

SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 23, 2015

Consent Calendar

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

Reception: 415.558.6378

Fax:

415.558.6409

Planning Information: **415.558.6377**

Date: April 13, 2015

Record No.: 2015-002664CUA
Project Address: 1150 SCOTT STREET

Zoning: RM-3 (Residential, Mixed, Medium Density) Zoning District

40-X Height and Bulk District

Block/Lot: 0752/001 and 1128/001

Project Sponsor: Lisa Grady

44 Montgomery Street, Suite 1050

San Francisco, CA 94104

Staff Contact: Kate Conner – (415) 575-6914

kate.conner@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 304 to expand two buildings and construct a new laundry room, a mail room, a trash compactor room, and several new garbage and maintenance enclosures totaling approximately 2,027 square feet in area on an existing Planned Unit Development (PUD) (Case No. 87.509EC) which authorized the construction of 203 affordable dwelling units with exceptions from parking and rear yard requirements. This project includes modifications to the rear yard (Section 134) requirements of the Planning Code. This project is part of the City's RAD (Rental Assistance Demonstration) Program.

The proposal includes the construction of small structures on both Block 1 and Block 2. On Block 1, the Project includes the construction of four maintenance sheds, three of which are approximately 72 sf in area (8'-0" X 9'-0"). One is slightly larger (in the northeast portion of the block) with approximately 160 sf in area (16'-0" X 10'-0"). Four garbage areas and being enclosed that are similar in size to the maintenance sheds with the larger garage enclosure located in the southeast portion of the block. Two gated entries are also proposed from the parking areas located at Turk and Eddy Streets. A larger maintenance building is proposed that is approximately 10'-8" in height and approximately 211 sf in area. The most sizable addition is the community room which is 737 sf in area and 15'-4" in height. The final scope of work at Block 1 is a bedroom addition to an existing three-bedroom unit. The bedroom is approximately 200 sf in area and 10'-0" in height. The bedroom is proposed to the east of a unit located at the northwest corner of Turk and Pierce Streets.

The proposal for Block 2 is similar in scope, and includes the construction of one trash compactor building, one laundry room, four garbage areas, two entry gates, and a maintenance building with

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mailboxes. The entry gates are located adjacent to the parking areas on Turk Street and Eddy Street. The proposed laundry and storage building is located in the central portion of the block and is approximately 319 sf in area and 14′-0″ in height. The maintenance building and mail kiosk is located northeastern portion of the block and is approximately 202 sf in area and 12′-11″ in height. The trash compactor building is just south past the parking area on Scott Street and is approximately 13′-0″ in height and 540 sf in area. The garbage areas are similar to those proposed for Block 1.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on two parcels on two separate lots that are bisected by Scott Street: Block 0752/001 (hereinafter "Block 1") and Block 1128/001 (hereinafter "Block 2"). The Subject Property was developed in 1991 with 203 100% affordable dwelling units which are contained within 37 two- and three-story buildings. There are 78 2-bedroom units, 113 three-bedroom units, and 12 four-bedroom units located in buildings that contain four to 12 units each and front on Pierce, Eddy, Turk and Scott Streets. The development is designed so that each unit faces a public street and there is ample open space in the form of courtyards and playgrounds ("tot lots") located in the interior of each block. Block 1 contains 116 units, a community building with mail and laundry facilities, gardens, play areas and parking lots. Block 2 contains 87 units, play areas, gardens and parking lots. The Project Site is located within the RM-3 (Residential-Mixed, Medium-Density) Zoning District and 40-X Height and Bulk District.

