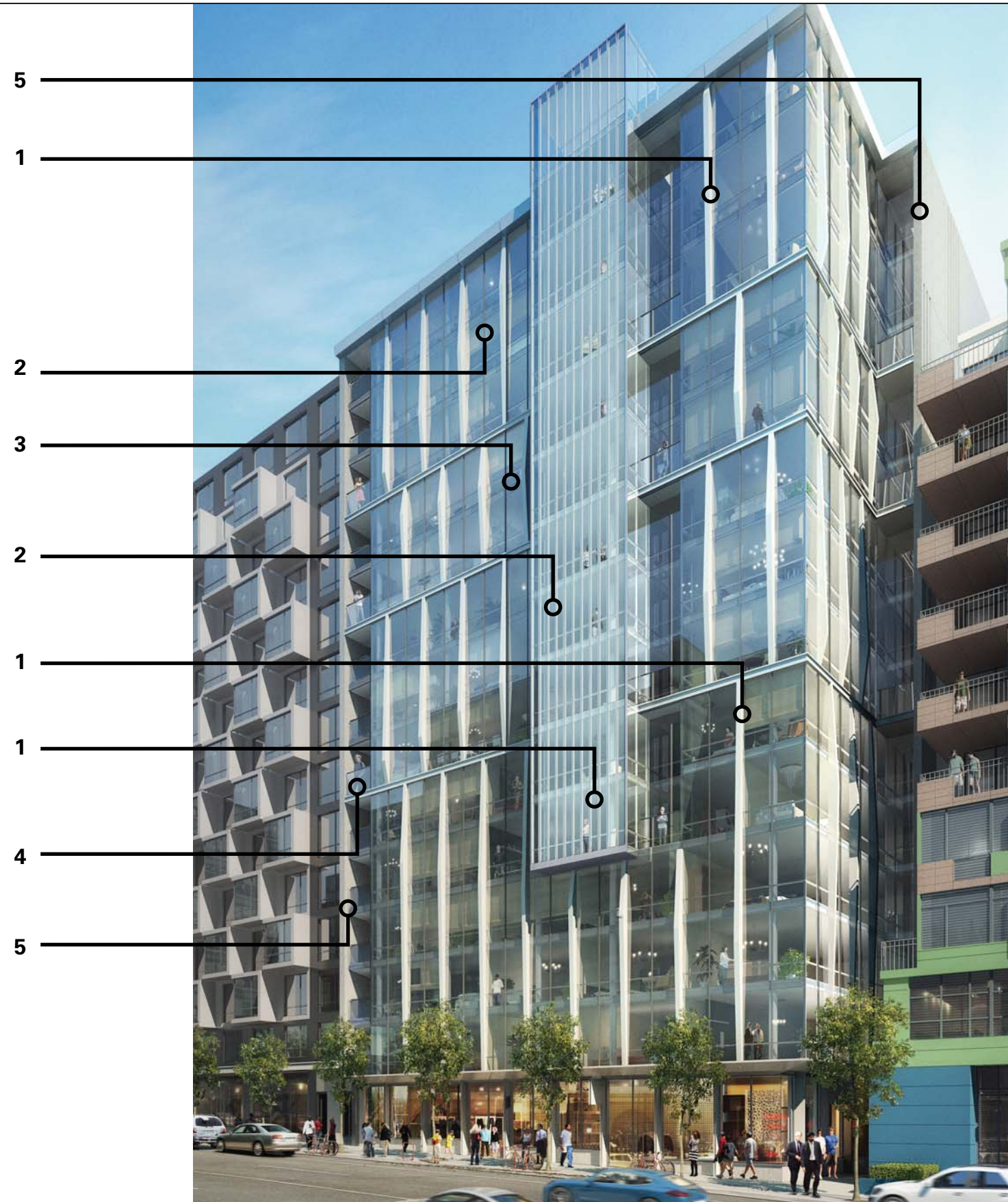
6. Darkened Concrete Precast Panel



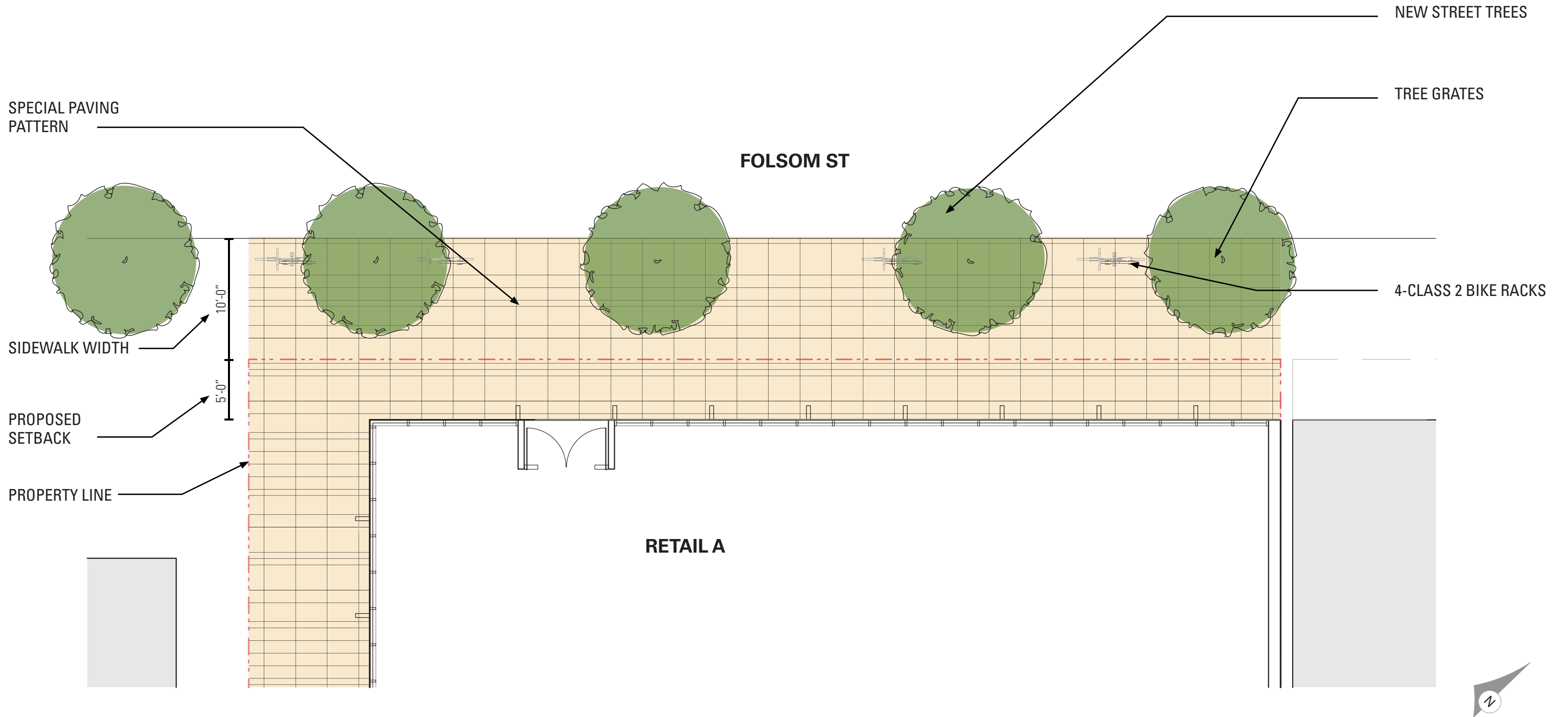
3. Shadow Box



4. Glass Railing



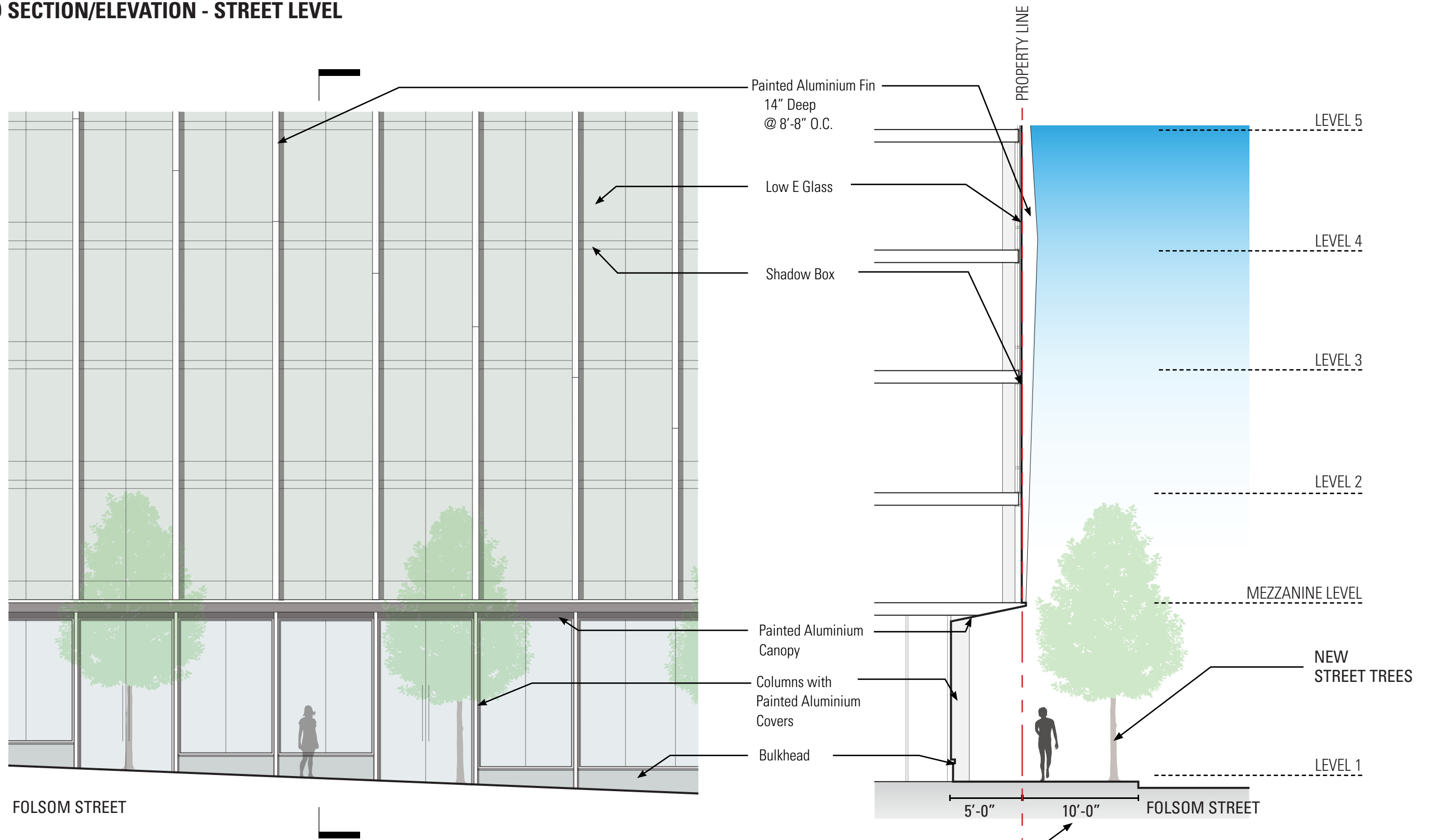
Enlarged Folsom Streetscape



1/16" = 1'-0"

Folsom Elevation

ENLARGED SECTION/ELEVATION - STREET LEVEL

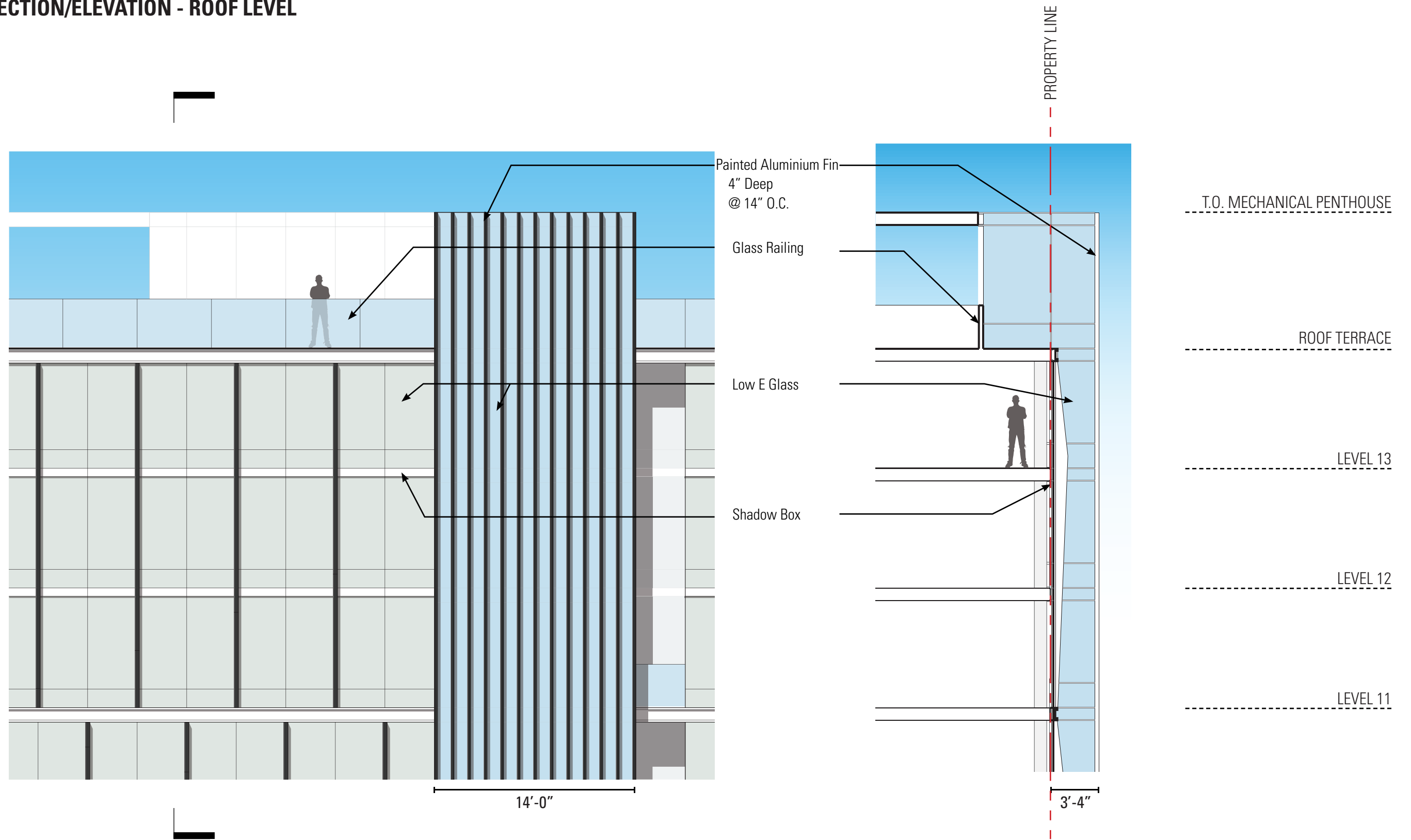


1/8" = 1'-0"

SIDEWALK WIDTH

Folsom Elevation

ENLARGED SECTION/ELEVATION - ROOF LEVEL



1/8" = 1'-0"

Hawthorne Elevation



Building Materials

HAWTHORNE STREET

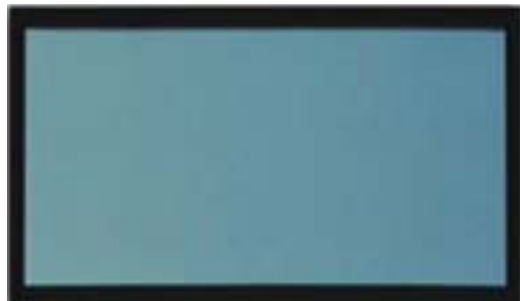
1. Painted Silver Aluminium



5. Concrete Precast Panel



2. Low E Glass



6. Darkened Concrete Precast Panel



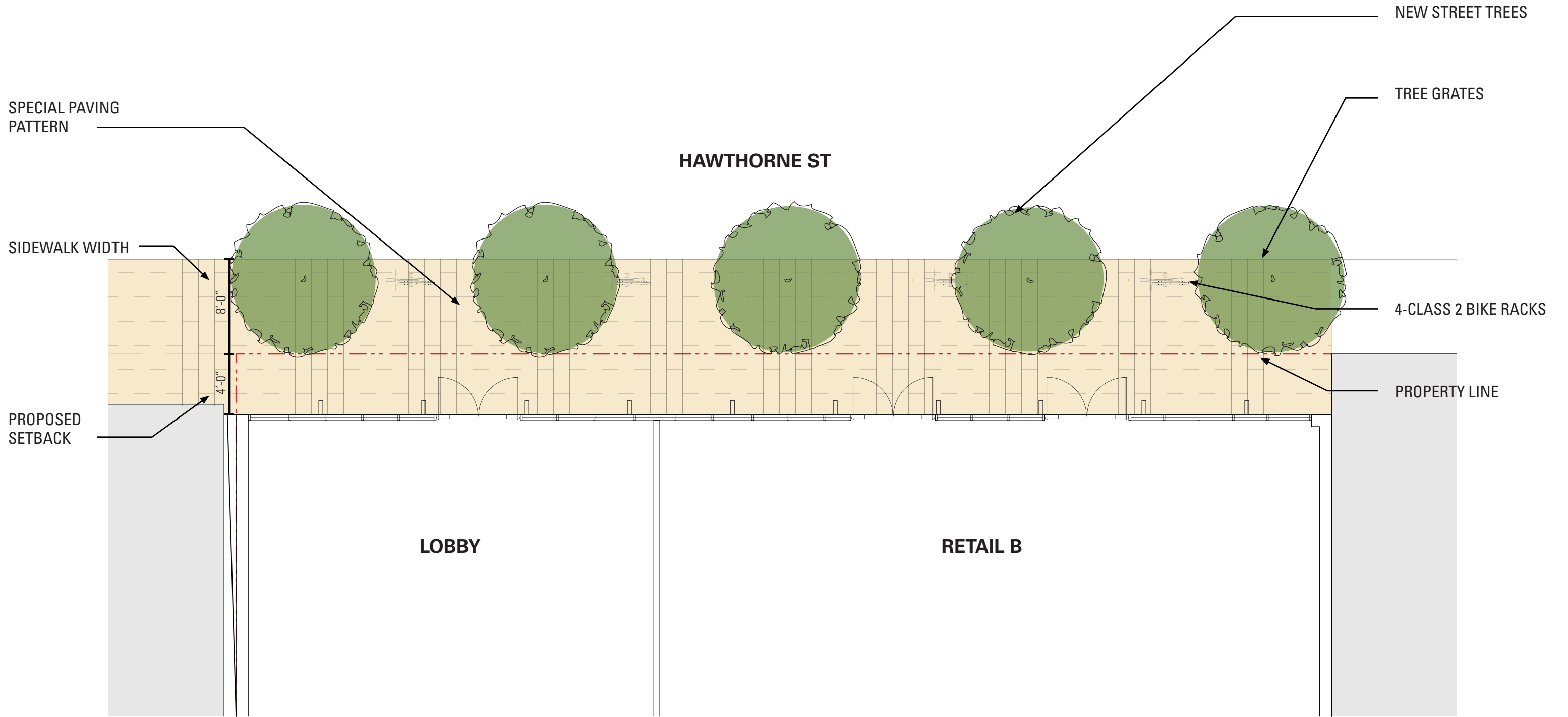
3. Shadow Box



4. Glass Railing



Enlarged Hawthorne Streetscape

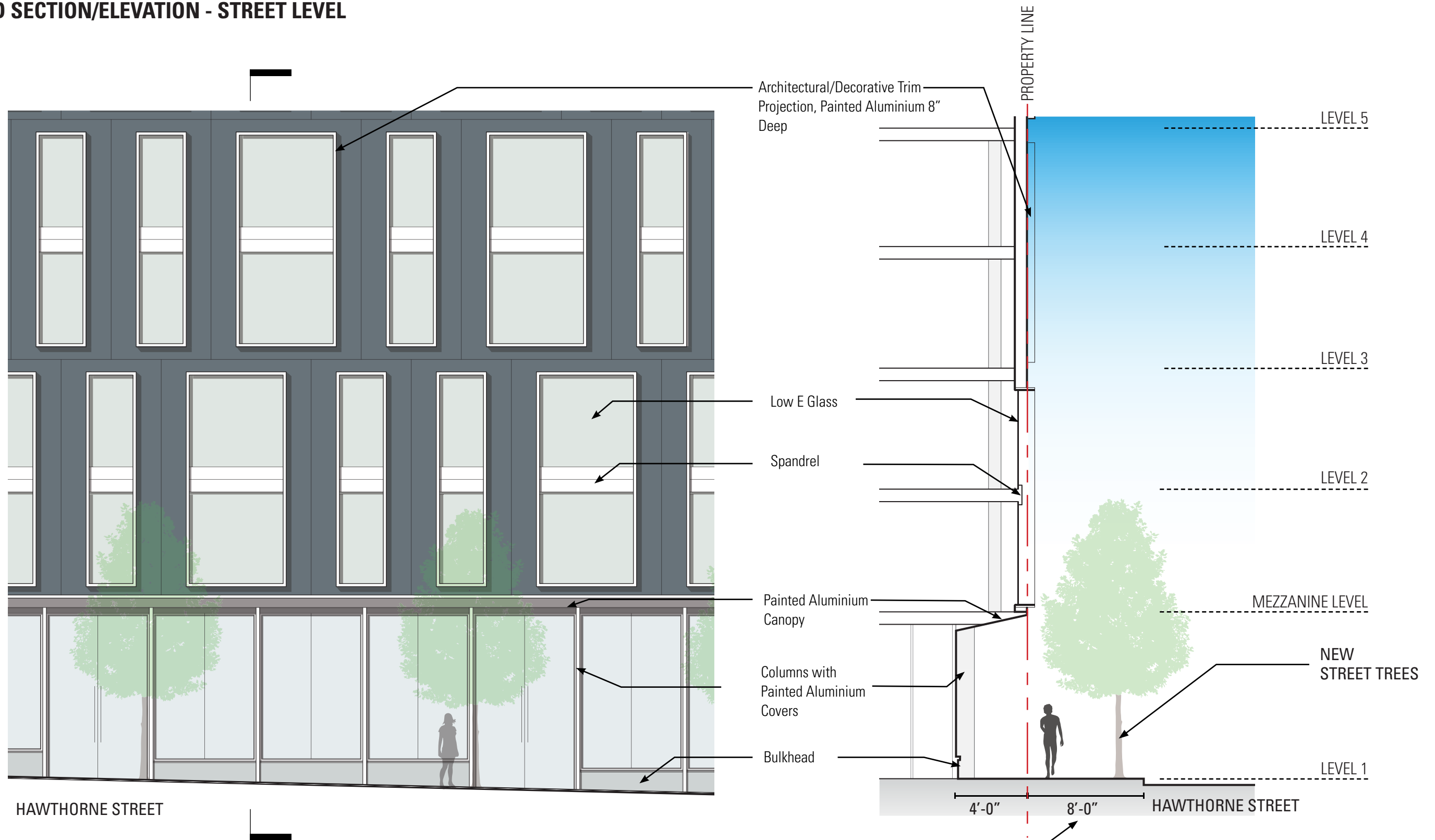


1/16" = 1'-0"