There are six parking areas located on both Block 1 and Block 2. Block 1 has a parking area located midblock on Eddy Street containing 13 parking spaces, a parking area located midblock on Pierce Street containing 14 parking spaces, and a parking area located midblock on Turk Street containing 13 parking spaces. A large common area is located midblock on Scott Street. Block 2 has a parking area located midblock on Eddy Street containing 13 parking spaces, a parking area located midblock on Scott Street containing 14 parking spaces and a parking area midblock on Turk Street containing 13 parking spaces.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the Project Site is primarily residential in character. The immediate area is zoned RM-3 with RH-3 (Residential House, Three Family) Districts located south of the Project Site. The Divisadero Street Neighborhood Commercial District is west of the site. Directly south of the Project Site is a Public ("P") District zoned property which is developed with the Creative Arts Charter School. Directly north of the Site is Jewish Community High School of the Bay. Two blocks north of the Site is the Raymond Kimball Playground. Buildings in the vicinity typically range from two to five stories in height.

The Project Site is located within the RM-3 District. These districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting nonresidential uses are often found in these areas.

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ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 3, 2015	April 1, 2015	22 days
Posted Notice	20 days	April 3, 2015	April 3, 2011	20 days
Mailed Notice	10 days	April 10, 2015	April 13, 2011	13 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

To date, the Department has not received any objection to the proposal.

ISSUES AND OTHER CONSIDERATIONS

RAD (Rental Assistance Demonstration) Project. The San Francisco Housing Authority is converting public housing at 1150 Scott Street to funding under the federal Rental Assistance Demonstration Program (RAD) under the United States Housing Act of 1937 (as amended and/or The Consolidated and Further Continuing Appropriations Act of 2012, Public Law 112-55). Conversion to RAD will create financially sustainable real estate assets with a minimum of 20year useful life, improve resident experience, and ensure the sustainability of the City's public housing infrastructure. Under RAD, the SFHA will transfer ownership and management of the building for rehabilitation by an affordable housing developer, in order to leverage additional private resources as allowed under RAD, and will convert public housing's Annual Contributions Contract ("ACC") public housing assistance to RAD project-based Section 8 vouchers ("PBVs") for most of the existing ACC-assisted portfolio. The development will receive increased rent subsidies while continuing to be 100 percent affordable for low-income households. A partnership will be created comprised of a non-profit housing corporation, and a Limited partner Tax Credit Investor to leverage additional funds for rehabilitation of the property. The Authority will ground lease the property to the partnership. The financing for the property will be a combination of tax-exempt bonds and tax credit equity. The tax credit equity does not have to be paid back provided the property continues to serve low income households, The Low Income Housing Tax Credit Program requirements remain in place for 55 years. The rehabilitation of the Site will ensure long-term preservation of the property's historic significance.

Upon transfer of title, the property will be continued to be used for the provision of housing for income eligible residents. Unit density will not change. Repairs to the various elements and systems will be made and deferred maintenance items will be addressed.

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The Project is necessary and desirable because it will create additional amenities for a 100% affordable housing project. The approximately 2,027 square feet of new amenity space is comprised of a laundry room, maintenance sheds, garbage enclosures, an enlarge community room, a mail room and a trash compactor structure. These amenities are both desirable and compatible with the neighborhood and community as they not only improve the living situation for residents at 1150 Scott Street, but also provide screening of trash areas. As the development was constructed in 1991, it is reasonable to assume that modifications such as those proposed are necessary and desirable in order for the development to remain a pleasant place to live.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to under Planning Code Section 303 and 304 to expand two buildings and construct a new laundry room, a mail room, a trash compactor room, and several new garbage and maintenance enclosures totaling approximately 2,027 square feet in area on an existing Planned Unit Development (PUD) (Case No. 87.509EC) which authorized the construction of 203 affordable dwelling units with exceptions from parking and rear yard requirements.

BASIS FOR RECOMMENDATION

- The Project is necessary and desirable because it will create additional amenities for a 100% affordable housing project.
- The additional structures are minimal in size and do not jeopardize the central courtyard's sense of openness, nor do they infringe upon common open space.
- The size of the proposed laundry facility, garbage enclosures and gates are necessary and desirable as they provide standard resident amenities that are found in similar moderate-density developments.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:

Approval with Conditions

Attachments:

Draft Motion

Block Map

Sanborn Map

Zoning Map

Aerial Photographs

Site Photographs

Project Sponsor Submittal, including:

- Application
- Plans
- Original Motion 11332 87.509EC

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Attachment Checklist

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



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

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 304, TO EXPAND TWO BUILDINGS AND CONSTRUCT A NEW LAUNDRY ROOM, A MAIL ROOM, A TRASH COMPACTOR ROOM, AND SEVERAL NEW GARBAGE AND MAINTENANCE ENCLOSURES TOTALING APPROXIMATELY 2,027 SQUARE FEET IN AREA ON AN EXISTING PLANNED UNIT DEVELOPMENT (PUD) (CASE NO. 87.509EC) WHICH AUTHORIZED THE CONSTRUCTION OF 203 AFFORDABLE DWELLING UNITS WITH EXCEPTIONS FROM PARKING AND REAR YARD REQUIREMENTS. THIS PROJECT INCLUDES MODIFICATIONS TO THE REAR YARD (SECTION 134) REQUIREMENTS OF THE PLANNING CODE. THE PROJECT SITE IS LOCATED WITHIN THE RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 4, 2015, Lisa Grady (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 303 and 304 to expand two buildings and construct a new laundry room, a mail room, a trash compactor room, and several new garbage and maintenance enclosures totaling approximately 2,027 square feet in area on an existing Planned Unit Development (PUD) (Case No. 87.509EC) which authorized the construction of 203 affordable dwelling units with exceptions from parking and rear yard requirements. This Project includes modifications to the rear yard (Section 134) requirements of the Planning Code for

the property at 1150 Scott Street (hereinafter "Project Site"). This project is part of the City's RAD (Rental Assistance Demonstration) Program. The Project Site is located within the RM-3 (Residential, Mixed, Medium Density) Zoning District and 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Record No. 2015-002664CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

On April 23, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Record No. 2015-002664CUA.

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.

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. **Site Description and Present Use.** The Project Site is located on two parcels on two separate lots that are bisected by Scott Street: Block 0752/001 (hereinafter "Block 1") and Block 1128/001 (hereinafter "Block 2"). The Subject Property was developed in 1991 with 203 100% affordable dwelling units which are contained within 37 two- and three-story buildings. There are 78 2-bedroom units, 113 three-bedroom units, and 12 four-bedroom units located in buildings that contain four to 12 units each and front on Pierce, Eddy, Turk and Scott Streets. The development is designed so that each unit faces a public street and there is ample open space in the form of courtyards and playgrounds ("tot lots") located in the interior of each block. Block 1 contains 116 units, a community building with mail and laundry facilities, gardens, play areas and parking lots. Block 2 contains 87 units, play areas, gardens and parking lots. The Project Site is located within the RM-3 (Residential-Mixed, Medium-Density) Zoning District and 40-X Height and Bulk District.

There are six parking areas located on both Block 1 and Block 2. Block 1 has a parking area located midblock on Eddy Street containing 13 parking spaces, a parking area located midblock on Pierce Street containing 14 parking spaces, and a parking area located midblock on Turk Street containing 13 parking spaces. A large common area is located midblock on Scott Street. Block 2 has a parking area located midblock on Eddy Street containing 13 parking spaces, a parking area located midblock on Scott Street containing 14 parking spaces and a parking area midblock on Turk Street containing 13 parking spaces.

3. Surrounding Properties and Neighborhood. The area surrounding the Project Site is primarily residential in character. The immediate area is zoned RM-3 with RH-3 (Residential House, Three Family) Districts located south of the Project Site. The Divisadero Street Neighborhood Commercial District is west of the site. Directly south of the Project Site is a Public ("P") District zoned property which is developed with the Creative Arts Charter School. Directly north of the Site is Jewish Community High School of the Bay. Two blocks north of the Site is the Raymond Kimball Playground. Buildings in the vicinity typically range from two to five stories in height.

The Project Site is located within the RM-3 District. These districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting nonresidential uses are often found in these areas.