Hawthorne Elevation

ENLARGED SECTION/ELEVATION - STREET LEVEL

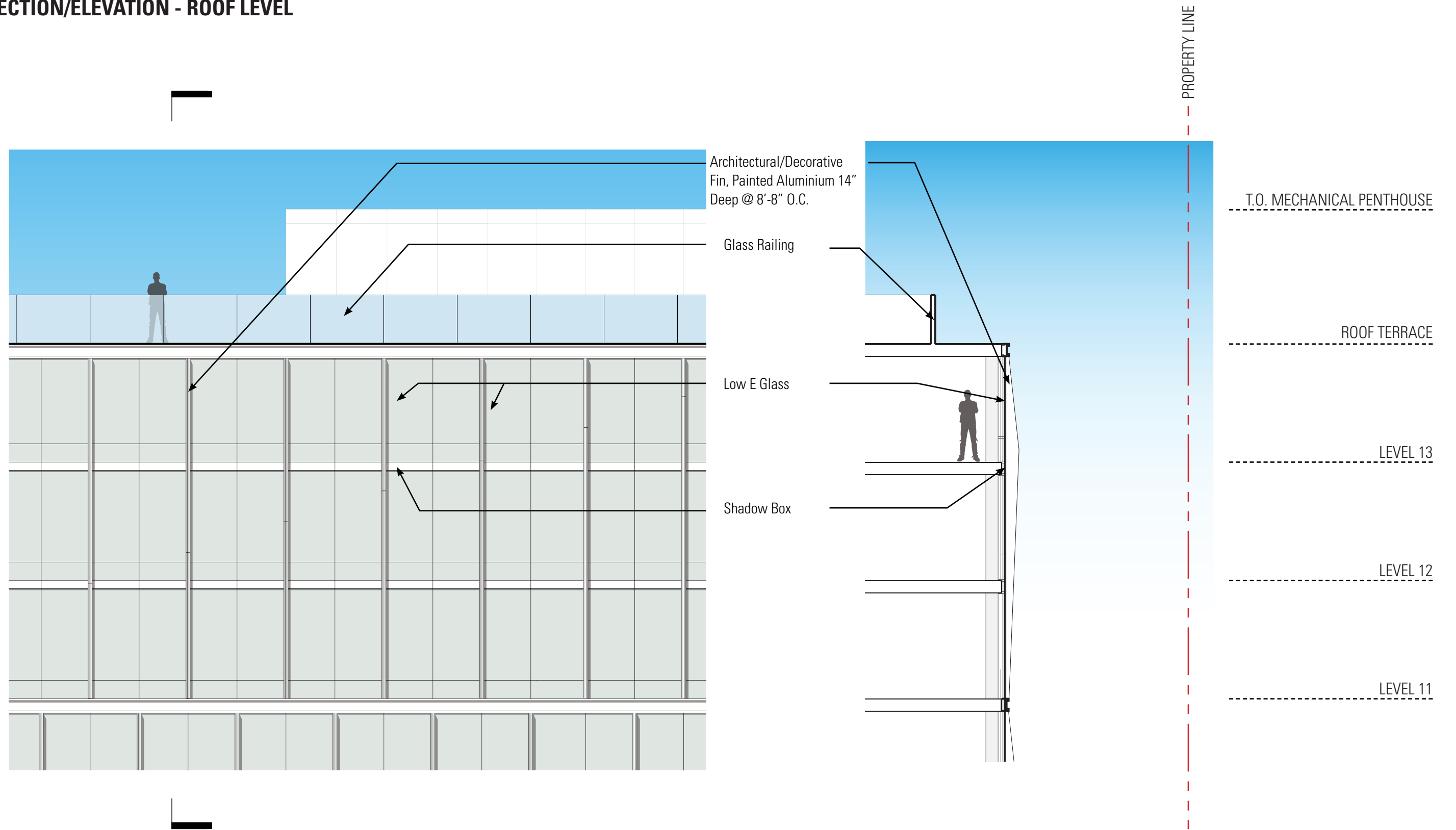


1/8" = 1'-0"

SIDEWALK WIDTH

Hawthorne Elevation

ENLARGED SECTION/ELEVATION - ROOF LEVEL

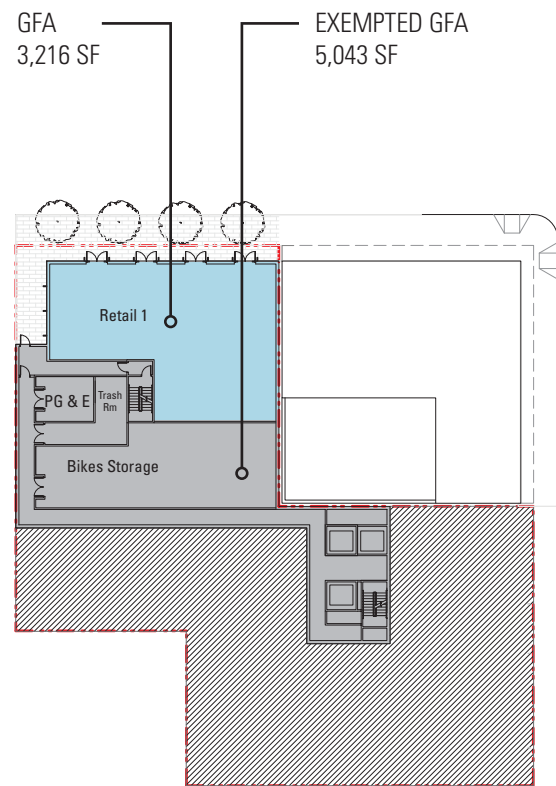


1/8" = 1'-0"

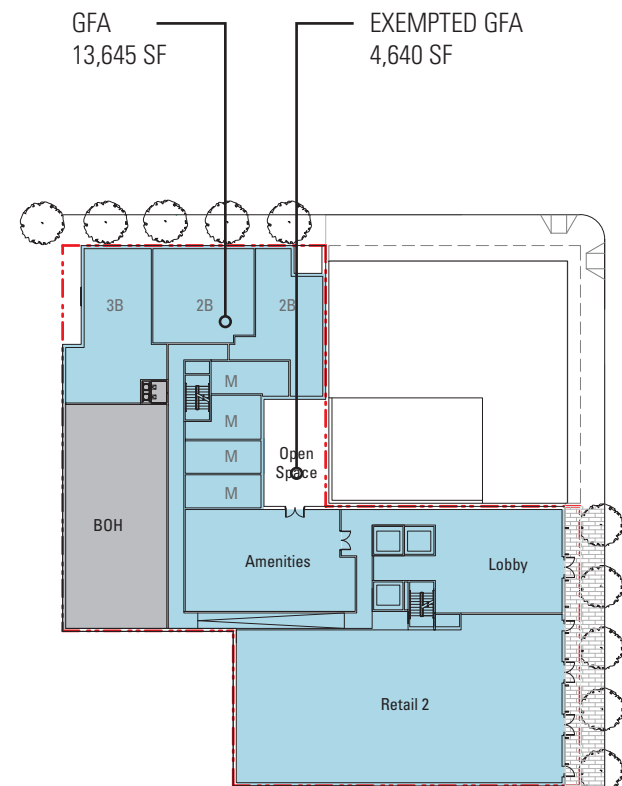
PLANNING DIAGRAMS

Gross Floor Area Diagram

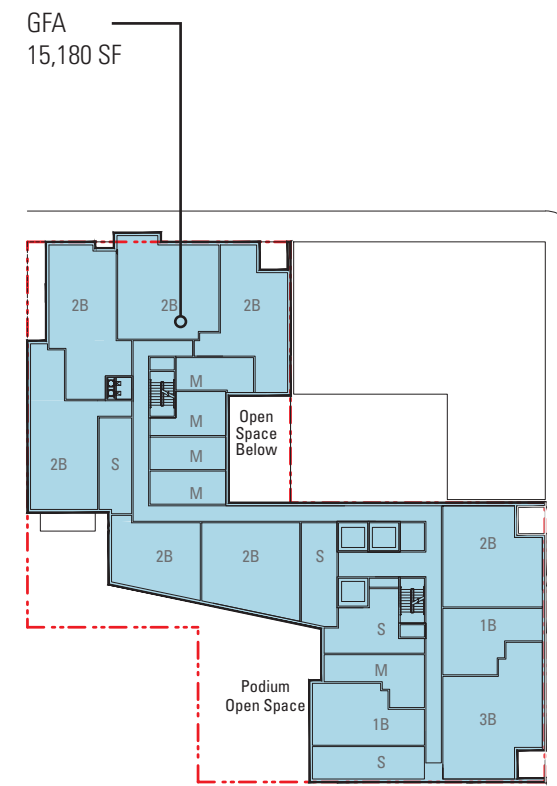
FLOOR	UNIT TYPES								GFA (PER SEC 102.9)				EXEMPTED GFA (PER SEC 102.9)			INTERIOR SF	CAR PARKING	BIKE PARKING		EXTERIOR SF	USABLE OPEN SPACE (PER SEC 135)					
	Micro	Studio	1 BR	JR 2 BR	2 BR	2 BR+	3 BR	Total Units	RESIDENTIAL			RETAIL	TOTAL	PARKING	MECH & UTILITY	TOTAL	TOTAL	TOTAL PARKING	CLASS 1	CLASS 2	TOTAL	COMMON AREA	PRIVATE		TOTAL	PUBLIC OPEN SPACE
									NET	COMMON	GROSS RES												AREA	UNITS		
ROOF								0							0	0	0				11,650	11,650	0	11,650		
13	4	4	2	0	8	0	0	18	11,919	2,011	13,930				0	13,930	0				80		80	1	80	
12	4	4	2	0	8	0	0	18	11,919	2,011	13,930				0	13,930	0				80		80	1	80	
11	4	4	2	0	8	0	0	18	11,919	2,011	13,930				0	13,930	0				80		80	1	80	
10	4	4	2	0	8	0	0	18	11,919	2,011	13,930				0	13,930	0				80		80	1	80	
9	4	4	2	0	8	0	0	18	11,919	2,011	13,930				0	13,930	0			1,430			320	4	320	
8	5	4	2	0	7	0	1	19	12,806	2,374	15,180				0	15,180	0			240			240	3	240	
7	5	4	2	0	7	0	1	19	12,806	2,374	15,180				0	15,180	0			240			240	3	240	
6	5	4	2	0	7	0	1	19	12,806	2,374	15,180				0	15,180	0			240			240	3	240	
5	5	4	2	0	7	0	1	19	12,806	2,374	15,180				0	15,180	0			240			240	3	240	
4	5	4	2	0	7	0	1	19	12,806	2,374	15,180				0	15,180	0			240			240	3	240	
3	5	4	2	0	7	0	1	19	12,806	2,374	15,180				0	15,180	0			240			240	3	240	
2	5	4	2	0	7	0	1	19	12,806	2,374	15,180				0	15,180	0			4,333			240	3	240	
M	4	0	0	0	2	0	1	7	4,568	5,232	9,800	5,657			2,828	18,285	0			532			80	1	80	452
1								0				3,216			5,043	8,259	0	133	15	696				0	696	
Total	59	48	24	0	91	0	8	230	153,805	31,905	185,710	8,873			7,871	202,454	0	133	15	20,401	11,650	2,400	30	14,050	1,148	
	25.7%	20.9%	10.4%	0.0%	39.6%	0.0%	3.5%	100.0%																		



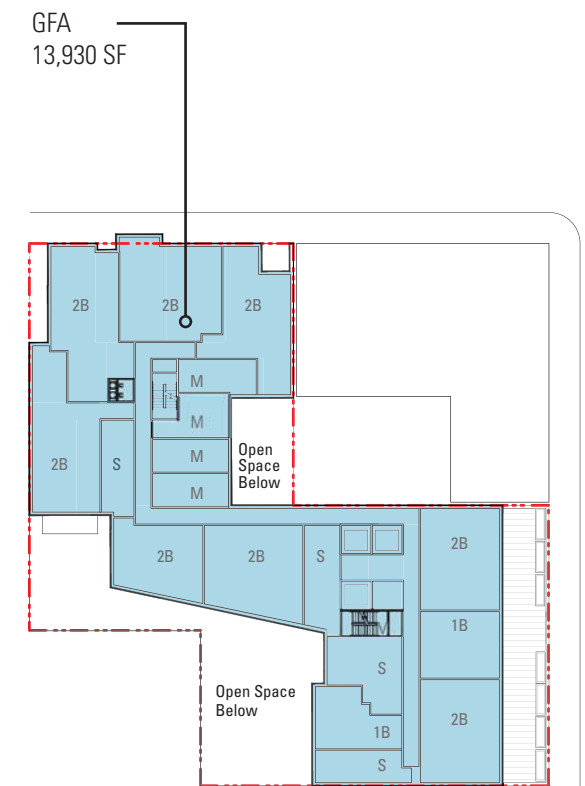
LEVEL 1



MEZZ. LEVEL

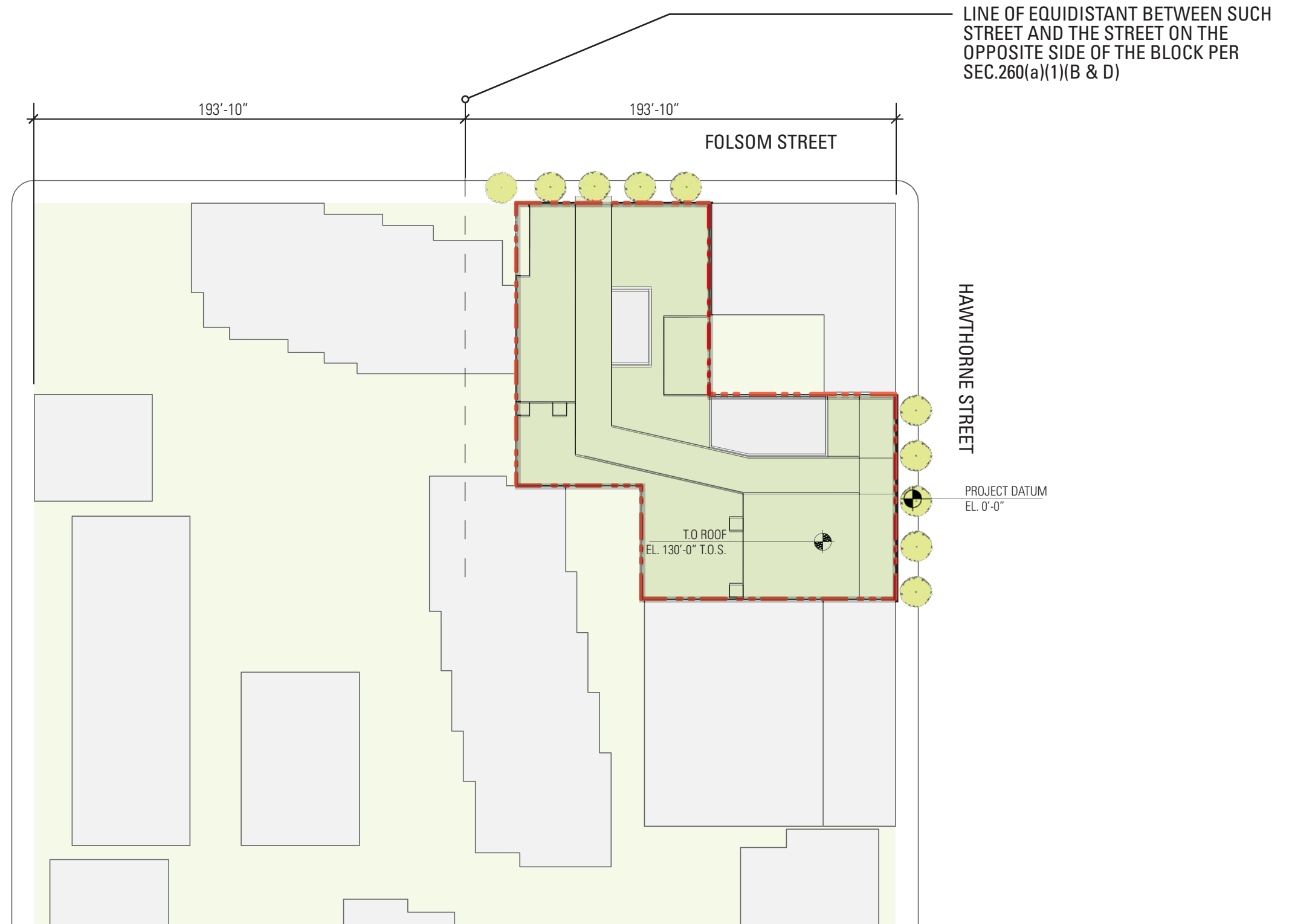


LEVEL 2-8

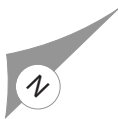


LEVEL 9-13

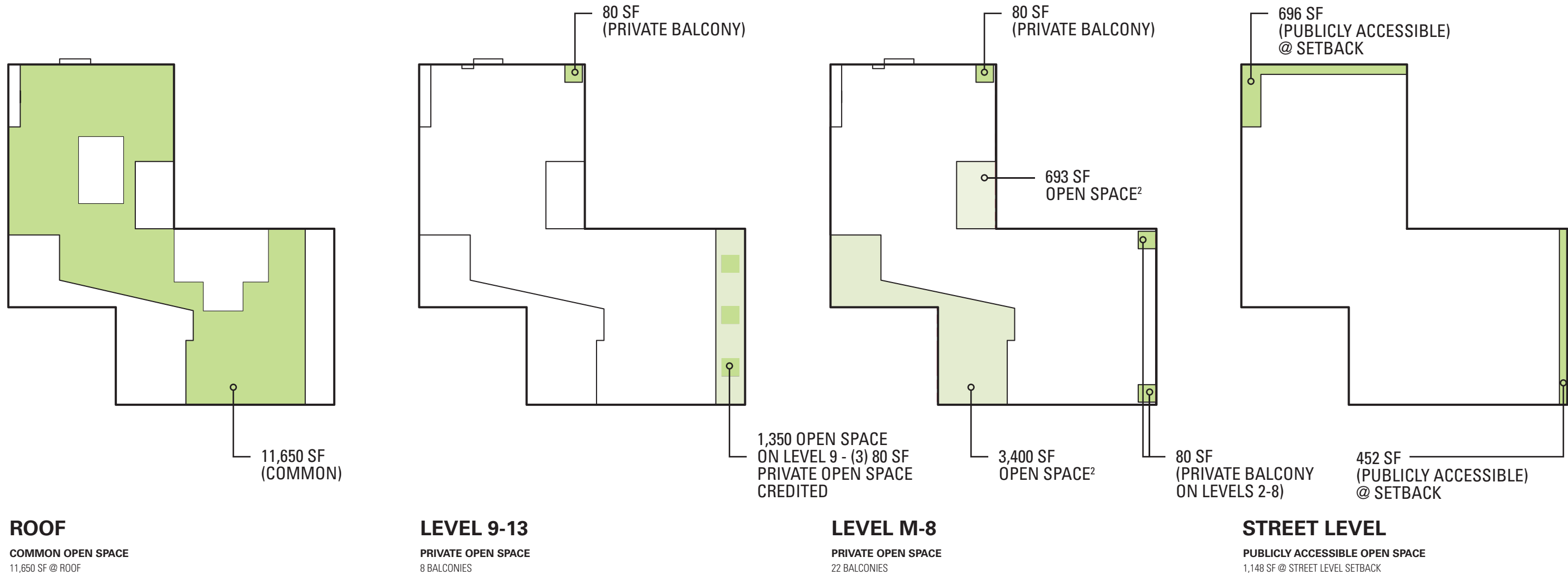
Building Height Compliance Diagram



Building Bulk Diagram



Open Space Diagram

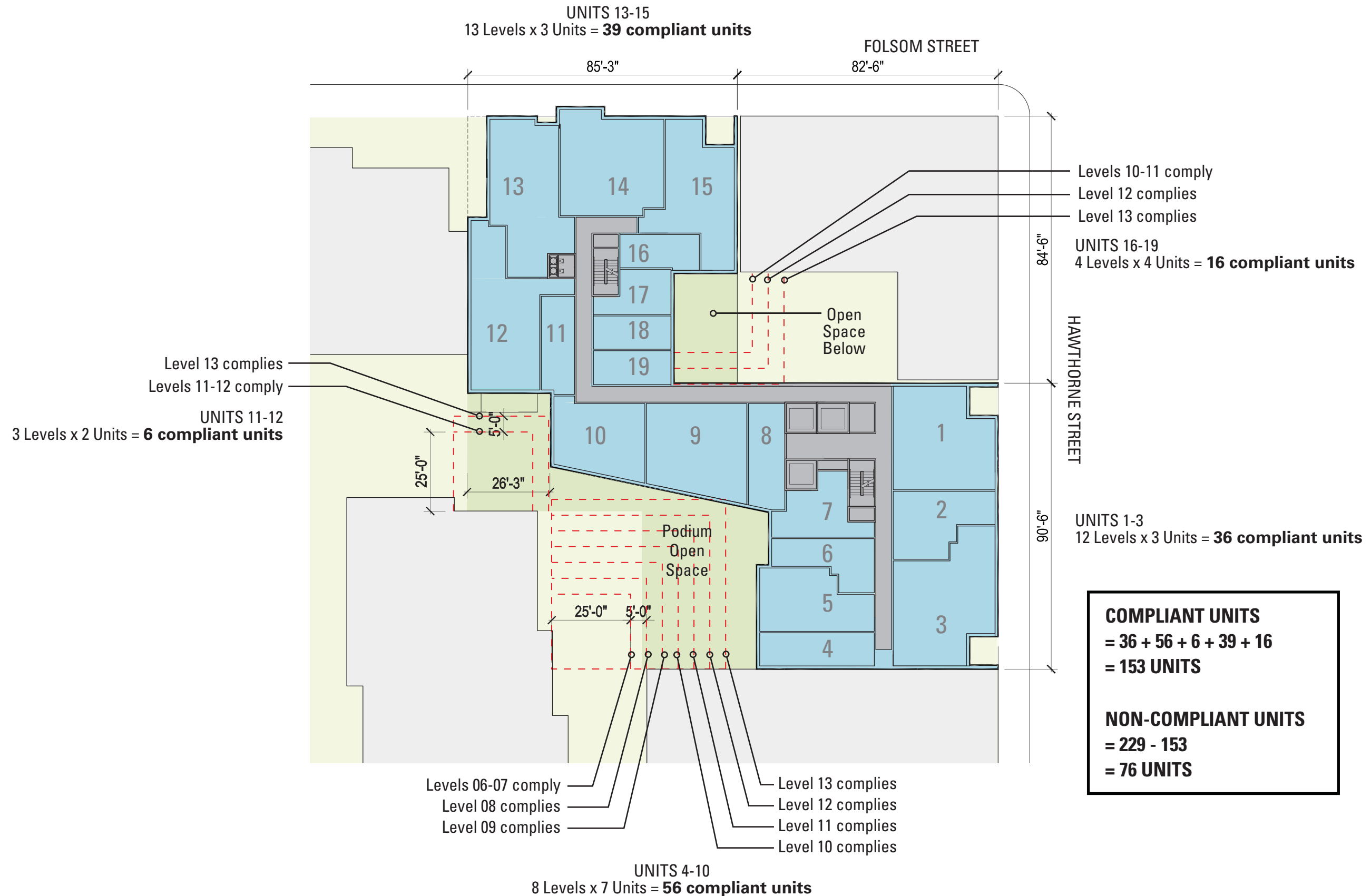


OPEN SPACE SUMMARY

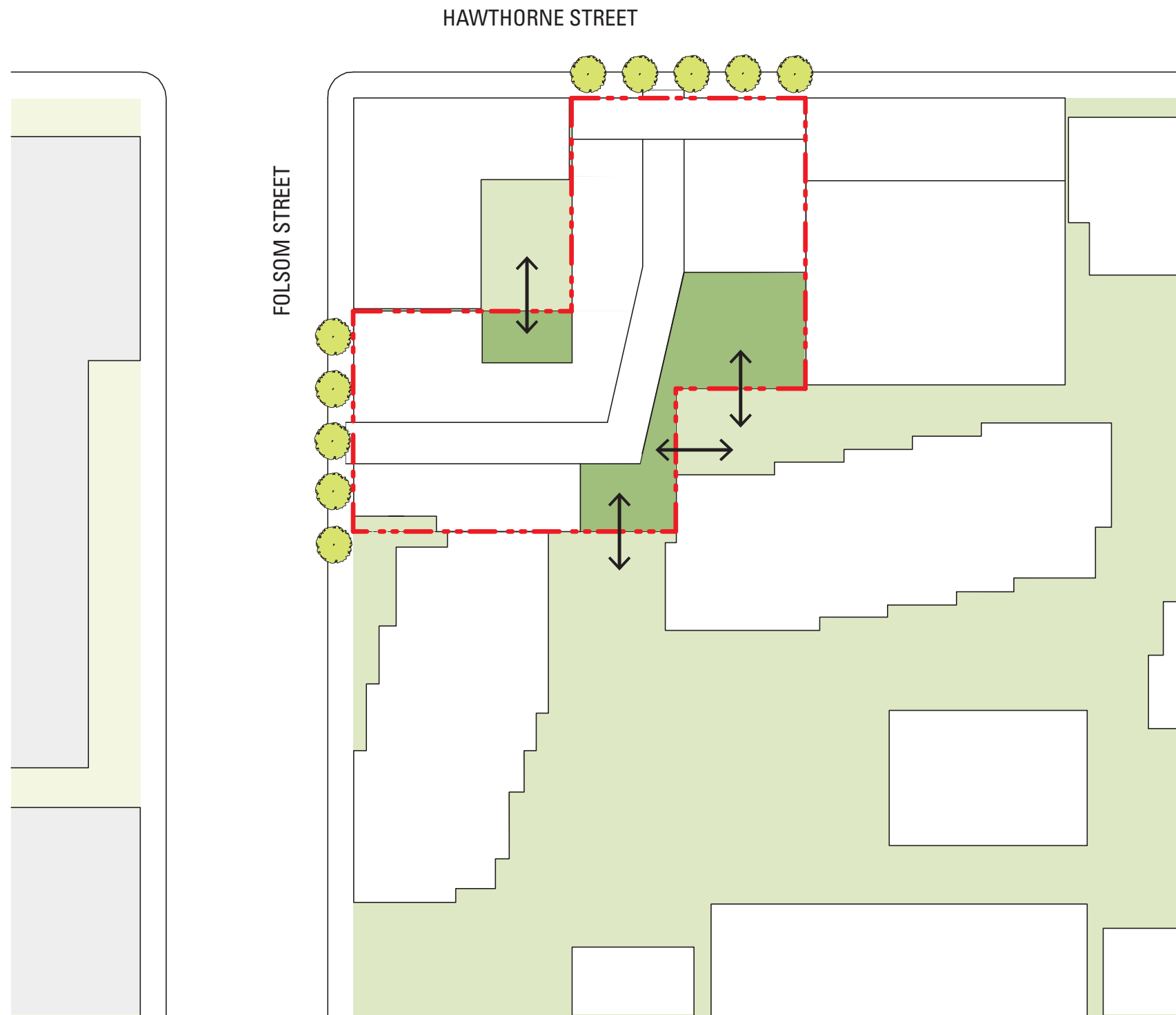
TOTAL PUBLICLY ACCESSIBLE OPEN SPACE PROVIDED		
NON-RESIDENTIAL USE		
8,873 SF / 250 = 36 SF	36 SF	
RESIDENTIAL USE		
20 DWELLING UNITS CREDITED (1,112 SF / 54)	1,112 SF	
		1,148 SF
TOTAL PRIVATE OPEN SPACE REQUIRED		
OPEN SPACE FOR MICRO UNITS ¹ (PER SEC. 135(d)(2))		
59 UNITS X (80 SF/UNIT)(1/3) = 1,574 SF	1,574 SF	
OPEN SPACE FOR CONVENTIONAL DWELLINGS		
[230 UNITS - (59 UNITS + 20 UNITS)] X 80 SF/UNIT = 12,080 SF	12,080 SF	
		13,654 SF
TOTAL PRIVATE OPEN SPACE PROVIDED		
PRIVATE BALCONY		
30 BALCONIES X 80 SF = 2,400 SF	2,400 SF	
USABLE COMMON OPEN SPACE @ ROOF	11,650 SF	
		14,050 SF

1. MICRO UNIT, SINGLE ROOM OCCUPANCY DWELLING UNIT AS DEFINED IN SEC. 890.88 (c)
2. NOT COUNTED TOWARD REQUIRED OPEN SPACE PER SEC 135(g)

Sec 140 Compliance Diagram (Exposure)



Rear-Yard Modification Diagram



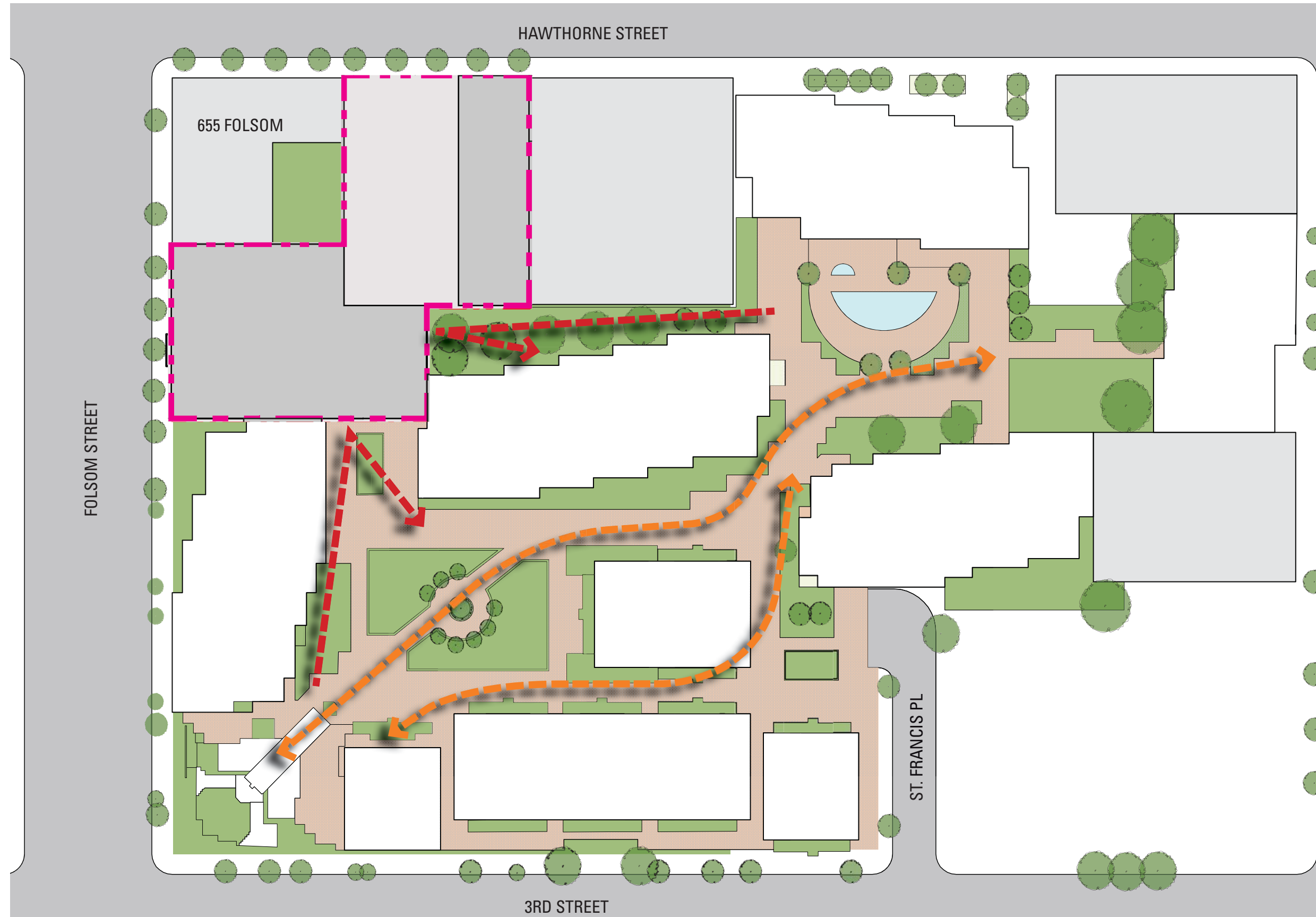
4,093 SF / 19,586 SF = 21%

TOTAL OPEN
AREA OPEN TO
SKY ABOVE

LOT AREA

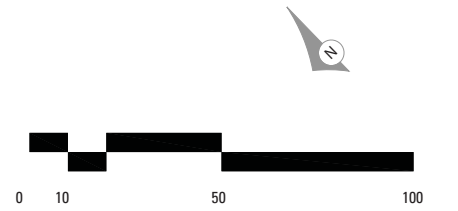
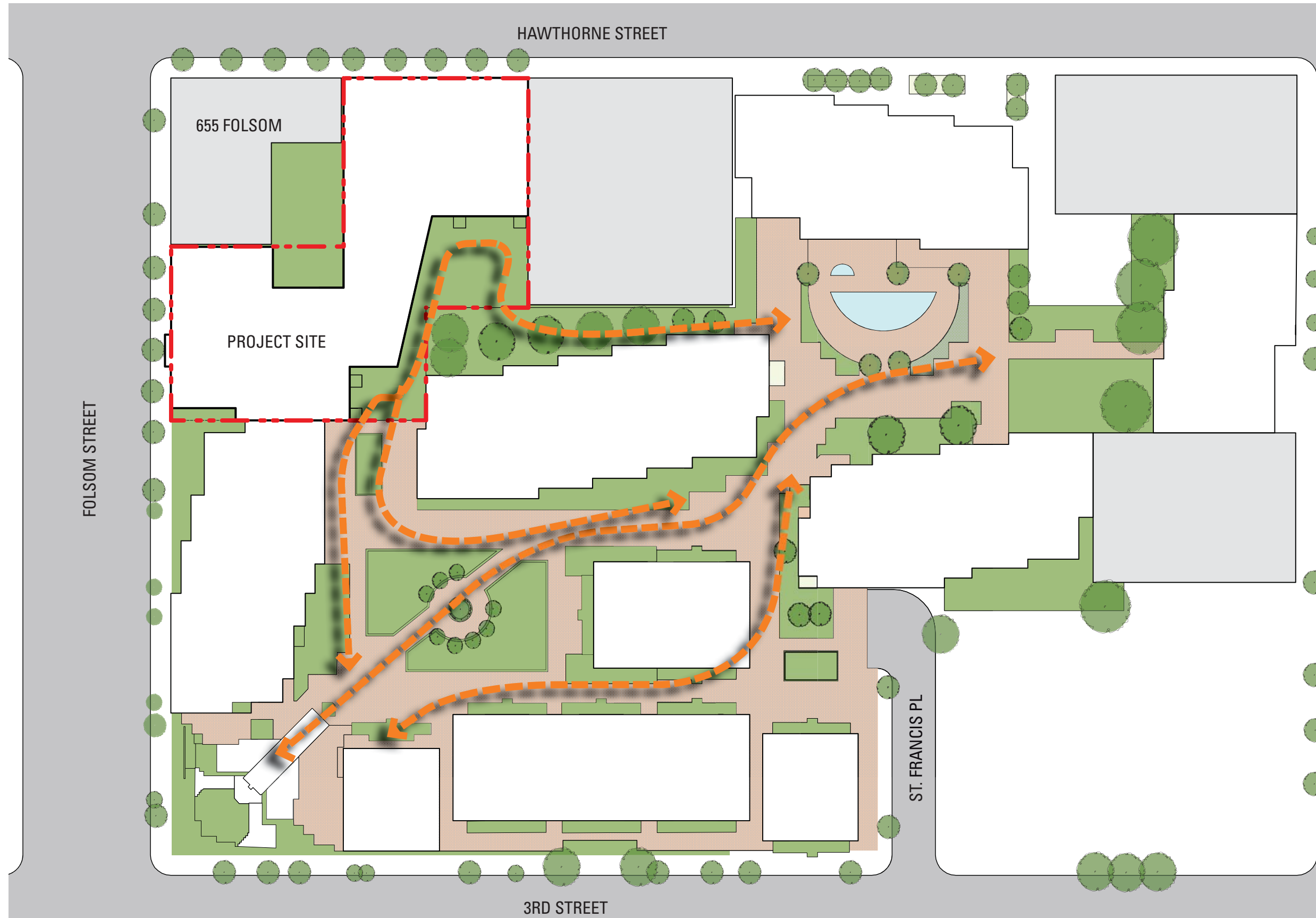
Rear-Yard Modification Diagram