4. **Project Description.** The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 304 to expand two buildings and construct a new laundry room, a mail room, a trash compactor room, and several new garbage and maintenance enclosures totaling approximately 2,027 square feet in area on an existing Planned Unit Development (PUD) (Case No. 87.509EC) which authorized the construction of 203 affordable dwelling units with exceptions from parking and rear yard requirements. This project includes modifications to the rear yard (Section 134) requirements of the Planning Code.

The proposal includes the construction of small structures on both Block 1 and Block 2. On Block 1, the Project includes the construction of four maintenance sheds, three of which are approximately 72 sf in area (8'-0" X 9'-0"). One is slightly larger (in the northeast portion of the block) with approximately 160 sf in area (16'-0" X 10'-0"). Four garbage areas and being enclosed that are similar in size to the maintenance sheds with the larger garage enclosure located in the southeast portion of the block. Two gated entries are also proposed from the parking areas located at Turk and Eddy Streets. A larger maintenance building is proposed that is approximately 10'-8" in height and approximately 211 sf in area. The most sizable addition is the community room which is 737 sf in area and 15'-4" in height. The final scope of work at Block 1 is a bedroom addition to an existing three-bedroom unit. The bedroom is approximately 200 sf in area and 10'-0" in height. The bedroom is proposed to the east of a unit located at the northwest corner of Turk and Pierce Streets.

The proposal for Block 2 is similar in scope, and includes the construction of one trash compactor building, one laundry room, four garbage areas, two entry gates, and a maintenance building with mailboxes. The entry gates are located adjacent to the parking areas on Turk Street and Eddy Street. The proposed laundry and storage building is located in the central portion of the block and is approximately 319 sf in area and 14′-0″ in height. The maintenance building and mail

kiosk is located northeastern portion of the block and is approximately 202 sf in area and 12′-11″ in height. The trash compactor building is just south past the parking area on Scott Street and is approximately 13′-0″ in height and 540 sf in area. The garbage areas are similar to those proposed for Block 1.

5. RAD (Rental Assistance Demonstration) Project. The San Francisco Housing Authority is converting public housing at 1150 Scott Street to funding under the federal Rental Assistance Demonstration Program (RAD) under the United States Housing Act of 1937 (as amended and/or The Consolidated and Further Continuing Appropriations Act of 2012, Public Law 112-55). Conversion to RAD will create financially sustainable real estate assets with a minimum of 20year useful life, improve resident experience, and ensure the sustainability of the City's public housing infrastructure. Under RAD, the SFHA will transfer ownership and management of the building for rehabilitation by an affordable housing developer, in order to leverage additional private resources as allowed under RAD, and will convert public housing's Annual Contributions Contract ("ACC") public housing assistance to RAD project-based Section 8 vouchers ("PBVs") for most of the existing ACC-assisted portfolio. The development will receive increased rent subsidies while continuing to be 100 percent affordable for low-income households. A partnership will be created comprised of a non-profit housing corporation, and a Limited partner Tax Credit Investor to leverage additional funds for rehabilitation of the property. The Authority will ground lease the property to the partnership. The financing for the property will be a combination of tax-exempt bonds and tax credit equity. The tax credit equity does not have to be paid back provided the property continues to serve low income households, The Low Income Housing Tax Credit Program requirements remain in place for 55 years. The rehabilitation of the Site will ensure long-term preservation of the property's historic significance.

Upon transfer of title, the property will be continued to be used for the provision of housing for income eligible residents. Unit density will not change. Repairs to the various elements and systems will be made and deferred maintenance items will be addressed.

- 6. **Public Comment**. The Department has not received any comments regarding the proposal.
- 7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - a. **Rear Yard (Section 134).** Planning Code Section 134 requires that a project's minimum rear yard depth be equal to 25 percent of the total depth of the lot on which the building is situated at grade level and at each succeeding level or story of the building.

As part of the original PUD (Case No. 87.509EC) a modification for rear yard requirements was granted due to the configuration of the Project. The rear yard is not provided at the rear of the lot; instead an open area is located in the central courtyard while the residential buildings line the perimeter of each block. The additional structures are minimal in size and do not jeopardize the central courtyard's sense of openness, nor do they infringe upon common open space.

b. **Residential Open Space (Section 135).** Planning Code Section 135, requires is 60 sf per dwelling unit of residential open space requirement if the open space is private and 80 sf per dwelling unit if it is provided through common open space.

The Project contains a significant amount of open space. Block 1 contains 37,271 sf of open space and Block 2 contains 37,138 sf of open space. With 203 dwelling units, a total of 16,240 sf of open space is required. The Project provides approximately 58,169 sf additional open space over and above the requirement, including the proposed structures. The Project meets the open space requirement.

c. Exposure (Section 140). Planning Code Section 140 requires that all dwelling units face directly onto 25 feet of open area (a public street, alley, or side yard) or onto an inner courtyard that is 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase in five feet in every horizontal dimension at each subsequent floor.

All dwelling units comply fully with Section 140, by either facing one of the abutting streets: Eddy, Scott, Pierce, or Turk Streets or a courtyard 25'-0" in every horizontal direction.

d. Street Frontage in Commercial Districts: Active Uses (145.1(c) (3)). Planning Code Section 145.1(c) (3) requires that within Neighborhood Commercial Districts, space for "active uses" shall be provided within the first 25 feet of building depth on the ground floor. Residential uses are considered active uses on the ground floor only if more than 50 percent of the linear residential street frontage at the ground level features walk-up dwelling units which provide direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines, as adopted and periodically amended by the Planning Commission. Spaces accessory to residential uses, such as fitness or community rooms, are considered active uses only if they meet the intent of this section and have access directly to the public sidewalk or street. Building systems including mechanical, electrical, and plumbing features may be exempted from this requirement by the Zoning Administrator only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space.

All of the existing residential units are walk-up units, thereby satisfying this requirement. The additional structures are minimal in size and will not compromise compliance with this requirement. The Pierce, Scott Turk, and Eddy Street frontages have "active uses" with direct access to the sidewalk within the first 25 feet of building depth and are devoted to active uses, building systems, residential entry, and spaces accessory to residential uses.

e. **Parking (Section 151).** Planning Code Section 151 does not require off-street parking for affordable housing projects.

The Project includes 78 parking spaces. The previous PUD included an exception for parking and stated that 80 spaces could satisfy the requirement for the 203 units, instead of 203 parking spaces which was the requirement at the time. Under current Planning Code requirements, Planning Code Section 151 states that affordable housing projects do not require parking to be provided onsite. The Project meets this requirement.

f. **Density (Section 209.2).** Planning Code Section 209.2 states dwellings may be provided on the property at a density of up to one unit per 400 square feet of lot area.

The Project includes 203 dwelling units on a 198,933 site comprised of two parcels (Block 1: 111,930 sf and Block 2: 87,003 sf). With a site this large, 497 dwelling units would be permitted. The Project meets this requirement.

- 8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project is necessary and desirable because it will create additional amenities for a 100% affordable housing project. The approximately 2,027 square feet of new amenity space is comprised of a laundry room, maintenance sheds, garbage enclosures, an enlarge community room, a mail room and a trash compactor structure. These amenities are both desirable and compatible with the neighborhood and community as they not only improve the living situation for residents at 1150 Scott Street, but also provide screening of trash areas. The size of the proposed laundry facility, garbage enclosures and gates are necessary and desirable as they provide standard resident amenities that are found in similar moderate-density developments. The laundry facility will generally not be seen from any offsite location or the street. As the development was constructed in 1991, it is reasonable to assume that modifications such as those proposed are necessary and desirable in order for the development to remain a pleasant place to live.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
 - i. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures.

On Block 1, the larger structures being proposed include a community room addition of approximately 831 sf in area and 15'-0" in and a maintenance building is proposed that is approximately 11'-0" in height and approximately 238 sf in area. These structures are attached to

the existing community building and are located on the interior of the lot, adjacent to play areas and open space.