INTERIOR BLOCK OPEN SPACE - EXISTING CONDITION



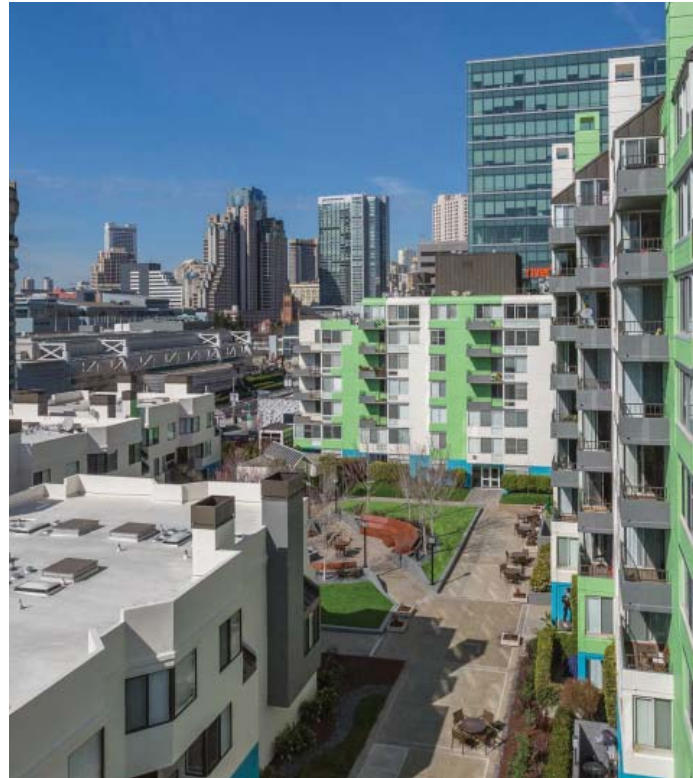
Rear-Yard Modification Diagram

INTERIOR BLOCK OPEN SPACE - PROPOSED



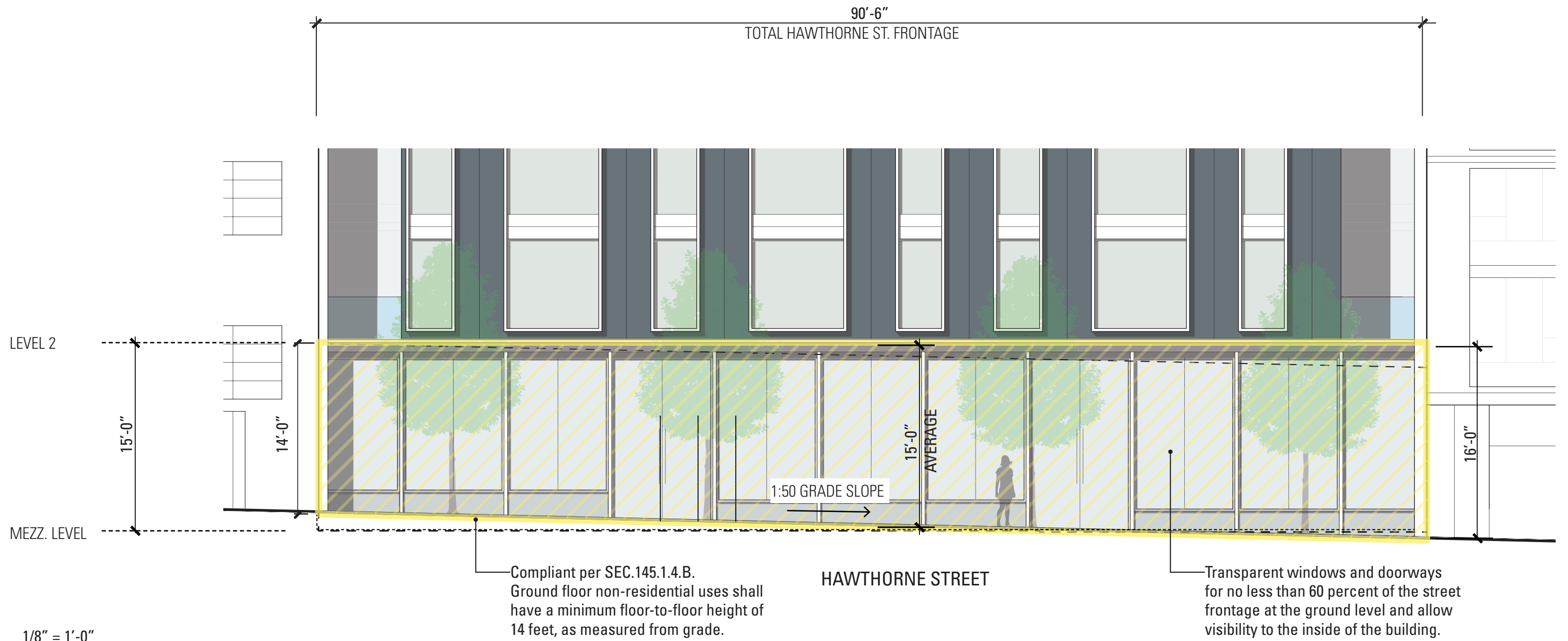
Rear-Yard Modification Diagram

INTERIOR BLOCK OPEN SPACE - EXISTING CONDITION



Ground Floor Non-Residential Height

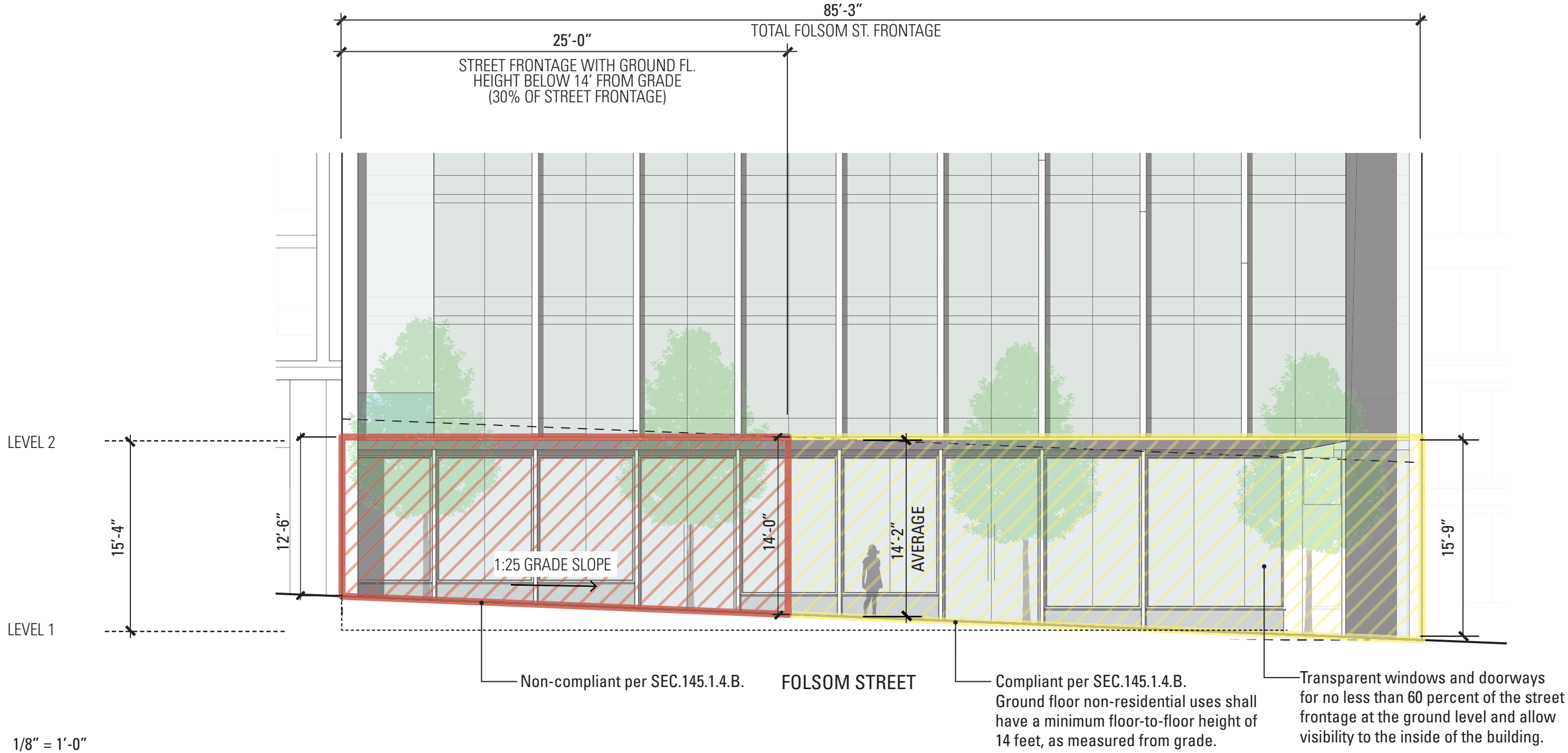
ENLARGED ELEVATION - HAWTHORNE STREET LEVEL



1/8" = 1'-0"

Ground Floor Non-Residential Height

ENLARGED ELEVATION - FOLSOM STREET LEVEL



Storefront Design



Building standard 4' x 4' Architectural vertical projecting retail signage, 8' clear from finish grade. Final location to be determined pending retail demising.

Clear & transparent glass at storefront windows.

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.

Updated storefront window with prominent bulkhead. Stone panel with architectural metal trim boarder. Top of bulkhead to be 2' maximum and 1' minimum, from finished grade.



655 FOLSOM
PROPOSED BY OTHERS

PROPOSED PROJECT

SOMA SQUARE

VIEW FROM FOLSOM STREET



FOLSOM STREET VIEW

VIEW FROM HAWTHORNE STREET





SOMA SQUARE

132 HAWTHORNE

PROPOSED PROJECT

VIEW FROM HAWTHORNE STREET



**Draft Motion
May 14, 2020**

**RECORD NO. 2015-002604ENX-02
667 Folsom Street/120-126 Hawthorne Street**

**EXHIBIT C
Land Use Data**



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 667 FOLSOM ST.
RECORD NO.: 2015-002604ENX-02

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	5,460	0	0
Residential GSF	0	185,710	185,710
Retail/Commercial GSF	0	8,873	8,873
Office GSF	17,727	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	8,190	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	14,050	14,050
Public Open Space	0	1,148	1,148
Other (Mechanical and Utilities)	0	7,871	7,871
TOTAL GSF	31,377	217,652	217,652
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	230	230
Dwelling Units - Total	0	230	230
Hotel Rooms	0	0	0
Number of Buildings	2	1	1
Number of Stories	2	13	13
Parking Spaces	Appx. 30	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	133 (Class 1), 15 (Class 2)	133 (Class 1), 15 (Class 2)
Car Share Spaces	0	0	0
Other ()			