On Block 2, the larger structures proposed include the maintenance building with mailboxes and the trash compactor structure which are located on the Scott Street frontage to help facilitate mail delivery and trash pickup. The maintenance/mail structure is 245 sf in area and 12'-0" in height while the trash compactor structure is approximately 13'-0" in height and 540 sf in area. Also proposed is a laundry and storage building which is located in the central portion of the block and is approximately 385 sf in area and 15'-0" in height. Currently, laundry facilities are only provided on Block 1. The addition of facilities on Block 2 will be beneficial to residents. The trash areas will be enclosed providing a health benefit to residents.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166.

Construction of a laundry facility within the interior of the development and alterations to existing trash enclosures and gates would not impact traffic volume and circulation. The trash compactor is located close to Scott Street for easier trash collection. It is not anticipated that the construction of these structures will be detrimental to neighboring residents. All existing parking is remaining and is unaffected by the proposal.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor.

The Project is exclusively residential and will not generate unusual noise, odor, dust and glare as a result of its operations.

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting, and signs.

The Project would improve the quality of landscaping, screening, and service areas through new enclosing trash areas and screening maintenance storage.

C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan

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

9. **Planned Unit Development (Section 304).** for Planned Unit Developments is required as the existing residential development does not provide a strong rear yard and/or open space pattern due to the siting of the buildings and related amenities. Pursuant to Section 304 of the Planning

Code, a PUD is necessary to address the rear yard requirement in order to site the laundry facility, trash enclosures and gates as proposed. Section 304 establishes 9 criteria by which to evaluate the project upon in order to gain approval.

a. The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain of the provisions contained elsewhere in this Code.

The existing site is approximately 198,933 sf in area and the Subject Property was developed in 1991 with 203 100% affordable dwelling units which are contained within 37 two- and three-story buildings. There are 78 2-bedroom units, 113 three-bedroom units, and 12 four-bedroom units. The proposed building and related elements are compatible with the surrounding community and subject development.

Currently there are 16 trash areas located between buildings which are open air and a source of odor and unsanitary conditions. The proposal includes building four enclosures on each block and converting the remaining trash areas into maintenance sheds. The trash compactor structure is located adjacent to the street for the ease of trash pick-up. The laundry room is located in the central courtyard on Block 2 and will provide those residents with access to laundry without crossing the street. The building has been appropriately designed in terms of architecture, scale and height. Proposed alterations to the trash enclosures and gates are considered minor and routine projects. The lot's zoning permits a building height up to 40 feet. With the tallest structure reaching approximately 15'-0" feet in height, the additional amenity structures will be much lower than existing buildings, which are generally two to four stories in height. The surrounding neighborhood includes a wide range of residential development and recreational facilities.

- B. The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the property included or by the Redevelopment Agency of the City. It must constitute all or part of a Redevelopment Project Area, or if not must include an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.
 - At approximately 198,933 square feet, the contiguous Project Site exceeds four acres. The San Francisco Housing Authority will transfer ownership and management of the building for rehabilitation by a housing developer. The Housing Authority has authorized the Project Sponsor to submit the application.
- C. Application and Plans. The application must describe the proposed development in detail, and must be accompanied by an overall development plan showing, among other things, the use or uses, dimensions and locations of structures, parking spaces, and areas, if any, to be reserved for streets, open spaces and other public purposes. The application must include such pertinent information as may be necessary to a determination that the objectives of this Section are met, and that the proposed development warrants the modification of provisions otherwise applicable under this Code.

The Application, drawings, and site plans attached to this Motion, illustrate the breadth and detail of the proposed community facility, laundry facility, maintenance and mail structure, trash enclosures and gates, and the sites configuration.

- D. Criteria and Limitations. The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:
 - i. Affirmatively promote applicable objectives and policies of the Master Plan:

As indicated in the Conditional Use findings above, this Project furthers multiple General Plan policies relating to housing and urban design. The objectives and policies have been listed and addressed in their entirety.

ii. Provide off-street parking adequate for the occupancy proposed:

The Project does not require additional parking and would not eliminate any existing parking.

iii. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code:

<u>Usable Open Space.</u> The Project does not require any additional open space as additional dwelling units are not proposed. The open space requirement was addressed by the original development entitlement in 1988. The proposed building would be located in an area that is generally used as open space.