**Draft Motion
May 14, 2020**

**RECORD NO. 2015-002604ENX-02
667 Folsom Street/120-126 Hawthorne Street**

EXHIBIT D

Maps and Context Photos

Block Book Map



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

Sanborn Map*

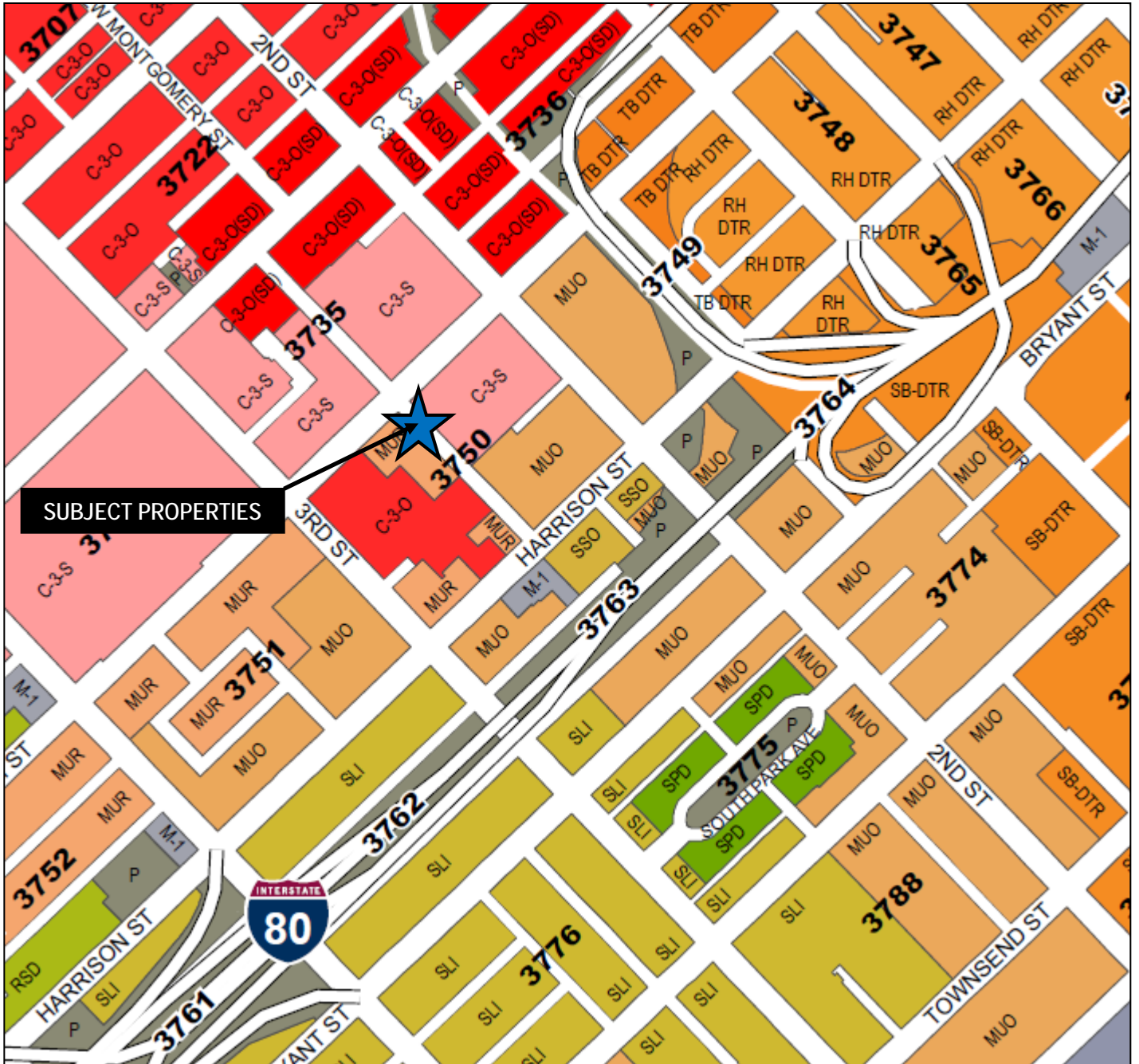


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

Zoning Map



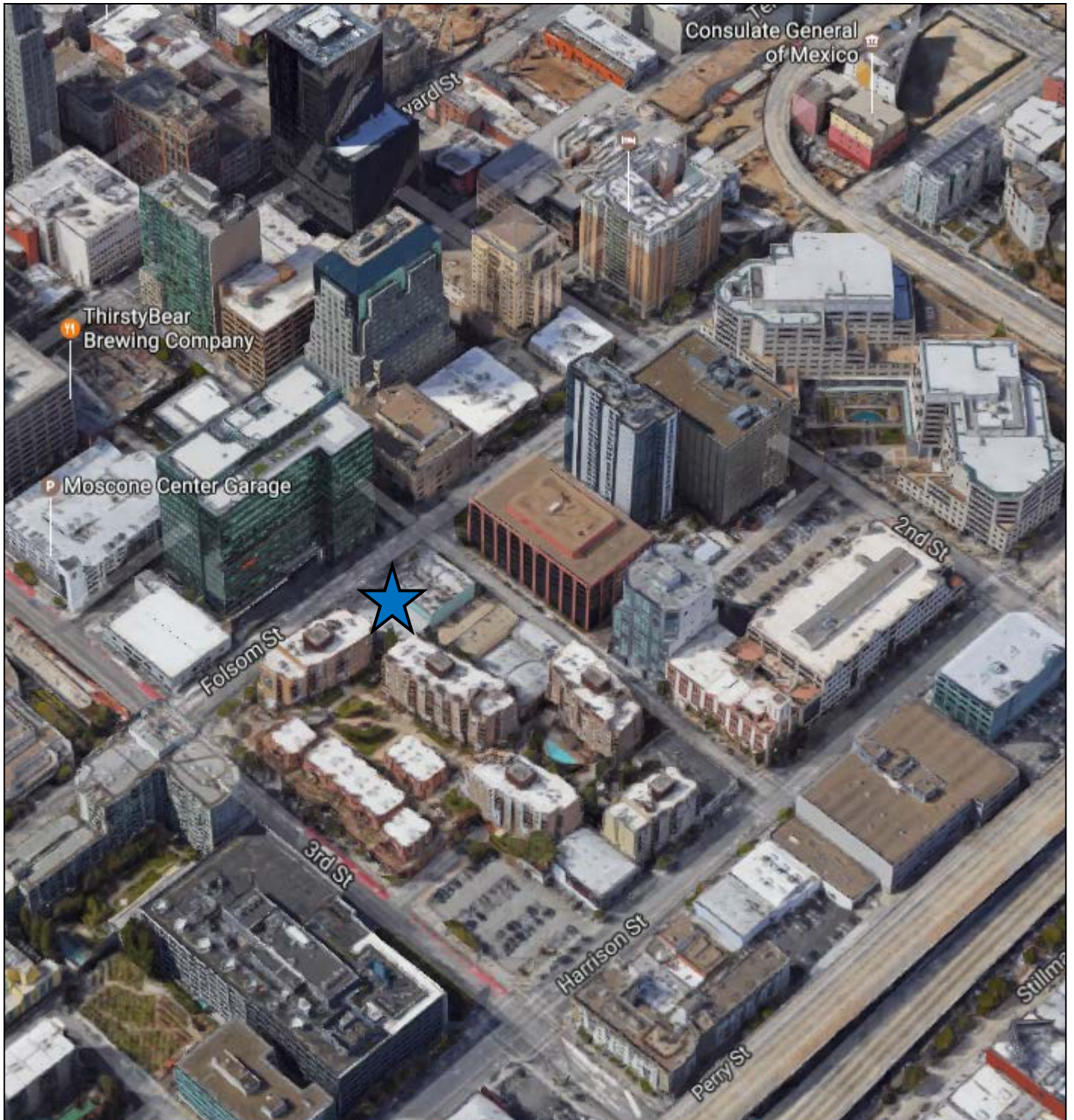
SUBJECT PROPERTIES



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

Aerial Photo

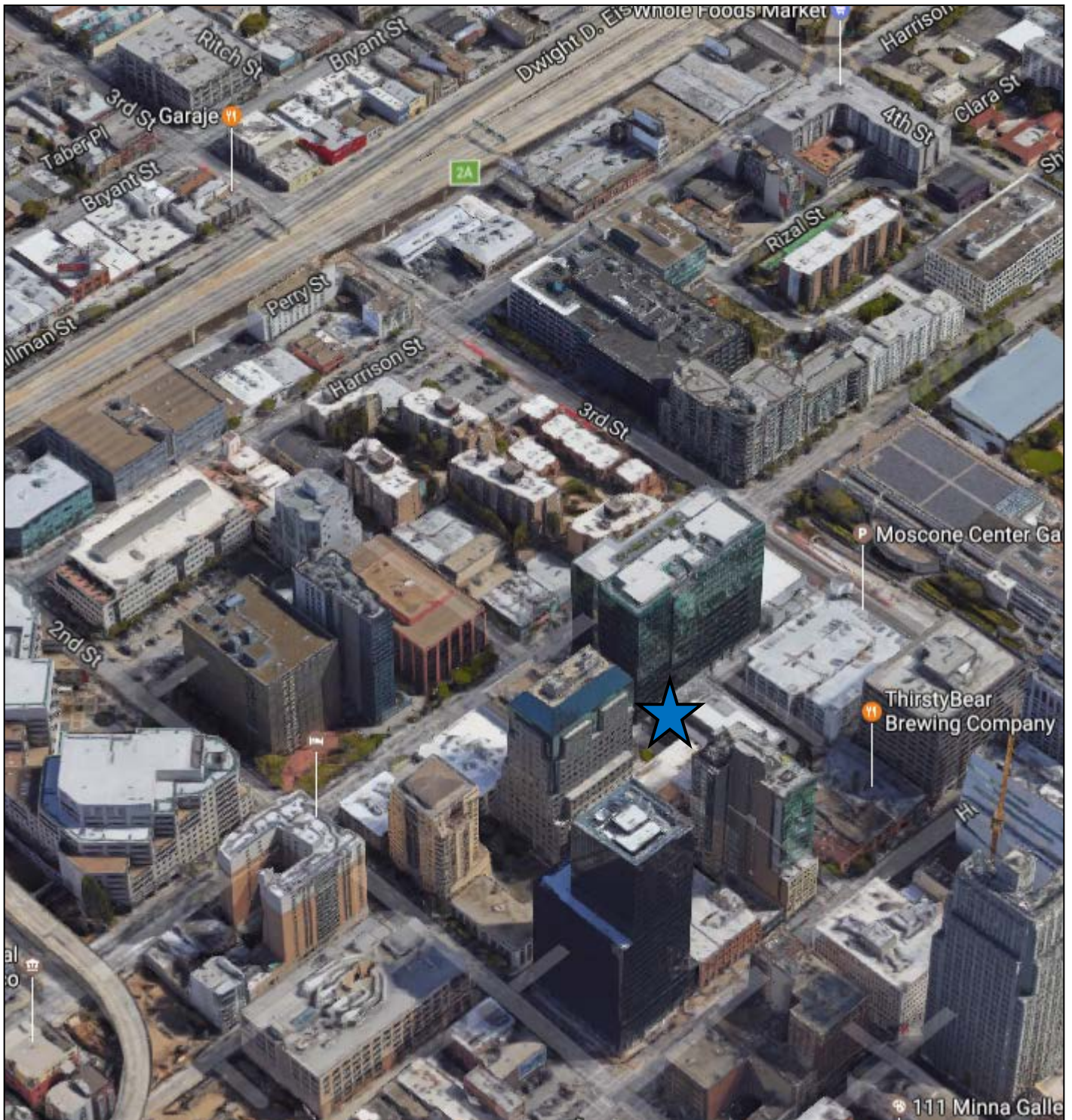
facing north



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

Aerial Photo

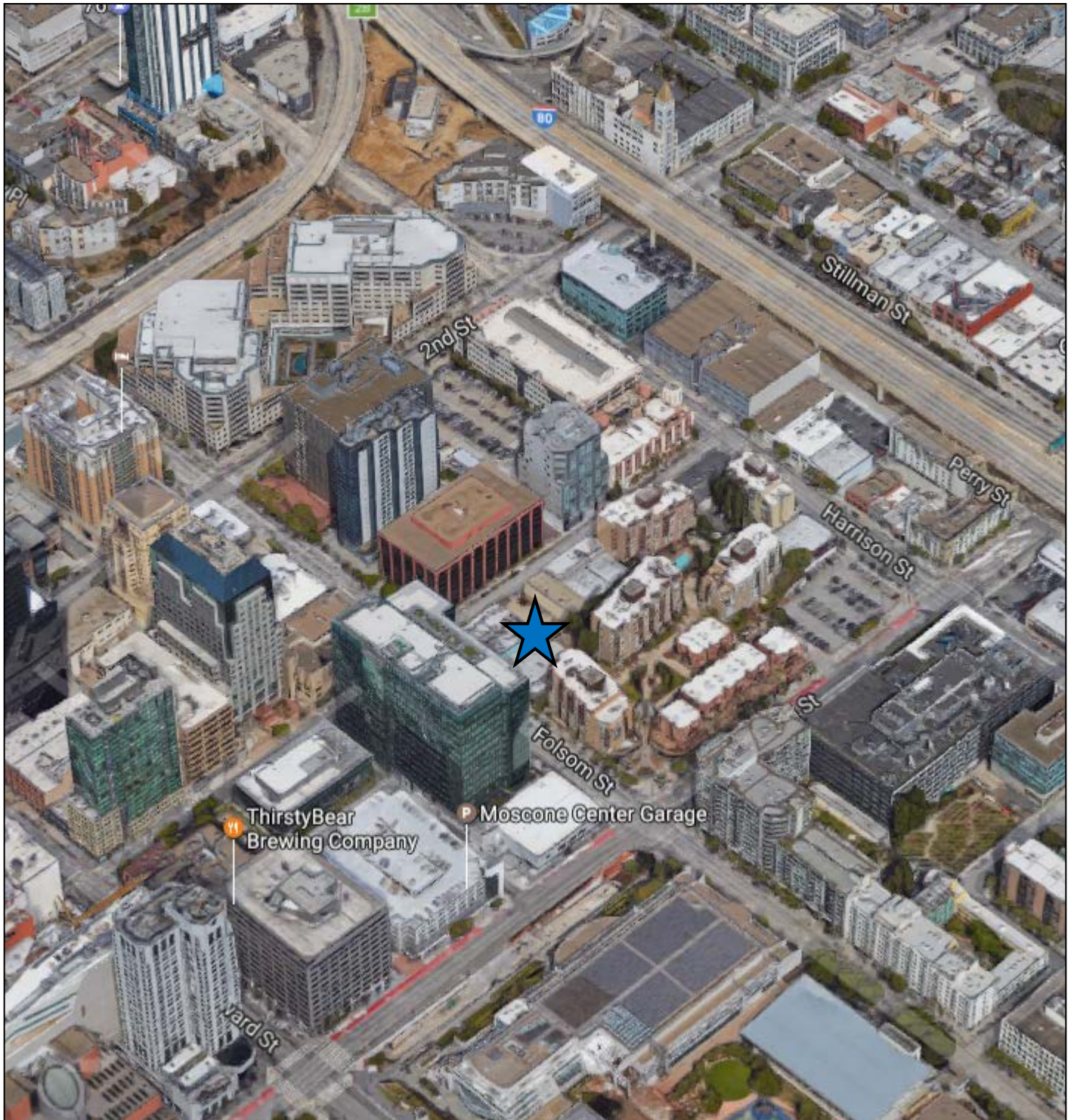
facing south



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

Aerial Photo

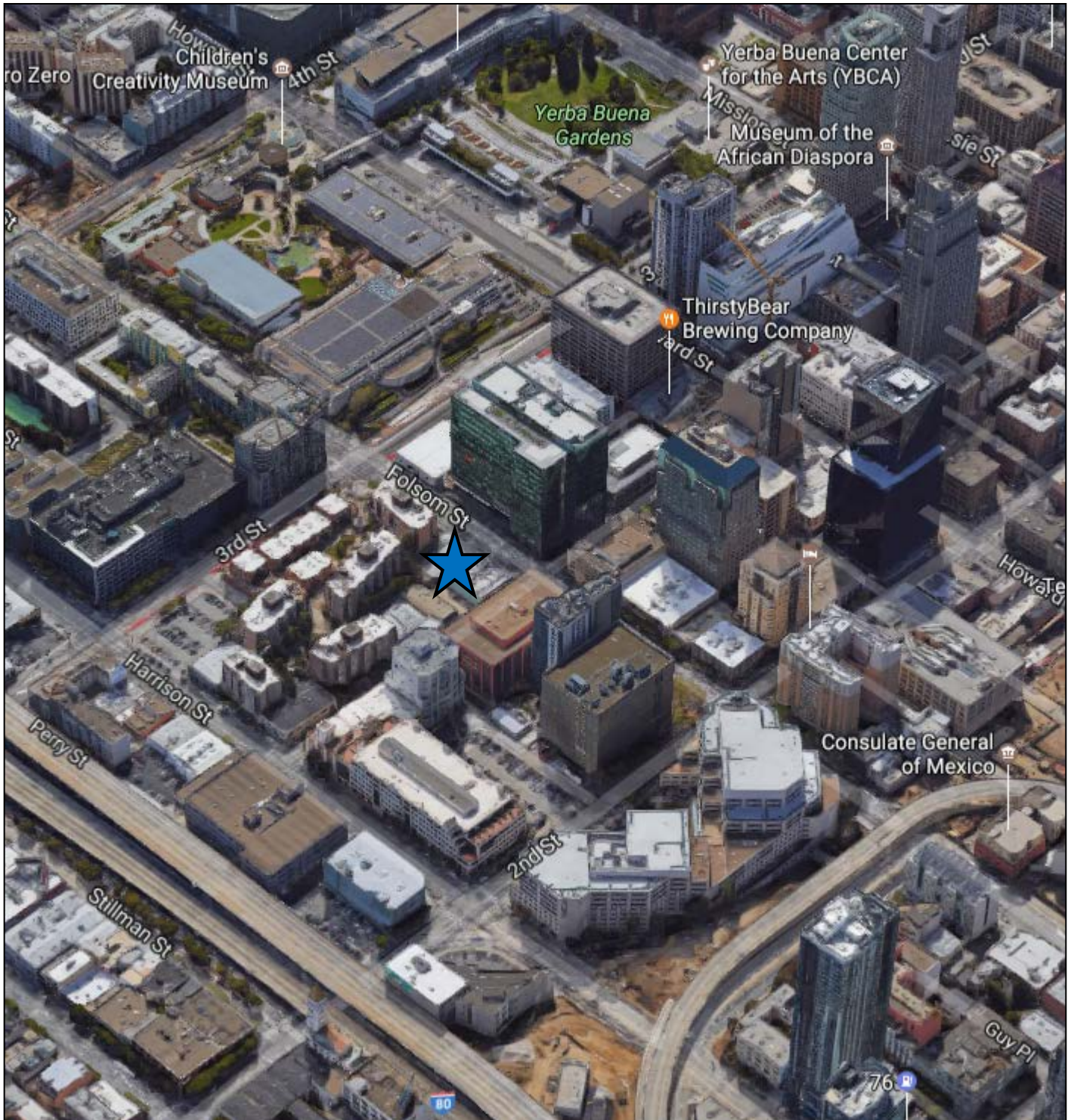
facing east



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

Aerial Photo

facing west



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

Site Photo

Hawthorne Street frontage



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

Site Photo

Folsom Street frontage



Large Project Authorization
Case No. 2015-002604ENX-02
667 Folsom (120-126 Hawthorne) Street

**Draft Motion
May 14, 2020**

**RECORD NO. 2015-002604ENX-02
667 Folsom Street/120-126 Hawthorne Street**

EXHIBIT E

Project Sponsor Brief

REUBEN, JUNIUS & ROSE, LLP

April 22, 2020

Delivered Via Email

Joel Koppel, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103
Attn: Alex Westhoff, Project Planner

Re: 667 Folsom Street; 120-126 Hawthorne Street
Planning Case Number: 2015-002604ENX
Hearing Date: May 14, 2020
Our File: 6984.11

Dear President Koppel and Commissioners:

This office represents SOMA II LP (the “**Project Sponsor**”), the sponsor of a previously approved mixed-use residential building with 230 residential units and approximately 9,000 square feet of commercial space (the “**Project**”) at 667 Folsom Street and 120-126 Hawthorne Street (the “**Property**”). The Property is an L-shaped assemblage of three lots near the southwest corner of Folsom and Hawthorne Streets in the South of Market neighborhood.

Since the Project was approved, increasingly high construction costs, uncertainty regarding the economy, and a potential recession have made the Project financially impractical to construct to-date. The Project Sponsor nevertheless remains committed to completing the Project as proposed. As such, the Project Sponsor is requesting an extension of the performance period.

A. Project Description and Background

On January 5, 2017, the Planning Commission unanimously approved a Large Project Authorization for the Project (See Motion No. 19818 attached as **Exhibit A**). No modifications are proposed to the Project as originally approved. It is a 130 foot, 13-story building with 230 dwelling units above 8,873 square feet of ground floor commercial space. As approved, the Project also includes 14,050 square feet of open space and 133 Class 1 and 15 Class 2 bicycle parking spaces.

The Project was first proposed in 2015, and approved by this Commission in early January 2017. Since then, several factors have made the Project financially impractical to-date. Construction costs have skyrocketed, particularly in San Francisco, where costs are reported to be the highest in the world.ⁱ This is due to factors such as rapid economic growth, labor shortages, tariffs on imported materials including steel, and high impact fees. The resulting imbalance created

by construction costs rising faster than rents has prevented the Project Sponsor from proceeding with the Project. Although uncertainty in the economy has long been an issue, that is especially true right now during the potential economic recession caused by COVID-19.

San Francisco was already experiencing a housing shortage, which may be exacerbated by the pandemic. The Project Sponsor remains committed to constructing the Project and adding 230 much-needed residential units to San Francisco's housing stock. As a long-term property owner in San Francisco, including the SoMa Square Apartments located adjacent to the Project at 1 Saint Francis Place, the Project Sponsor through its parent company is uniquely positioned to move the Project forward when feasible.

B. Project Benefits

Approval of the requested extension will result in the following benefits:

- 1. Additional housing and development impact fees.** The Project will increase the City's housing stock in an appropriate transit-rich location, adding up to 230 dwelling units. The Project will also pay Citywide and neighborhood-specific development impact fees that will go towards infrastructure, public schools, childcare, public transit, and affordable housing. Included in these is a substantial affordable housing fee, which is not grandfathered under Prop. C.
- 2. The Project's unique opportunity with SoMa Square Apartments.** The parent company of the Project Sponsor also owns and manages the adjacent SoMa Square Apartments. The majority of the block is improved by SoMa Square, which includes 410 residential units, ground-floor retail, and a large interconnected network of podium-level open space. Like SoMa Square, the project will feature rental units.

Joint ownership and control of these properties will allow for synergies between the two sites. The Project's 3,400 square foot rear yard at the podium level will align with the existing network of open space at SoMa Square, thereby creating connectivity on the interior of the block that does not currently exist, and enhancing a sense of openness in both properties' courtyards. An added bonus of joint control is the possibility of removing fences between the two sites, allowing residents of each property the free and full use of open space on the other site. Additionally, the occupants of the Project's interior-facing units will look out over a combined rear yard.

- 3. Consistency with the City's transit first policy.** The Project proposes no new car parking, instead capitalizing on the existing network of pedestrian, bicycle, and public transit in the area. It will include 133 Class I bicycle parking spaces and 15 Class II spaces in convenient locations for building residents, retail patrons, and guests. The site is within walking distance of San Francisco's downtown, Mission Bay and all of the large site Central SOMA employment centers, as well as the Montgomery Street BART station and the 4th and King Caltrain station. Future residents will have access via foot

to San Francisco's employment core and via public transit to the East Bay, the Peninsula, and Silicon Valley.

4. **Consistency with the existing and future urban form of the area.** The Project was thoughtfully designed to be consistent with both existing buildings in the neighborhood, as well as with future infill projects. The height and design of the building is appropriate, matching the 130-foot height of the adjacent mixed-use residential project at 655 Folsom, consistent with the project across Hawthorne Street at 633 Folsom (12 stories), and considerably shorter than the future building at 95 Hawthorne (42 stories). The Project's voluntary 15-foot setback on its Hawthorne Street façade starting above the eighth story will also provide an apparent massing reduction along Hawthorne and a transition between the 14-story 655 Folsom Street project and the building adjacent to the south of the Project site at 132 Hawthorne.
5. **Complimentary façade designs.** The Project has two street frontages separated by the intervening structure at 655 Folsom. As such, the Project was designed to feature two complimentary, yet slightly different architectural expressions consistent with the character of each street. On Folsom Street, the Project will feature a relatively light and delicate window wall façade; on Hawthorne Street, the design will feature a more solid wall with staggered window openings on the base and a lighter touch on the upper stories level above the 15-foot setback.

C. Conclusion

In summary, although economic factors have delayed the Project, the Project Sponsor remains committed to adding 230 much-need units of housing in an ideal infill location that is within easy walking and public transit distance from San Francisco's downtown and the major employment centers proposed in Central SOMA. In addition, the Project will pay impact fees to support a variety of community and City services and will not be grandfathered from the Prop. C inclusionary affordable housing rate increase. We therefore urge you to approve the requested modification to extend the performance period.

Sincerely,

REUBEN, JUNIUS & ROSE, LLP



Mark Loper

ⁱ "San Francisco is the most expensive place in the world to build," Adam Brinklow, *Curbed SF*, December 9, 2019. Available at <https://sf.curbed.com/2019/12/9/21002676/san-francisco-housing-costs-construction-most-expensive-turner-townsend-terner-berkeley-arcanis-2019>

Exhibit A



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (EN Impact Fees)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19828

HEARING DATE: JANUARY 5, 2017

Case No.: 2015-002604ENX
 Project Address: 667 Folsom (aka 120-126 Hawthorne) Street
 Zoning: MUR (Mixed Use-Residential) Zoning District
 130-G Height and Bulk District
 Block/Lots: 3750/078, 081 & 082
 Project Sponsor: Mark Loper, Reuben, Junius & Rose LLP
 One Bush Street, Suite 600
 San Francisco, CA 94104
 Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) REAR YARD (PLANNING CODE SECTION 134); 2) DWELLING UNIT EXPOSURE (PLANNING CODE SECTION 140); 3) OFF-STREET LOADING (PLANNING CODE SECTION 152.1); AND 4) BUILDING BULK (PLANNING CODE SECTION 270) TO ALLOW DEMOLITION OF THE EXISTING STRUCTURES AND CONSTRUCTION OF A NEW 130-FOOT TALL, THIRTEEN-STORY AND 192,771 SQUARE FOOT MIXED-USE BUILDING WITH 8,873 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, UP TO 230 DWELLING UNITS, 14,050 SQUARE FEET OF OPEN SPACE, 133 CLASS 1 AND FIFTEEN CLASS 2 BICYCLE PARKING SPACES LOCATED AT 667 FOLSOM AND 120-126 HAWTHORNE STREETS, LOTS 078, 081 & 082 IN ASSESSOR'S BLOCK 3750, WITHIN THE MUR (MIXED USE RESIDENTIAL) ZONING DISTRICT, AND A 130-G HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 16, 2015, Mark Loper of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2015-002604ENX (hereinafter "Application") on behalf of EQR – SOMA II LP (Property Owner) with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new 192,771 square-foot, thirteen-story mixed-use building with 8,873 gross square feet of ground floor commercial use and 230 dwelling units at 667 Folsom and 120-126 Hawthorne Streets (Block 3750 Lots 078, 081 & 082) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

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

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

On December 22, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2015-002604ENX at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

On January 5, 2017 the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2015-002604ENX.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2015-002604ENX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed project is located on a 9,909 sq. ft. parcel with 85.25 ft. of north-facing frontage at 667 Folsom Street that is improved with a two-story office building most recently occupied by an office use (dba MedWeb) until 1991, a 5,458 sq. ft. parcel with 53 ft. of east-facing frontage at 120 Hawthorne Street that is currently used as a surface parking lot and an adjacent 4,219 sq. ft. parcel with an additional 37.50 ft. of east-facing frontage at 126 Hawthorne Street that is improved with a two-story industrial building currently occupied by a commercial graphics and printing use (dba Red Dog Graphics). The properties are located within the Mixed Use-Residential (MUR) Zoning District and a 130-G Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The project site is located in the East SoMa neighborhood, which is characterized by a mixture of light industrial, residential, and commercial uses. The immediate neighborhood along Folsom Street includes one- and two-story commercial properties, five- to thirteen-story office buildings, and a nine-story residential complex. The immediate neighborhood along Hawthorne Street includes smaller-scale industrial properties mixed with larger residential buildings ranging in height from one to eight stories. The adjacent properties to the west and south are zoned for Downtown Office (C-3-O) use, but are improved with a nine-story mixed-use development known as SoMA Square Apartments that includes 411 dwelling units and ground floor neighborhood-serving commercial uses such as restaurants, dry cleaners, small grocery, car rental and shoe repair stores. The adjacent property to the east across Hawthorne Street is zoned for Downtown Support (C-3-S) use and is improved with a seven-story office building that received a Downtown Project Authorization (DNX) on December 8, 2016 for a four-story addition that will increase the building's height to 176-ft.

Within the broader area, Interstate 80 is located two blocks south of the project site, Market Street three blocks to the north, the Moscone Convention Center one block to the west and the Transbay Terminal five blocks to the east. Numerous public transit routes are located near the proposed project, and within a one-quarter mile radius there are thirteen MUNI bus routes, in addition to Golden Gate transit and SamTrans lines.

The MUR district serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center and the lower-scale, mixed use service/industrial and housing area east of 6th Street. This district serves as a major housing opportunity area within the eastern portion of the South of Market area. The district controls are intended to facilitate the development of high-density, mid-rise housing, including family-sized housing and residential hotels. The MUR district is also intended to encourage the expansion of retail, business service and commercial and cultural arts activities. A continuous ground floor commercial frontage with pedestrian-oriented retail activities along major thoroughfares is encouraged, and hotels, nighttime entertainment, adult entertainment and heavy industrial uses are not permitted. The subject parcels lie within the northeast boundary of the Central SOMA Area Plan and are anticipated to be re-zoned to Mixed-Use Office (MUO), but maintain the existing 130-G height and bulk designation.

4. **Project Description.** The proposed project includes demolition of the existing 17,727 sq. ft. office building at 667 Folsom Street and the existing 8,187 sq. ft. industrial building at 126 Hawthorne Street, merger with the parcel at 120 Hawthorne Street and construction of a 192,771 sq. ft., 130-ft. tall, thirteen-story mixed-use building that would front Folsom and Hawthorne Streets. The new development would include 8,873 sq. ft. of ground floor retail commercial space and 230 dwelling units with a mix of 59 Single Room Occupancy (SRO), 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom units. The project also includes a total of 14,050 square feet of open space on the first through ninth floors and rooftop, 133 Class 1 bicycle parking spaces at the ground floor and fifteen Class 2 spaces as part of the project's required streetscape plan. No vehicular parking is proposed for this development.
5. **Public Comment.** The Project Sponsor has conducted the required Pre-Application meeting and an additional outreach meeting on August 25, 2015, and the Planning Department has not received any public comments for the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Permitted Uses in MUR Zoning Districts.** Per Planning Code Section 841.20 and 841.45, retail and residential uses are principally permitted uses within the MUR Zoning District. Under Section 890.88, an SRO dwelling unit shall consist of no more than one occupied room with a maximum gross floor area of 350 square feet and meeting the Housing Code's minimum floor area standards. The unit may have a bathroom in addition to the occupied room. As a dwelling unit, it would have a cooking facility and bathroom.

The proposed project would construct a new development with 8,873 sq. ft. of ground floor commercial use and 185, 710 sq. ft. of residential use for 230 dwelling units within the MUR Zoning District, which complies with Planning Code Sections 841.20 and 841.45.

- B. Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at the lowest level of dwelling units. Therefore, the Project would have to provide a rear yard, which measures approximately 4,897 square feet, located along the rear property line. Section 134(f) allows for modifications to the rear yard requirements through the Large Project Authorization process by providing an equivalent amount of square footage on the project site.

The Project includes the merger of three separate parcels that would create an irregular shaped lot that would not provide a Code-complying rear yard. Therefore, the Project is seeking a modification of the rear yard requirement as part of the Large Project Authorization (see below).

- C. Usable Open Space.** Planning Code Section 135 requires a minimum of 80 sq. ft. of either private or common open space per dwelling unit, which is reduced to 54 sq. ft. if the open space is publicly accessible. For Single Room Occupancy (SRO) dwelling units, the required amount is reduced to one-third, or 26.6 sq. ft. per unit. The Project is also required to provide one square feet of publicly accessible open space for every 250 square feet of non-residential space. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq. ft. if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq. ft. if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 sq. ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq. ft. in area, and if the height of the walls and projections above the court on at least three sides 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's unit mix includes 59 SRO, 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom dwelling unit and complies through a combination of the area requirements stated above. The Project proposes 1,121 sq. ft. of publicly accessible open space at the ground and mezzanine levels that would fulfill the requirement for twenty units and the 8,873 sq. ft. of commercial retail use. These areas would increase the public realm adjacent to the sidewalks along Folsom and Hawthorne Streets. Also proposed are 2,400 sq. ft. of private open space through decks at all floors of the building that fulfill the requirement for 30 units. Finally, 11,650 sq. ft. of common open space through a rooftop terrace that fulfills the requirement for the remaining 180 units, which includes a reduced requirement of 26.6 sq. ft. per SRO unit. Therefore, the Project complies with the open space requirement.

- D. Permitted Obstructions.** Planning Code Section 136 outlines the requirements for features, which may be permitted over street, alleys, setbacks, yards or useable open space.

The Project proposes a bay window feature that extends from the second through thirteenth floors of the building that is approximately 9-ft. wide and projects approximately 3-ft. over the property line, which complies with Planning Code Section 136(c)(2).

- E. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a new building constructed in the MUR District to provide street trees and sidewalk paving in accordance with Article 16 and Sections 805(a) and (d) and 806(d) of the Public Works Code. One 24-inch box tree is required for every 20 feet of property frontage along each street or alley, with any remaining fraction of ten feet or more of frontage requiring an additional tree. The species and locations of trees installed in the public right-of-way shall be subject to approval by the Department of Public Works (DPW). An in-lieu must be paid for any required street tree that cannot be feasibly planted. Feasibility of tree planting will be determined by DPW.

The Project was reviewed by the City's Streetscape Design Advisory Team (SDAT) on September 9, 2015, who recommended the planting of new street trees and installation of the fifteen required Class 2 bicycle parking spaces. No additional streetscape improvements are required due to the existing underground utility infrastructure. The City is currently in the streetscape design process for improvements that would be funded through future impact fees for the Central SoMA Area Plan. However, SDAT did recommend the Sponsor consider improving the public realm adjacent to the narrow sidewalks by providing building setbacks at the ground floor and mezzanine level. The Sponsor has agreed to this and the Project includes a 5-ft. setback along Folsom Street and 4-ft. along Hawthorne Street to effectively increase the sidewalk widths to 15-ft. along Folsom and 12-ft. along Hawthorne Streets. Therefore, the proposed project complies with Planning Code Section 138.1.

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

The subject lot is not located in close proximity to an Urban Bird Refuge. The proposed project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size. Therefore, the proposed Project complies with Planning Code Section 139.

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley, side yard or rear yard must be at least 25 ft in width, or an open area (inner court) must be no less than 25 ft in every horizontal dimension for the floor at which the dwelling unit is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

Due to site's irregular shape, depth, and the intervening lot at the corner of Folsom and Hawthorne Streets (aka 655 Folsom Street), the Project is seeking a modification of the exposure requirement for 77 dwelling units as part of the Large Project Authorization (see below).

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

The Project features active uses that are at least 25-feet in depth on the ground floor including a 3,216 sq. ft. retail commercial space on Folsom Street and because of the upsloping topography from north, a 5,657 sq. ft. retail commercial space on the mezzanine level at Hawthorne Street. There is also a 1,492 sq. ft. residential lobby on Hawthorne Street. These street-facing spaces have a floor-to-ceiling height of fourteen feet and are primarily clad with clear glazing. The Project does not include any off-street vehicular parking. Therefore the Project meets the requirements of Planning Code Section 145.1.

- I. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires one off-street freight loading space for residential uses between 100,001 and 200,000 gross square feet. The Project includes approximately 185,710 gross sq. ft. of residential use that requires one off-street loading space.

New curb cuts are prohibited along Folsom Street under Section 155(r)(1) of the Planning Code, and the Project's ground floor along Folsom Street is nearly completely occupied by a retail space. Therefore, the Project is seeking an exception to the off-street loading requirement as part of the Large Project Authorization (see below).

- J. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking spaces for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units. For the retail use, one Class 1 bicycle parking space is required for every 7,500 square feet of occupied floor area and one Class 2 space for every 2,500 square feet of occupied floor area. The Project includes 230 dwelling units, and is required to provide 133 Class 1 and fifteen Class 2 bicycle parking spaces.

The Project proposes 133 Class 1 and fifteen Class 2 bicycle parking spaces, which complies with Planning Code Section 155.2.

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

The Project includes 230 dwellings with a unit mix of 59 Single-Room Occupancy (SRO), 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom units which exceeds the minimum required 92 units. Therefore, the Project meets and exceeds the requirements for dwelling unit mix.

- L. **Bulk.** Planning Code Section 270 outlines the maximum building height allowed and requirements for the maximum plan dimensions for building bulk. The subject site is located within a 130-G Height and Bulk district, which permits a maximum horizontal length of 170 feet and a diagonal length of 200 feet for any portion above 80 feet in height.

The Project proposes a maximum horizontal length of 175-feet and a maximum diagonal length of 238-feet 4-inches for any portion of the building above 80 feet in height, which exceeds that permitted by Section 270. Therefore, the Project is seeking an exception to the bulk requirement as part of the Large Project Authorization (see below).

- M. **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.

Planning Code Section 147 restricts net new shadow, cast by structures exceeding a height of 50 feet, upon public plazas. Similar to Planning Code Section 295, any project found to cast a net new shadow on a public plaza would be required to reduce the shadow impacts through modifications to the building form.

Based upon a detailed shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission. However, the preliminary shadow fan indicated that the Project would cast shadows on Moscone Plaza, 611 Folsom Street Plaza, and 303 Second Street Plaza. The Shadow Fan does not take into account existing buildings and their effects on shadows. Based on further analysis of the proposed Project and the existing built environment, the Project would not result in any net new shadows on the public plazas mentioned above.

- N. **Transportation Sustainability Fees.** Planning Code Section 411A is applicable to new development over 800 square feet.

The Project includes 185,710 gross square feet of residential use and 8,837 gross square feet of commercial retail use. However, the existing site contains approximately 17,727 gross square feet of office use and 8,187 square feet of Production, Distribution and Repair (PDR) use that will receive a prior use credit. Under Section 411A.4(b), the Project is subject to residential TSF at one half the cost and will therefore pay a total TSF fee of approximately \$826,607.

- O. **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, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on March 4, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 30%.

The Project Sponsor 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 through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on March 4, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 30%. Project Sponsor 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 through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development at a rate equivalent to an off-site requirement of 30%.

- P. **Child Care Fee.** Pursuant to Section 414A, the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

The proposed Project includes approximately 185,710 gross square feet of new residential use and the fee must be paid prior to the issuance of the building permit application.

- Q. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the MUR (Urban Mixed-Use) Zoning District that results in the addition of gross square feet of non-residential space.

The proposed Project includes approximately 185,710 gross square feet of new residential use and 8,873 gross square feet of commercial retail use, which are subject to Eastern Neighborhood Infrastructure Impact Fees as outlined in Planning Code Section 423. The Project will receive a credit for the 17,727 gross square feet of office use and 8,187 square feet of Production, Distribution and Repair (PDR) use. This fee of approximately \$1,775,637.67 must be paid prior to the issuance of the building permit application.

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

A. Overall building mass and scale.

The Project has two street frontages separated by the intervening structure at 655 Folsom. This creates an opportunity for two complimentary yet slightly different architectural expressions reflecting the character of each street. Consistent with nearby buildings along Folsom Street, the Project features a relatively light and delicate window wall façade on this frontage. At Hawthorne, the design proposes a more solid wall with staggered window openings on the base and a lighter touch on the upper stories level above the 15-foot setback. This design reflects the conditions along Hawthorne in the podium, ties the upper stories to the Folsom Street façade, and has the effect of emphasizing the apparent mass reduction.

B. Architectural treatments, facade design and building materials:

The proposed Project's architectural treatments, façade design and building materials include a pre-cast cement panel exterior on the street facades, gradient composite metal panels on the rear elevations of the building, cement plaster with reveals on the sides, stone clad pilasters and bulkhead, and aluminum-sash windows. The Project provides for a unique and contemporary expression along the street frontage through the use of alternating square bay elements for the main body of the structure, providing movement and interest. The Project also uses a darker grey recessed element with punched windows providing a frame for the center body of the structure. Along Folsom Street, the building features two commercial spaces providing active uses along the frontage. Along Hawthorne Street, the commercial space carries around to this frontage which is also adjacent to the main lobby for the residential units. There are minor areas used for mechanical equipment for the building, which leaves well more than 60% of the frontage as active spaces. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

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

Along the lower floors, the Project provides two commercial spaces of approximately 8,837 square feet space that is oriented along Folsom Street and wraps around to Hawthorne Street. The residential lobby entry has been placed on Hawthorne Street to enhance the residential feel that is being established on Hawthorne Street. The commercial space and residential lobby comprise a majority of the building ground floor frontage with mechanical and garage openings taking up minimal space. T

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

In total, the Project provides open space through private balconies and common open space via a rear court, and roof deck. The rear court is appropriately located at the rear of the project site and is designed at the podium level. Although the rear yard does not qualify as open space, it assists in establishing a mid-block pattern for the surrounding area.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

The Project is not subject to the mid-block alley requirements of Planning Code Section 270.2 due to the limited frontage of the site (under 160 feet total). In addition it is not located over the central half of the subject block; therefore, this requirement does not apply to the project site.

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

In compliance with Planning Code Section 138.1, the Project provides eight new street trees along the street frontages on Hawthorne and Folsom Streets, and would pay an in-lieu fee for any required street trees not provided due to proximity of underground utilities, etc., as specified by the Department of Public Works. In addition, the Project includes streetscape elements, including a corner bulb out, sidewalk planters and site furnishings along Hawthorne Street. The Planning Commission finds that these improvements would improve the public realm.

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

The Project provides ample circulation in and around the project site through the sidewalk improvements along both frontages. The primary focal point for retail visitors would occur along Folsom Street, while the residents have an entrance along Hawthorne Street through a main lobby. Automobile access is limited to the one entry/exit on Hawthorne Street.

- H. Bulk limits;

The building façade features several design strategies that reduce the appearance of building massing. The building street façades features a vertical crystalline element that function both as a distinctive compositional element and as way to divide the façade into parts. The facade fenestration system is articulated in a manner that the building appears as an assemblage of parts in multiple scales. Dividing the building horizontally, a strong floor spandrel elements emphasis the floors in grouping of two, three and four. In further emphasizing the distinctive horizontal zones, profiled vertical fins are in a staggered pattern.

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

The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.

8. **Large Project Authorization Exceptions.** Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

A. Exception for rear yards, pursuant to the requirements of Section 134(f);

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329.

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

The Project's unit mix includes 59 SRO, 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom dwelling units. The proposed usable open space includes 1,121 sq. ft. of publicly accessible open space at the ground and mezzanine levels that would fulfill the requirement for twenty units and the 8,873 sq. ft. of commercial retail use. These areas would increase the public realm adjacent to the sidewalks along Folsom and Hawthorne Streets. Also proposed are 2,400 sq. ft. of private open space through decks at all floors of the building that fulfill the requirement for 30 units. Finally, 11,650 sq. ft. of common open space through a rooftop terrace that fulfills the requirement for the remaining 180 units, which includes a reduced requirement of 26.6 sq. ft. per SRO unit..

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

Although the Project fronts on two streets, many of the units cannot face directly onto Folsom or Hawthorne Streets due to site's irregular shape, depth, and the intervening lot at the corner of Folsom and Hawthorne Streets (aka 655 Folsom Street). The Project proposes interior-facing units that look out onto the podium-level open space at the second floor and that of the adjacent SoMA Square Apartments, but a total of 41 units do not meet the exposure requirements. The purpose of the outer courtyard is to expand upon the existing mid-block open space onto which these interior-facing units would face without any obstructions or fences to function as a contiguous yard area. As demonstrated in the plans submitted with this application, the occupants of these units will look out over a combined rear yard that far exceeds the 25-foot minimum width. In fact, even taking into account the graduated 5-foot increase at each successive story, nearly all of the project's interior-facing units would meet the requirement were the courtyards to be considered one single rear yard.

Four SRO units on levels one through nine face an approximately 20-ft. by 30-ft. interior courtyard will also look out onto an adjacent 45-ft. by 30-ft. courtyard for the new fourteen-story building at 655 Folsom Street that received a Large Project Authorization on March 10, 2016. Although these 36 units do not face a Code-complying courtyard within the boundaries of the subject property, when combined with the adjacent courtyard these units would effectively have light and air that are equivalent to a courtyard that meets the exposure requirement. Therefore, the Project is seeking a modification of the exposure requirement for 77 dwelling units as part of the Large Project Authorization.

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

The Project's unit mix includes 59 SRO, 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom dwelling units. The proposed usable open space includes 1,121 sq. ft. of publicly accessible open space at the ground and mezzanine levels that would fulfill the requirement for twenty units and the 8,873 sq. ft. of commercial retail use. These areas would increase the public realm adjacent to the sidewalks along Folsom and Hawthorne Streets. Also proposed are 2,400 sq. ft. of private open space through decks at all floors of the building that fulfill the requirement for 30 units. Finally, 11,650 sq. ft. of common open space through a rooftop terrace that fulfills the requirement for the remaining 180 units, which includes a reduced requirement of 26.6 sq. ft. per SRO unit.

B. Exception for exposure, pursuant to the requirements of Section 140;

Although the Project fronts on two streets, many of the units cannot face directly onto Folsom or Hawthorne Streets due to site's irregular shape, depth, and the intervening lot at the corner of Folsom and Hawthorne Streets (aka 655 Folsom Street). The Project proposes 41 interior-facing units that look out onto the podium-level open space at the second floor and that of the adjacent SoMA Square Apartments, which do not meet the exposure requirements. In addition, 36 SRO dwelling units do not face a Code-complying courtyard on levels one through nine, but look onto an approximately 20-ft. by 30-ft. interior courtyard that would be connected to an adjacent 45-ft. by 30-ft. courtyard for the new fourteen-story building at 655 Folsom Street that received a Large Project Authorization on March 10, 2016. Therefore, the Project is seeking a modification of the exposure requirement for 77 dwelling units as part of the Large Project Authorization.

C. Exception for off-street loading, pursuant to the requirements of Section 152.1;

Under Planning Code Section 152.1, one off-street freight loading space is required for residential uses between 100,001 and 200,000 gross square feet. The Project includes approximately 185,710 gross sq. ft. of residential use that requires one off-street loading space. New curb cuts are prohibited along Folsom Street under Section 155(r)(1) of the Planning Code, and the Project's ground floor along Folsom Street is nearly completely occupied by a retail space, with a small entrance for exiting and bike storage. The building's lobby and larger retail space would occupy the entire Hawthorne Street frontage. The requirement of an off-street loading space would require removing a significant portion of either of these spaces, which would interrupt the proposed streetwall and remove an active use that would minimize the pedestrian experience. Hawthorne Street has a width of 50-feet which is relatively narrow, would make turning into and out of any off-street loading space challenging. The Project also provides no off-street parking, removing the option of a joint off-street parking and loading location. Since loading can be sufficiently accommodated on both Folsom and Hawthorne Streets, the Project proposes an on-street loading zone on Hawthorne Street in front of the retail space, with easy and direct access to the residential lobby. Loading activities for the retail space along Folsom Street can use the existing loading zone just west of the Project site that is shared with the SoMA Square Apartment retailers along this frontage. Therefore, the Project is seeking a modification of off-street loading requirement as part of the Large Project Authorization

D. Exception for maximum building bulk, pursuant to the requirements of Section 270:

Under Planning Code Section 270, the proposed Project is permitted a maximum horizontal length of 170 feet and a diagonal length of 200 feet for any portion above 80 feet in height. The Project proposes a maximum horizontal length of 175-feet and a maximum diagonal length of 238-feet 4-inches for any portion of the building above 80 feet in height, which exceeds that permitted by Section 270. However, the Planning Commission can allow buildings that exceed the principally permitted dimensions, taking into account the following standards and criteria:

1. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:

- A. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;

Due to the unique "L" shaped site configuration, it is unlikely the building massing in its overall length or diagonal will be perceivable as a whole from a pedestrian level. Instead, the apparent massing of proposed building is much smaller in scale as two separate elements from each street frontage.

- B. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
- C. Differences in materials, colors or scales of the facades that produce separate major elements;

The building façade features several design strategies that reduce the appearance of building massing. The building street façades features a vertical crystalline element that function both as a distinctive compositional element and as way to divide the façade into parts. The facade fenestration system is articulated in a manner that the building appears as an assemblage of parts in multiple scales. Dividing the building horizontally, a strong floor spandrel elements emphasis the floors in grouping of two, three and four. In further emphasizing the distinctive horizontal zones, profiled vertical fins are in a staggered pattern.

- D. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted.

The building has a number of features that reduce the appearance of bulk in the building. Starting above the 8th floor, at a height of approximately 82 feet, the Project incorporates a 15 foot setback along the entire Hawthorne Street façade. This setback is not required by current zoning. Below the setback area, vertical columns of Juliette balconies located at each side of Hawthorne frame the building and provide a large notch-like setback area.

Along Folsom, a similar feature is adjacent to the proposed 655 Folsom project. The ground-floor retail and lobby area's pattern and glazing differentiates it from upper stories, framing the streetwall.

2. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:

- A. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
- B. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
- C. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
- D. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The Project's design is meant to harmonize with existing and proposed development adjacent to the Property. At 130 feet in height, it will match the height of the building proposed at 655 Folsom, and transition appropriately towards the tower buildings in SoMa Square, which are approximately 10 stories tall. The podium rear courtyard extends over a significant portion of the lot fronting SoMa Square, providing a compensating recess that allows more light and air to access this open space. Similarly, the interior courtyard at the first floor mezzanine level fronting the 655 Folsom site is designed to align with that project's proposed open space.

The building façade features several design strategies that reduce the appearance of building massing. The building street façades features a vertical crystalline element that function both as a distinctive compositional element and as way to divide the façade into parts. The facade fenestration system is articulated in a manner that the building appears as an assemblage of parts in multiple scales. Dividing the building horizontally, a strong floor spandrel elements emphasis the floors in grouping of two, three and four. In further emphasizing the distinctive horizontal zones, profiled vertical fins are in a staggered pattern.

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

HOUSING

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

The Project is a higher density residential development in a transitioning area. The Project is located in a residential buffer area intended to transition from the C-3 area to residential. The Project site is an ideal infill site, since the existing site is improved with a two-story commercial office building and a two-story industrial building. The project includes the payment of the Affordable Housing Fee, which complies with the City's affordable housing goals.

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 4.5

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.

The Project will pay the In Lieu Fee, thus meeting the affordable housing requirements. In addition, the two- and three-bedroom units will provide housing opportunities for families.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

The Project responds to the site's location as a transition between the mixed-character of Folsom Street and the residential character of Hawthorne Street. The Project appropriately responds to the varied character of the larger neighborhood. The Project's facades provide a unique expression not commonly found within the surrounding area, while providing for a material palette, which draws from the surrounding context.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The Project provides new opportunity for new ground floor retail use, which is consistent with the goals for Folsom Street.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

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

The Project will create private and common open space areas in a new residential mixed-use development through private balconies, a rear court and a roof deck. The project will not cast shadows over open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

Objectives and Policies

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 11.1

Maintain and improve the Transit Preferential Streets program to make transit more attractive and viable as a primary means of travel

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install new street trees along Folsom and Hawthorne Streets and the sidewalks will be widened within the boundaries of the subject property to improve pedestrian circulation.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

The Project includes 133 Class 1 bicycle parking spaces and fifteen Class 2 bicycle parking spaces in secure, convenient locations.

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

The Project does not propose any off-street parking.

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 1.7:

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

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The Project is located within the East SoMa neighborhood, which is characterized by the mix of uses. As such, the Project provides expressive street façades, which respond to form, scale and material palette of the existing neighborhood, while also providing a new contemporary architectural vocabulary.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The Project will install new street trees, furniture and widened sidewalks within the boundaries of the subject property to improve pedestrian circulation.

EAST SOMA AREA PLAN

Objectives and Policies

LAND USE

OBJECTIVE 1.1

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER.

Policy 1.1.6

Retain East SoMa's existing residential alleys for residential uses.

OBJECTIVE 1.2

MAXIMIZE HOUSING DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Encourage development of new housing throughout East SoMa.

Policy 1.2.2

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

Policy 1.2.3

For new construction, and as part of major expansion of existing buildings, encourage housing development over commercial.

Policy 1.2.4

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

The Project is located within an area that is identified to transition from the nearby C-3 area to residential. The Project is designed within the allowable height and bulk regulations for the area and the architecture provides context and transition with the use of quality materials, architectural movement, glazing and an active ground floor.

HOUSING

OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

POLICY 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

POLICY 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate Units are two or more bedrooms.

OBJECTIVE 2.4

LOWER THE COST OF THE PRODUCTION OF HOUSING.

POLICY 2.4.1

Require developers to separate the cost of parking from the cost of housing in both for sale and rental developments.

The Project provides over 40% of the units as two- or three-bedroom units (99 total units). The project Sponsor will be paying the Affordable Housing Fee at 30% of the total unit count and mix. These funds will go toward the development of additional affordable housing within the City.

BUILT FORM

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES EAST SOMA'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

POLICY 3.1.1

Adopt heights that are appropriate for SoMa's location in the city, the prevailing street and block pattern, and the anticipated land uses, while preserving the character of its neighborhood enclaves.

POLICY 3.1.3

Relate the prevailing heights of buildings to street and alley width throughout the plan area.

POLICY 3.1.8

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

OBJECTIVE 3.2

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

POLICY 3.2.1

Require high quality design of street-facing building exteriors.

POLICY 3.2.3

Minimize the visual impact of parking.

POLICY 3.2.5

Building form should celebrate corner locations.

POLICY 3.2.6

Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

The Project proposes a building consistent with the allowable of 130 feet in height that will contribute to the rapidly changing neighborhood, provide active commercial space along the Folsom and Hawthorne Street frontages to activate the space. The Project architecture is of a high quality that provides interest, movement and a transition between office development in the C-3 district to the existing adjacent residential developments.