<u>Rear Yard.</u> The Project's minimum rear yard requirement is 25% of the lot depth. There are no front or side yard setbacks required. The Project's site coverage is approximately 63%, leaving about 37% of the site (74,409 square feet) in undeveloped areas, well in excess of 25% of the lot area. As the undeveloped areas of the lot are not parallel and adjacent to, a defined rear property line, a rear yard modification for the configuration, but not the size, of the yards is sought.

An exception from the rear yard configuration requirement is justified because the Project Site represents a minor modification to an existing development that was approved without a contiguous rear yard area. To require the existing development to adhere to a rear yard requirement could create a hardship and would be contrary to the original entitlement approved in 1988.

iv. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property:

The proposed community, laundry, maintenance, and mail facilities, trash enclosures and gates will not change the existing density that is permitted by the Planning Code.

v. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code:

The Project Site is zoned RM-3 (Residential-Mixed, Medium Density) and does not include any commercial uses.

vi. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The proposed structures reach a maximum height of 15 feet. The height limit of the site is 40 feet.

vii. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code:

The Project Site is zoned RM-3 (Residential-Mixed, Medium Density).

viii. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code.

The Project Site is zoned RM-3 (Residential-Mixed, Medium Density).

ix. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The Project Site is zoned RM-3 (Residential-Mixed, Medium Density).

10. **General Plan Conformity.** The Project would affirmatively promote the following objectives and policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

OBJECTIVE 4:

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

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 responds to the need for new affordable housing by maintaining 203 affordable dwelling units.

OBJECTIVE 11:

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

Policy 11.1:

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

The Project is well designed and compatible with the scale and proportions of buildings in the area, and will be built with high quality materials. The design is compatible with design elements in the neighborhood. The design of the building incorporates contemporary design and detailing that responds appropriately to the variety of heights, scales, styles and periods found in the area. The scale of the amenity buildings is not unusual for projects of this size.

URBAN DESIGN ELEMENT

OBJECTIVE 4

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

POLICY 4.15

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The architecture of the proposed building is compatible with that of the existing residential properties in the neighborhood. The improved aesthetic of the trash enclosures and gates will be compatible with the character of the residential development.

- 11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project is located within an existing residential development will not impact any existing neighborhood-serving retail uses.

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

The Project will enhance the livability of the existing residential development and will preserve the cultural and economic diversity of the neighborhood.

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

No housing is removed for this Project; the Project enhances an existing affordable housing project.

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

The Project does not require additional parking and is not expected to generate any pedestrian or vehicular traffic.

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 will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

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

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

G. That landmarks and historic buildings be preserved.

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

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

The Project will have no negative impact on existing parks and open spaces and their access to sunlight vistas. The Project does not have an impact on open spaces.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-002664CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 12, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19182. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 23, 2015.

Jonas P. Ionin Commission Secretary

AYES: Commissioners

NAYS: None

ABSENT: None

ADOPTED: April 23, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Section 303 and 304 to expand two buildings and construct a new laundry room, a mail room, a trash compactor room, and several new garbage and maintenance enclosures totaling approximately 2,027 square feet in area on an existing Planned Unit Development (PUD) (Case No. 87.509EC) which authorized the construction of 203 affordable dwelling units with exceptions from parking and rear yard requirements. This Project includes modifications to the rear yard (Section 134) requirements of the Planning Code. The Project Site is located within the RM-3 (Residential, Mixed, Medium Density) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated March 12, 2015, and stamped "EXHIBIT B" included in the docket for Record No. 2015-002664CUA and subject to conditions of approval reviewed and approved by the Commission on April 23, 2015 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 23, 2015 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

DESIGN

- 6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
 - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 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 building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

MONITORING

- 8. **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
- 9. **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

10. **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.