TRANSPORTATION

OBJECTIVE 4.1

IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN THE SOUTH OF MARKET.

POLICY 4.1.4

Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.

OBJECTIVE 4.3

ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES.

POLICY 4.3.1

For new residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing reasonable parking caps.

POLICY 4.3.3

Make the cost of parking visible to users, by requiring parking to be rented, leased or sold separately from residential and commercial space for all new major development.

OBJECTIVE 4.6

SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING PEDESTRIAN CIRCULATION WITHIN EAST SOMA AND TO OTHER PARTS OF THE CITY.

POLICY 4.6.1

Use established street design standards and guidelines to make the pedestrian environment safer and more comfortable for walk trips.

POLICY 4.6.2

Prioritize pedestrian safety improvements in areas and at intersections with historically high frequencies of pedestrian injury collisions.

OBJECTIVE 4.8

ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS.

POLICY 4.8.1

Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.

The Project does not propose any off-street parking but provides a total of 133 Class 1 and fifteen Class 2 bicycle parking spaces to promote alternatives to car ownership.

STREETS AND OPEN SPACE

OBJECTIVE 5.2

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE.

POLICY 5.2.1

Require new residential and mixed-use residential development to provide on-site private open space designed to meet the needs of residents.

POLICY 5.2.2

Strengthen requirements for commercial development to provide on-site open space.

POLICY 5.2.3

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.

OBJECTIVE 5.3

CREATE A NETWORK OF GREEN STREETS THAT CONNECT OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD.

POLICY 5.3.1

Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "living streets" or green connector streets.

POLICY 5.3.2

Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.

POLICY 5.3.4

Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.

As noted above, the project will be widening existing sidewalks and enhance the sidewalk treatment on Folsom and Hawthorne Streets to provide public open space and street furniture. The treatment will enhance the residential uses along this block of Hawthorne Street. Additionally, the Project will also pay the appropriate development impact fees, including the Eastern Neighborhoods Impact Fees, which will go towards improvements in the area.

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 does comply with said policies in that:

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

Currently, the project site contains an existing light industrial use and a vacant commercial office. The Project improves the urban form of the neighborhood by retaining ground floor retail. The retention of retail use will provide goods and services to area workers, residents and visitors, while creating new ownership and employment opportunities for residents. The Project would add new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

No housing exists on the project site. The project will provide up to 230 new dwelling units, thus resulting in an increase in the neighborhood housing stock. The Project is expressive in design, and relates to the scale and form of the surrounding neighborhood by anchoring the street corner and providing relationships to the newer, larger-scale nearby residential and office developments. For these reasons, the proposed project 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 will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program, therefore increasing 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 site is served by nearby public transportation options. The Project is located within one block of thirteen MUNI bus lines. Future residents would be afforded close proximity to bus. The Project also provides off-street parking allowed by code and sufficient bicycle parking for residents and their guests.

- 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 include commercial office development and does not displace the City's industrial and services sectors. The Project retains ground floor retail, which is a top priority in the City. The retail use will provide new opportunities for a different type of commercial space for the service sector. The existing industrial use will be removed and replaced with ground floor commercial 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 does not contain any City Landmarks or historic buildings.

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

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

9. **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.

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 Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2015-002604ENX** under Planning Code Section 329 to allow the demolition of the existing structures, merger of three lots and new construction of a 130-foot tall, thirteen-story mixed-use building with 230 dwelling units and a total of 8,837 gsf of ground floor retail use, and a modification to the requirements for: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) off-street loading (Planning Code Section 152.1); and 4) building bulk (Planning Code Section 270), within the MUR (Mixed Use Residential) Zoning District, and a 130-G Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 16, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

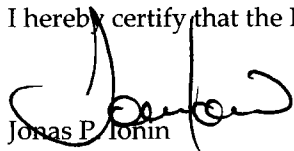
The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 5, 2017.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Koppel, Melgar, Moore and Richards

NAYS: None

ABSENT: Hillis and Johnson

ADOPTED: January 5, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the demolition of the existing structures, merger of three lots and new construction of a 130-foot tall, thirteen-story mixed-use building with 230 dwelling units and a total of 8,837 gsf of ground floor retail use pursuant to Planning Code Section 329, and a modification to the requirements for: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) off-street loading (Planning Code Section 152.1); and 4) building bulk (Planning Code Section 270), within the MUR (Mixed Use Residential) Zoning District, and a 130-G Height and Bulk District, located at 667 Folsom and 120-126 Hawthorne Streets, Lots 078, 081 & 082 in Assessor's Block 3750 within the MUR (Mixed Use Residential) Zoning Districts, and a 130-G Height and Bulk District; in general conformance with plans, dated January 5, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-002604ENX and subject to conditions of approval reviewed and approved by the Commission on January 5, 2017 under Motion No. 19828. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 5, 2017 under Motion No. 19828.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19828 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Development Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0253E) attached as Exhibit C are necessary to avoid

potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

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

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

PARKING AND TRAFFIC

10. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 133 Class 1 bicycle parking spaces and fifteen Class 2 bicycle parking spaces.

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

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

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

PROVISIONS

12. **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

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

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

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

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

15. **Childcare Requirements.** Pursuant to Section 414A, the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

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

MONITORING

16. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575- 6863, www.sf-planning.org*
17. **Revocation Due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575- 6863, www.sf-planning.org*

OPERATION

18. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
19. **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>*
20. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575- 6863, www.sf-planning.org*

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

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

INCLUSIONARY HOUSING

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.

22. **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is thirty percent (30%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.

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

23. **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 the terms of the 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 Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's 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 or rent. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy 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.

- c. If project applicant 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 Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

**Draft Motion
May 14, 2020**

**RECORD NO. 2015-002604ENX-02
667 Folsom Street/120-126 Hawthorne Street**

EXHIBIT F
Motion No. 19828



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (EN Impact Fees)

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Planning Commission Motion No. 19828

HEARING DATE: JANUARY 5, 2017

Case No.: 2015-002604ENX
 Project Address: 667 Folsom (aka 120-126 Hawthorne) Street
 Zoning: MUR (Mixed Use-Residential) Zoning District
 130-G Height and Bulk District
 Block/Lots: 3750/078, 081 & 082
 Project Sponsor: Mark Loper, Reuben, Junius & Rose LLP
 One Bush Street, Suite 600
 San Francisco, CA 94104
 Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) REAR YARD (PLANNING CODE SECTION 134); 2) DWELLING UNIT EXPOSURE (PLANNING CODE SECTION 140); 3) OFF-STREET LOADING (PLANNING CODE SECTION 152.1); AND 4) BUILDING BULK (PLANNING CODE SECTION 270) TO ALLOW DEMOLITION OF THE EXISTING STRUCTURES AND CONSTRUCTION OF A NEW 130-FOOT TALL, THIRTEEN-STORY AND 192,771 SQUARE FOOT MIXED-USE BUILDING WITH 8,873 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, UP TO 230 DWELLING UNITS, 14,050 SQUARE FEET OF OPEN SPACE, 133 CLASS 1 AND FIFTEEN CLASS 2 BICYCLE PARKING SPACES LOCATED AT 667 FOLSOM AND 120-126 HAWTHORNE STREETS, LOTS 078, 081 & 082 IN ASSESSOR’S BLOCK 3750, WITHIN THE MUR (MIXED USE RESIDENTIAL) ZONING DISTRICT, AND A 130-G HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 16, 2015, Mark Loper of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2015-002604ENX (hereinafter "Application") on behalf of EQR – SOMA II LP (Property Owner) with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new 192,771 square-foot, thirteen-story mixed-use building with 8,873 gross square feet of ground floor commercial use and 230 dwelling units at 667 Folsom and 120-126 Hawthorne Streets (Block 3750 Lots 078, 081 & 082) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

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

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

On December 22, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2015-002604ENX at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

On January 5, 2017 the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2015-002604ENX.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2015-002604ENX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed project is located on a 9,909 sq. ft. parcel with 85.25 ft. of north-facing frontage at 667 Folsom Street that is improved with a two-story office building most recently occupied by an office use (dba MedWeb) until 1991, a 5,458 sq. ft. parcel with 53 ft. of east-facing frontage at 120 Hawthorne Street that is currently used as a surface parking lot and an adjacent 4,219 sq. ft. parcel with an additional 37.50 ft. of east-facing frontage at 126 Hawthorne Street that is improved with a two-story industrial building currently occupied by a commercial graphics and printing use (dba Red Dog Graphics). The properties are located within the Mixed Use-Residential (MUR) Zoning District and a 130-G Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The project site is located in the East SoMa neighborhood, which is characterized by a mixture of light industrial, residential, and commercial uses. The immediate neighborhood along Folsom Street includes one- and two-story commercial properties, five- to thirteen-story office buildings, and a nine-story residential complex. The immediate neighborhood along Hawthorne Street includes smaller-scale industrial properties mixed with larger residential buildings ranging in height from one to eight stories. The adjacent properties to the west and south are zoned for Downtown Office (C-3-O) use, but are improved with a nine-story mixed-use development known as SoMA Square Apartments that includes 411 dwelling units and ground floor neighborhood-serving commercial uses such as restaurants, dry cleaners, small grocery, car rental and shoe repair stores. The adjacent property to the east across Hawthorne Street is zoned for Downtown Support (C-3-S) use and is improved with a seven-story office building that received a Downtown Project Authorization (DNX) on December 8, 2016 for a four-story addition that will increase the building's height to 176-ft.

Within the broader area, Interstate 80 is located two blocks south of the project site, Market Street three blocks to the north, the Moscone Convention Center one block to the west and the Transbay Terminal five blocks to the east. Numerous public transit routes are located near the proposed project, and within a one-quarter mile radius there are thirteen MUNI bus routes, in addition to Golden Gate transit and SamTrans lines.

The MUR district serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center and the lower-scale, mixed use service/industrial and housing area east of 6th Street. This district serves as a major housing opportunity area within the eastern portion of the South of Market area. The district controls are intended to facilitate the development of high-density, mid-rise housing, including family-sized housing and residential hotels. The MUR district is also intended to encourage the expansion of retail, business service and commercial and cultural arts activities. A continuous ground floor commercial frontage with pedestrian-oriented retail activities along major thoroughfares is encouraged, and hotels, nighttime entertainment, adult entertainment and heavy industrial uses are not permitted. The subject parcels lie within the northeast boundary of the Central SOMA Area Plan and are anticipated to be re-zoned to Mixed-Use Office (MUO), but maintain the existing 130-G height and bulk designation.

4. **Project Description.** The proposed project includes demolition of the existing 17,727 sq. ft. office building at 667 Folsom Street and the existing 8,187 sq. ft. industrial building at 126 Hawthorne Street, merger with the parcel at 120 Hawthorne Street and construction of a 192,771 sq. ft., 130-ft. tall, thirteen-story mixed-use building that would front Folsom and Hawthorne Streets. The new development would include 8,873 sq. ft. of ground floor retail commercial space and 230 dwelling units with a mix of 59 Single Room Occupancy (SRO), 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom units. The project also includes a total of 14,050 square feet of open space on the first through ninth floors and rooftop, 133 Class 1 bicycle parking spaces at the ground floor and fifteen Class 2 spaces as part of the project's required streetscape plan. No vehicular parking is proposed for this development.
5. **Public Comment.** The Project Sponsor has conducted the required Pre-Application meeting and an additional outreach meeting on August 25, 2015, and the Planning Department has not received any public comments for the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Permitted Uses in MUR Zoning Districts.** Per Planning Code Section 841.20 and 841.45, retail and residential uses are principally permitted uses within the MUR Zoning District. Under Section 890.88, an SRO dwelling unit shall consist of no more than one occupied room with a maximum gross floor area of 350 square feet and meeting the Housing Code's minimum floor area standards. The unit may have a bathroom in addition to the occupied room. As a dwelling unit, it would have a cooking facility and bathroom.

The proposed project would construct a new development with 8,873 sq. ft. of ground floor commercial use and 185, 710 sq. ft. of residential use for 230 dwelling units within the MUR Zoning District, which complies with Planning Code Sections 841.20 and 841.45.

- B. Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at the lowest level of dwelling units. Therefore, the Project would have to provide a rear yard, which measures approximately 4,897 square feet, located along the rear property line. Section 134(f) allows for modifications to the rear yard requirements through the Large Project Authorization process by providing an equivalent amount of square footage on the project site.

The Project includes the merger of three separate parcels that would create an irregular shaped lot that would not provide a Code-complying rear yard. Therefore, the Project is seeking a modification of the rear yard requirement as part of the Large Project Authorization (see below).

- C. Usable Open Space.** Planning Code Section 135 requires a minimum of 80 sq. ft. of either private or common open space per dwelling unit, which is reduced to 54 sq. ft. if the open space is publicly accessible. For Single Room Occupancy (SRO) dwelling units, the required amount is reduced to one-third, or 26.6 sq. ft. per unit. The Project is also required to provide one square feet of publicly accessible open space for every 250 square feet of non-residential space. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq. ft. if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq. ft. if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 sq. ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq. ft. in area, and if the height of the walls and projections above the court on at least three sides 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's unit mix includes 59 SRO, 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom dwelling unit and complies through a combination of the area requirements stated above. The Project proposes 1,121 sq. ft. of publicly accessible open space at the ground and mezzanine levels that would fulfill the requirement for twenty units and the 8,873 sq. ft. of commercial retail use. These areas would increase the public realm adjacent to the sidewalks along Folsom and Hawthorne Streets. Also proposed are 2,400 sq. ft. of private open space through decks at all floors of the building that fulfill the requirement for 30 units. Finally, 11,650 sq. ft. of common open space through a rooftop terrace that fulfills the requirement for the remaining 180 units, which includes a reduced requirement of 26.6 sq. ft. per SRO unit. Therefore, the Project complies with the open space requirement.

- D. Permitted Obstructions.** Planning Code Section 136 outlines the requirements for features, which may be permitted over street, alleys, setbacks, yards or useable open space.

The Project proposes a bay window feature that extends from the second through thirteenth floors of the building that is approximately 9-ft. wide and projects approximately 3-ft. over the property line, which complies with Planning Code Section 136(c)(2).

- E. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a new building constructed in the MUR District to provide street trees and sidewalk paving in accordance with Article 16 and Sections 805(a) and (d) and 806(d) of the Public Works Code. One 24-inch box tree is required for every 20 feet of property frontage along each street or alley, with any remaining fraction of ten feet or more of frontage requiring an additional tree. The species and locations of trees installed in the public right-of-way shall be subject to approval by the Department of Public Works (DPW). An in-lieu must be paid for any required street tree that cannot be feasibly planted. Feasibility of tree planting will be determined by DPW.

The Project was reviewed by the City's Streetscape Design Advisory Team (SDAT) on September 9, 2015, who recommended the planting of new street trees and installation of the fifteen required Class 2 bicycle parking spaces. No additional streetscape improvements are required due to the existing underground utility infrastructure. The City is currently in the streetscape design process for improvements that would be funded through future impact fees for the Central SoMA Area Plan. However, SDAT did recommend the Sponsor consider improving the public realm adjacent to the narrow sidewalks by providing building setbacks at the ground floor and mezzanine level. The Sponsor has agreed to this and the Project includes a 5-ft. setback along Folsom Street and 4-ft. along Hawthorne Street to effectively increase the sidewalk widths to 15-ft. along Folsom and 12-ft. along Hawthorne Streets. Therefore, the proposed project complies with Planning Code Section 138.1.

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

The subject lot is not located in close proximity to an Urban Bird Refuge. The proposed project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size. Therefore, the proposed Project complies with Planning Code Section 139.

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley, side yard or rear yard must be at least 25 ft in width, or an open area (inner court) must be no less than 25 ft in every horizontal dimension for the floor at which the dwelling unit is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

Due to site's irregular shape, depth, and the intervening lot at the corner of Folsom and Hawthorne Streets (aka 655 Folsom Street), the Project is seeking a modification of the exposure requirement for 77 dwelling units as part of the Large Project Authorization (see below).

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

The Project features active uses that are at least 25-feet in depth on the ground floor including a 3,216 sq. ft. retail commercial space on Folsom Street and because of the upsloping topography from north, a 5,657 sq. ft. retail commercial space on the mezzanine level at Hawthorne Street. There is also a 1,492 sq. ft. residential lobby on Hawthorne Street. These street-facing spaces have a floor-to-ceiling height of fourteen feet and are primarily clad with clear glazing. The Project does not include any off-street vehicular parking. Therefore the Project meets the requirements of Planning Code Section 145.1.

- I. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires one off-street freight loading space for residential uses between 100,001 and 200,000 gross square feet. The Project includes approximately 185,710 gross sq. ft. of residential use that requires one off-street loading space.

New curb cuts are prohibited along Folsom Street under Section 155(r)(1) of the Planning Code, and the Project's ground floor along Folsom Street is nearly completely occupied by a retail space. Therefore, the Project is seeking an exception to the off-street loading requirement as part of the Large Project Authorization (see below).

- J. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking spaces for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units. For the retail use, one Class 1 bicycle parking space is required for every 7,500 square feet of occupied floor area and one Class 2 space for every 2,500 square feet of occupied floor area. The Project includes 230 dwelling units, and is required to provide 133 Class 1 and fifteen Class 2 bicycle parking spaces.

The Project proposes 133 Class 1 and fifteen Class 2 bicycle parking spaces, which complies with Planning Code Section 155.2.

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

The Project includes 230 dwellings with a unit mix of 59 Single-Room Occupancy (SRO), 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom units which exceeds the minimum required 92 units. Therefore, the Project meets and exceeds the requirements for dwelling unit mix.

- L. **Bulk.** Planning Code Section 270 outlines the maximum building height allowed and requirements for the maximum plan dimensions for building bulk. The subject site is located within a 130-G Height and Bulk district, which permits a maximum horizontal length of 170 feet and a diagonal length of 200 feet for any portion above 80 feet in height.

The Project proposes a maximum horizontal length of 175-feet and a maximum diagonal length of 238-feet 4-inches for any portion of the building above 80 feet in height, which exceeds that permitted by Section 270. Therefore, the Project is seeking an exception to the bulk requirement as part of the Large Project Authorization (see below).

- M. **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.

Planning Code Section 147 restricts net new shadow, cast by structures exceeding a height of 50 feet, upon public plazas. Similar to Planning Code Section 295, any project found to cast a net new shadow on a public plaza would be required to reduce the shadow impacts through modifications to the building form.

Based upon a detailed shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission. However, the preliminary shadow fan indicated that the Project would cast shadows on Moscone Plaza, 611 Folsom Street Plaza, and 303 Second Street Plaza. The Shadow Fan does not take into account existing buildings and their effects on shadows. Based on further analysis of the proposed Project and the existing built environment, the Project would not result in any net new shadows on the public plazas mentioned above.

- N. **Transportation Sustainability Fees.** Planning Code Section 411A is applicable to new development over 800 square feet.

The Project includes 185,710 gross square feet of residential use and 8,837 gross square feet of commercial retail use. However, the existing site contains approximately 17,727 gross square feet of office use and 8,187 square feet of Production, Distribution and Repair (PDR) use that will receive a prior use credit. Under Section 411A.4(b), the Project is subject to residential TSF at one half the cost and will therefore pay a total TSF fee of approximately \$826,607.

- O. **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, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on March 4, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 30%.

The Project Sponsor 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 through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on March 4, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 30%. Project Sponsor 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 through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development at a rate equivalent to an off-site requirement of 30%.

- P. **Child Care Fee.** Pursuant to Section 414A, the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

The proposed Project includes approximately 185,710 gross square feet of new residential use and the fee must be paid prior to the issuance of the building permit application.

- Q. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the MUR (Urban Mixed-Use) Zoning District that results in the addition of gross square feet of non-residential space.

The proposed Project includes approximately 185,710 gross square feet of new residential use and 8,873 gross square feet of commercial retail use, which are subject to Eastern Neighborhood Infrastructure Impact Fees as outlined in Planning Code Section 423. The Project will receive a credit for the 17,727 gross square feet of office use and 8,187 square feet of Production, Distribution and Repair (PDR) use. This fee of approximately \$1,775,637.67 must be paid prior to the issuance of the building permit application.

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

A. Overall building mass and scale.

The Project has two street frontages separated by the intervening structure at 655 Folsom. This creates an opportunity for two complimentary yet slightly different architectural expressions reflecting the character of each street. Consistent with nearby buildings along Folsom Street, the Project features a relatively light and delicate window wall façade on this frontage. At Hawthorne, the design proposes a more solid wall with staggered window openings on the base and a lighter touch on the upper stories level above the 15-foot setback. This design reflects the conditions along Hawthorne in the podium, ties the upper stories to the Folsom Street façade, and has the effect of emphasizing the apparent mass reduction.

B. Architectural treatments, facade design and building materials:

The proposed Project's architectural treatments, façade design and building materials include a pre-cast cement panel exterior on the street facades, gradient composite metal panels on the rear elevations of the building, cement plaster with reveals on the sides, stone clad pilasters and bulkhead, and aluminum-sash windows. The Project provides for a unique and contemporary expression along the street frontage through the use of alternating square bay elements for the main body of the structure, providing movement and interest. The Project also uses a darker grey recessed element with punched windows providing a frame for the center body of the structure. Along Folsom Street, the building features two commercial spaces providing active uses along the frontage. Along Hawthorne Street, the commercial space carries around to this frontage which is also adjacent to the main lobby for the residential units. There are minor areas used for mechanical equipment for the building, which leaves well more than 60% of the frontage as active spaces. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

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

Along the lower floors, the Project provides two commercial spaces of approximately 8,837 square feet space that is oriented along Folsom Street and wraps around to Hawthorne Street. The residential lobby entry has been placed on Hawthorne Street to enhance the residential feel that is being established on Hawthorne Street. The commercial space and residential lobby comprise a majority of the building ground floor frontage with mechanical and garage openings taking up minimal space. T

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

In total, the Project provides open space through private balconies and common open space via a rear court, and roof deck. The rear court is appropriately located at the rear of the project site and is designed at the podium level. Although the rear yard does not qualify as open space, it assists in establishing a mid-block pattern for the surrounding area.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

The Project is not subject to the mid-block alley requirements of Planning Code Section 270.2 due to the limited frontage of the site (under 160 feet total). In addition it is not located over the central half of the subject block; therefore, this requirement does not apply to the project site.

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

In compliance with Planning Code Section 138.1, the Project provides eight new street trees along the street frontages on Hawthorne and Folsom Streets, and would pay an in-lieu fee for any required street trees not provided due to proximity of underground utilities, etc., as specified by the Department of Public Works. In addition, the Project includes streetscape elements, including a corner bulb out, sidewalk planters and site furnishings along Hawthorne Street. The Planning Commission finds that these improvements would improve the public realm.

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

The Project provides ample circulation in and around the project site through the sidewalk improvements along both frontages. The primary focal point for retail visitors would occur along Folsom Street, while the residents have an entrance along Hawthorne Street through a main lobby. Automobile access is limited to the one entry/exit on Hawthorne Street.

- H. Bulk limits;

The building façade features several design strategies that reduce the appearance of building massing. The building street façades features a vertical crystalline element that function both as a distinctive compositional element and as way to divide the façade into parts. The facade fenestration system is articulated in a manner that the building appears as an assemblage of parts in multiple scales. Dividing the building horizontally, a strong floor spandrel elements emphasis the floors in grouping of two, three and four. In further emphasizing the distinctive horizontal zones, profiled vertical fins are in a staggered pattern.

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

The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.

8. **Large Project Authorization Exceptions.** Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

A. Exception for rear yards, pursuant to the requirements of Section 134(f);

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329.

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

The Project's unit mix includes 59 SRO, 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom dwelling units. The proposed usable open space includes 1,121 sq. ft. of publicly accessible open space at the ground and mezzanine levels that would fulfill the requirement for twenty units and the 8,873 sq. ft. of commercial retail use. These areas would increase the public realm adjacent to the sidewalks along Folsom and Hawthorne Streets. Also proposed are 2,400 sq. ft. of private open space through decks at all floors of the building that fulfill the requirement for 30 units. Finally, 11,650 sq. ft. of common open space through a rooftop terrace that fulfills the requirement for the remaining 180 units, which includes a reduced requirement of 26.6 sq. ft. per SRO unit..

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

Although the Project fronts on two streets, many of the units cannot face directly onto Folsom or Hawthorne Streets due to site's irregular shape, depth, and the intervening lot at the corner of Folsom and Hawthorne Streets (aka 655 Folsom Street). The Project proposes interior-facing units that look out onto the podium-level open space at the second floor and that of the adjacent SoMA Square Apartments, but a total of 41 units do not meet the exposure requirements. The purpose of the outer courtyard is to expand upon the existing mid-block open space onto which these interior-facing units would face without any obstructions or fences to function as a contiguous yard area. As demonstrated in the plans submitted with this application, the occupants of these units will look out over a combined rear yard that far exceeds the 25-foot minimum width. In fact, even taking into account the graduated 5-foot increase at each successive story, nearly all of the project's interior-facing units would meet the requirement were the courtyards to be considered one single rear yard.

Four SRO units on levels one through nine face an approximately 20-ft. by 30-ft. interior courtyard will also look out onto an adjacent 45-ft. by 30-ft. courtyard for the new fourteen-story building at 655 Folsom Street that received a Large Project Authorization on March 10, 2016. Although these 36 units do not face a Code-complying courtyard within the boundaries of the subject property, when combined with the adjacent courtyard these units would effectively have light and air that are equivalent to a courtyard that meets the exposure requirement. Therefore, the Project is seeking a modification of the exposure requirement for 77 dwelling units as part of the Large Project Authorization.

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

The Project's unit mix includes 59 SRO, 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom dwelling units. The proposed usable open space includes 1,121 sq. ft. of publicly accessible open space at the ground and mezzanine levels that would fulfill the requirement for twenty units and the 8,873 sq. ft. of commercial retail use. These areas would increase the public realm adjacent to the sidewalks along Folsom and Hawthorne Streets. Also proposed are 2,400 sq. ft. of private open space through decks at all floors of the building that fulfill the requirement for 30 units. Finally, 11,650 sq. ft. of common open space through a rooftop terrace that fulfills the requirement for the remaining 180 units, which includes a reduced requirement of 26.6 sq. ft. per SRO unit.

B. Exception for exposure, pursuant to the requirements of Section 140;

Although the Project fronts on two streets, many of the units cannot face directly onto Folsom or Hawthorne Streets due to site's irregular shape, depth, and the intervening lot at the corner of Folsom and Hawthorne Streets (aka 655 Folsom Street). The Project proposes 41 interior-facing units that look out onto the podium-level open space at the second floor and that of the adjacent SoMA Square Apartments, which do not meet the exposure requirements. In addition, 36 SRO dwelling units do not face a Code-complying courtyard on levels one through nine, but look onto an approximately 20-ft. by 30-ft. interior courtyard that would be connected to an adjacent 45-ft. by 30-ft. courtyard for the new fourteen-story building at 655 Folsom Street that received a Large Project Authorization on March 10, 2016. Therefore, the Project is seeking a modification of the exposure requirement for 77 dwelling units as part of the Large Project Authorization.

C. Exception for off-street loading, pursuant to the requirements of Section 152.1;

Under Planning Code Section 152.1, one off-street freight loading space is required for residential uses between 100,001 and 200,000 gross square feet. The Project includes approximately 185,710 gross sq. ft. of residential use that requires one off-street loading space. New curb cuts are prohibited along Folsom Street under Section 155(r)(1) of the Planning Code, and the Project's ground floor along Folsom Street is nearly completely occupied by a retail space, with a small entrance for exiting and bike storage. The building's lobby and larger retail space would occupy the entire Hawthorne Street frontage. The requirement of an off-street loading space would require removing a significant portion of either of these spaces, which would interrupt the proposed streetwall and remove an active use that would minimize the pedestrian experience. Hawthorne Street has a width of 50-feet which is relatively narrow, would make turning into and out of any off-street loading space challenging. The Project also provides no off-street parking, removing the option of a joint off-street parking and loading location. Since loading can be sufficiently accommodated on both Folsom and Hawthorne Streets, the Project proposes an on-street loading zone on Hawthorne Street in front of the retail space, with easy and direct access to the residential lobby. Loading activities for the retail space along Folsom Street can use the existing loading zone just west of the Project site that is shared with the SoMA Square Apartment retailers along this frontage. Therefore, the Project is seeking a modification of off-street loading requirement as part of the Large Project Authorization

D. Exception for maximum building bulk, pursuant to the requirements of Section 270:

Under Planning Code Section 270, the proposed Project is permitted a maximum horizontal length of 170 feet and a diagonal length of 200 feet for any portion above 80 feet in height. The Project proposes a maximum horizontal length of 175-feet and a maximum diagonal length of 238-feet 4-inches for any portion of the building above 80 feet in height, which exceeds that permitted by Section 270. However, the Planning Commission can allow buildings that exceed the principally permitted dimensions, taking into account the following standards and criteria:

1. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:

- A. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;

Due to the unique "L" shaped site configuration, it is unlikely the building massing in its overall length or diagonal will be perceivable as a whole from a pedestrian level. Instead, the apparent massing of proposed building is much smaller in scale as two separate elements from each street frontage.

- B. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
- C. Differences in materials, colors or scales of the facades that produce separate major elements;

The building façade features several design strategies that reduce the appearance of building massing. The building street façades features a vertical crystalline element that function both as a distinctive compositional element and as way to divide the façade into parts. The facade fenestration system is articulated in a manner that the building appears as an assemblage of parts in multiple scales. Dividing the building horizontally, a strong floor spandrel elements emphasis the floors in grouping of two, three and four. In further emphasizing the distinctive horizontal zones, profiled vertical fins are in a staggered pattern.

- D. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted.

The building has a number of features that reduce the appearance of bulk in the building. Starting above the 8th floor, at a height of approximately 82 feet, the Project incorporates a 15 foot setback along the entire Hawthorne Street façade. This setback is not required by current zoning. Below the setback area, vertical columns of Juliette balconies located at each side of Hawthorne frame the building and provide a large notch-like setback area.

Along Folsom, a similar feature is adjacent to the proposed 655 Folsom project. The ground-floor retail and lobby area's pattern and glazing differentiates it from upper stories, framing the streetwall.

2. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:

- A. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
- B. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
- C. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
- D. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The Project's design is meant to harmonize with existing and proposed development adjacent to the Property. At 130 feet in height, it will match the height of the building proposed at 655 Folsom, and transition appropriately towards the tower buildings in SoMa Square, which are approximately 10 stories tall. The podium rear courtyard extends over a significant portion of the lot fronting SoMa Square, providing a compensating recess that allows more light and air to access this open space. Similarly, the interior courtyard at the first floor mezzanine level fronting the 655 Folsom site is designed to align with that project's proposed open space.

The building façade features several design strategies that reduce the appearance of building massing. The building street façades features a vertical crystalline element that function both as a distinctive compositional element and as way to divide the façade into parts. The facade fenestration system is articulated in a manner that the building appears as an assemblage of parts in multiple scales. Dividing the building horizontally, a strong floor spandrel elements emphasis the floors in grouping of two, three and four. In further emphasizing the distinctive horizontal zones, profiled vertical fins are in a staggered pattern.

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

HOUSING

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

The Project is a higher density residential development in a transitioning area. The Project is located in a residential buffer area intended to transition from the C-3 area to residential. The Project site is an ideal infill site, since the existing site is improved with a two-story commercial office building and a two-story industrial building. The project includes the payment of the Affordable Housing Fee, which complies with the City's affordable housing goals.

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 4.5

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.

The Project will pay the In Lieu Fee, thus meeting the affordable housing requirements. In addition, the two- and three-bedroom units will provide housing opportunities for families.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

The Project responds to the site's location as a transition between the mixed-character of Folsom Street and the residential character of Hawthorne Street. The Project appropriately responds to the varied character of the larger neighborhood. The Project's facades provide a unique expression not commonly found within the surrounding area, while providing for a material palette, which draws from the surrounding context.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The Project provides new opportunity for new ground floor retail use, which is consistent with the goals for Folsom Street.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

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

The Project will create private and common open space areas in a new residential mixed-use development through private balconies, a rear court and a roof deck. The project will not cast shadows over open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

Objectives and Policies

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 11.1

Maintain and improve the Transit Preferential Streets program to make transit more attractive and viable as a primary means of travel

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install new street trees along Folsom and Hawthorne Streets and the sidewalks will be widened within the boundaries of the subject property to improve pedestrian circulation.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

The Project includes 133 Class 1 bicycle parking spaces and fifteen Class 2 bicycle parking spaces in secure, convenient locations.

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

The Project does not propose any off-street parking.

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 1.7:

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

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The Project is located within the East SoMa neighborhood, which is characterized by the mix of uses. As such, the Project provides expressive street façades, which respond to form, scale and material palette of the existing neighborhood, while also providing a new contemporary architectural vocabulary.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The Project will install new street trees, furniture and widened sidewalks within the boundaries of the subject property to improve pedestrian circulation.

EAST SOMA AREA PLAN

Objectives and Policies

LAND USE

OBJECTIVE 1.1

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER.

Policy 1.1.6

Retain East SoMa's existing residential alleys for residential uses.

OBJECTIVE 1.2

MAXIMIZE HOUSING DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Encourage development of new housing throughout East SoMa.

Policy 1.2.2

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

Policy 1.2.3

For new construction, and as part of major expansion of existing buildings, encourage housing development over commercial.

Policy 1.2.4

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

The Project is located within an area that is identified to transition from the nearby C-3 area to residential. The Project is designed within the allowable height and bulk regulations for the area and the architecture provides context and transition with the use of quality materials, architectural movement, glazing and an active ground floor.

HOUSING

OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

POLICY 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

POLICY 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate Units are two or more bedrooms.

OBJECTIVE 2.4

LOWER THE COST OF THE PRODUCTION OF HOUSING.

POLICY 2.4.1

Require developers to separate the cost of parking from the cost of housing in both for sale and rental developments.

The Project provides over 40% of the units as two- or three-bedroom units (99 total units). The project Sponsor will be paying the Affordable Housing Fee at 30% of the total unit count and mix. These funds will go toward the development of additional affordable housing within the City.

BUILT FORM

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES EAST SOMA'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

POLICY 3.1.1

Adopt heights that are appropriate for SoMa's location in the city, the prevailing street and block pattern, and the anticipated land uses, while preserving the character of its neighborhood enclaves.

POLICY 3.1.3

Relate the prevailing heights of buildings to street and alley width throughout the plan area.

POLICY 3.1.8

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

OBJECTIVE 3.2

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

POLICY 3.2.1

Require high quality design of street-facing building exteriors.

POLICY 3.2.3

Minimize the visual impact of parking.

POLICY 3.2.5

Building form should celebrate corner locations.

POLICY 3.2.6

Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

The Project proposes a building consistent with the allowable of 130 feet in height that will contribute to the rapidly changing neighborhood, provide active commercial space along the Folsom and Hawthorne Street frontages to activate the space. The Project architecture is of a high quality that provides interest, movement and a transition between office development in the C-3 district to the existing adjacent residential developments.

TRANSPORTATION

OBJECTIVE 4.1

IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN THE SOUTH OF MARKET.

POLICY 4.1.4

Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.

OBJECTIVE 4.3

ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES.

POLICY 4.3.1

For new residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing reasonable parking caps.

POLICY 4.3.3

Make the cost of parking visible to users, by requiring parking to be rented, leased or sold separately from residential and commercial space for all new major development.

OBJECTIVE 4.6

SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING PEDESTRIAN CIRCULATION WITHIN EAST SOMA AND TO OTHER PARTS OF THE CITY.

POLICY 4.6.1

Use established street design standards and guidelines to make the pedestrian environment safer and more comfortable for walk trips.

POLICY 4.6.2

Prioritize pedestrian safety improvements in areas and at intersections with historically high frequencies of pedestrian injury collisions.

OBJECTIVE 4.8

ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS.

POLICY 4.8.1

Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.

The Project does not propose any off-street parking but provides a total of 133 Class 1 and fifteen Class 2 bicycle parking spaces to promote alternatives to car ownership.

STREETS AND OPEN SPACE

OBJECTIVE 5.2

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE.

POLICY 5.2.1

Require new residential and mixed-use residential development to provide on-site private open space designed to meet the needs of residents.

POLICY 5.2.2

Strengthen requirements for commercial development to provide on-site open space.

POLICY 5.2.3

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.

OBJECTIVE 5.3

CREATE A NETWORK OF GREEN STREETS THAT CONNECT OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD.

POLICY 5.3.1

Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "living streets" or green connector streets.

POLICY 5.3.2

Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.

POLICY 5.3.4

Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.

As noted above, the project will be widening existing sidewalks and enhance the sidewalk treatment on Folsom and Hawthorne Streets to provide public open space and street furniture. The treatment will enhance the residential uses along this block of Hawthorne Street. Additionally, the Project will also pay the appropriate development impact fees, including the Eastern Neighborhoods Impact Fees, which will go towards improvements in the area.

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 does comply with said policies in that:

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

Currently, the project site contains an existing light industrial use and a vacant commercial office. The Project improves the urban form of the neighborhood by retaining ground floor retail. The retention of retail use will provide goods and services to area workers, residents and visitors, while creating new ownership and employment opportunities for residents. The Project would add new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

No housing exists on the project site. The project will provide up to 230 new dwelling units, thus resulting in an increase in the neighborhood housing stock. The Project is expressive in design, and relates to the scale and form of the surrounding neighborhood by anchoring the street corner and providing relationships to the newer, larger-scale nearby residential and office developments. For these reasons, the proposed project 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 will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program, therefore increasing 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 site is served by nearby public transportation options. The Project is located within one block of thirteen MUNI bus lines. Future residents would be afforded close proximity to bus. The Project also provides off-street parking allowed by code and sufficient bicycle parking for residents and their guests.

- 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 include commercial office development and does not displace the City's industrial and services sectors. The Project retains ground floor retail, which is a top priority in the City. The retail use will provide new opportunities for a different type of commercial space for the service sector. The existing industrial use will be removed and replaced with ground floor commercial 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 does not contain any City Landmarks or historic buildings.

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

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

9. **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.

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 Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2015-002604ENX** under Planning Code Section 329 to allow the demolition of the existing structures, merger of three lots and new construction of a 130-foot tall, thirteen-story mixed-use building with 230 dwelling units and a total of 8,837 gsf of ground floor retail use, and a modification to the requirements for: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) off-street loading (Planning Code Section 152.1); and 4) building bulk (Planning Code Section 270), within the MUR (Mixed Use Residential) Zoning District, and a 130-G Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 16, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

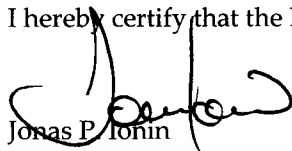
The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 5, 2017.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Koppel, Melgar, Moore and Richards

NAYS: None

ABSENT: Hillis and Johnson

ADOPTED: January 5, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the demolition of the existing structures, merger of three lots and new construction of a 130-foot tall, thirteen-story mixed-use building with 230 dwelling units and a total of 8,837 gsf of ground floor retail use pursuant to Planning Code Section 329, and a modification to the requirements for: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) off-street loading (Planning Code Section 152.1); and 4) building bulk (Planning Code Section 270), within the MUR (Mixed Use Residential) Zoning District, and a 130-G Height and Bulk District, located at 667 Folsom and 120-126 Hawthorne Streets, Lots 078, 081 & 082 in Assessor's Block 3750 within the MUR (Mixed Use Residential) Zoning Districts, and a 130-G Height and Bulk District; in general conformance with plans, dated January 5, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-002604ENX and subject to conditions of approval reviewed and approved by the Commission on January 5, 2017 under Motion No. 19828. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 5, 2017 under Motion No. 19828.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19828 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Development Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0253E) attached as Exhibit C are necessary to avoid

potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

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

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

PARKING AND TRAFFIC

10. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 133 Class 1 bicycle parking spaces and fifteen Class 2 bicycle parking spaces.

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

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

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

PROVISIONS

12. **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

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

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

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

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

15. **Childcare Requirements.** Pursuant to Section 414A, the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

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

MONITORING

16. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575- 6863, www.sf-planning.org*
17. **Revocation Due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575- 6863, www.sf-planning.org*

OPERATION

18. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
19. **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>*
20. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575- 6863, www.sf-planning.org*

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

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

INCLUSIONARY HOUSING

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.

22. **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is thirty percent (30%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.

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

23. **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 the terms of the 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 Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's 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 or rent. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy 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.

- c. If project applicant 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 Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

EXHIBIT B

EXHIBIT C

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval and Proposed Improvement Measures)**

1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
MEASURES DEEMED FEASIBLE				
<p>G. Air Quality <i>Mitigation Measure G-4: Best Available Control Technology for Diesel Generators</i> The project sponsor shall ensure that the backup diesel generator meet or exceed one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsor shall submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure to the Planning Department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.</p>	Project sponsor	Prior to approval of permit for diesel generator	Project sponsor and Planning Department	Upon determination that backup diesel generator complies with BAAQMD New Source Review permitting process
<p>J. Archeological Resources <i>Mitigation Measure J-2: Accidental Discovery</i> The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a) and (c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project Sponsor/project archeologist	Upon discovery of a buried or submerged historical resource	Project sponsor and ERO	Upon determination of the ERO that resource is not present or adversely impacted; or upon certification of Final Archeological Resources Report (FARR)
Should any indication of an archeological resource be encountered during				

**EXHIBIT 1:
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 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval and Proposed Improvement Measures)**

1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions. The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division</p>				Completed

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval and Proposed Improvement Measures)**

1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
<p>L. Hazardous Materials <i>Mitigation Measure L-1—Hazardous Building Materials</i> The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	<p>Project Sponsor/project archeologist of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Areas Plans and Rezoning</p>	<p>Prior to approval of each subsequent project, through Mitigation Plan:</p>	<p>Planning Department, in consultation with DPH; where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction.</p>	<p>Considered complete upon approval of each subsequent project.</p>