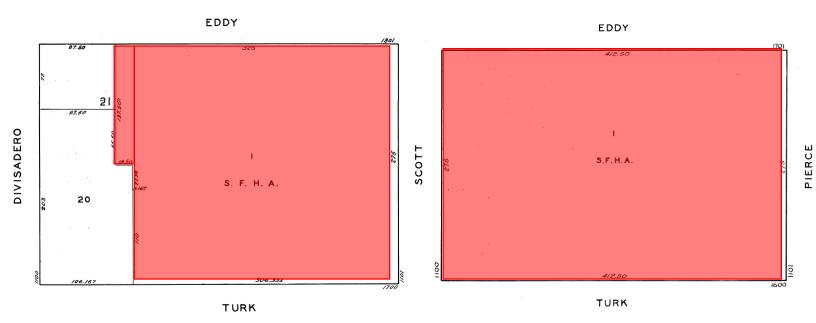
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, http://sfdpw.org

SAN FRANCISCO
PLANNING DEPARTMENT

- 11. **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
- 12. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
 - For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 13. **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
- 14. **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

Block Map

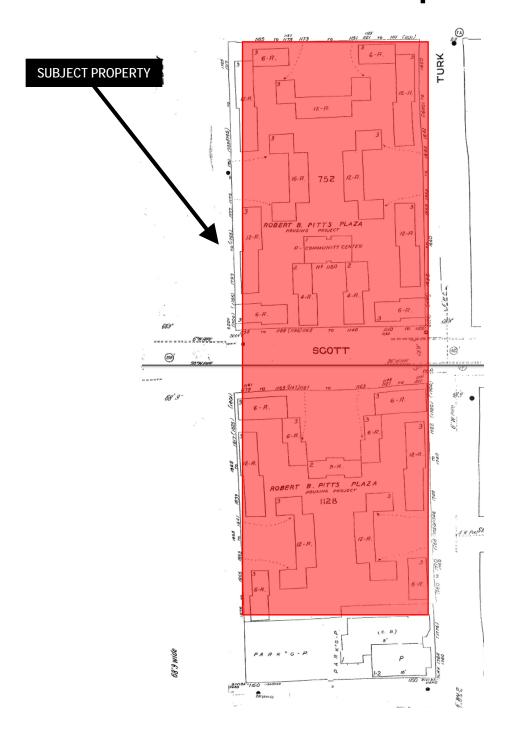


SUBJECT PROPERTY

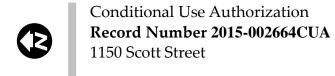


Conditional Use Authorization **Record Number 2015-002664CUA** 1150 Scott Street

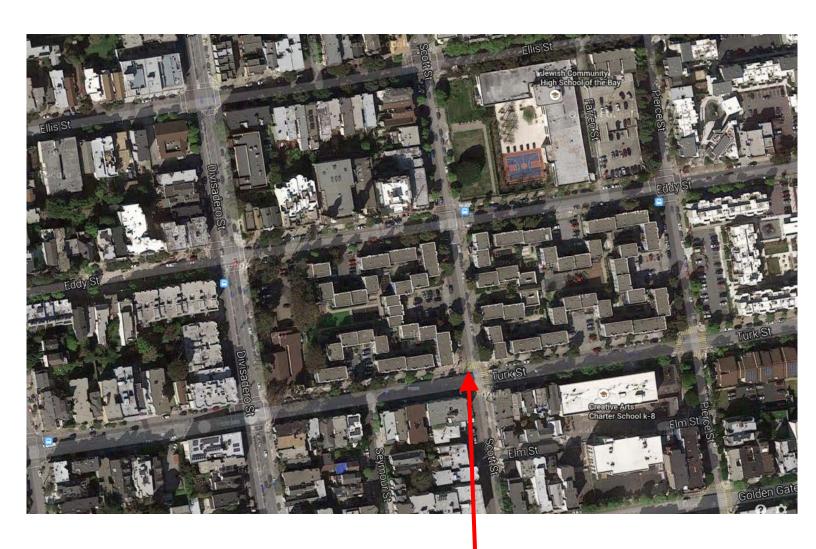
Sanborn Map*



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



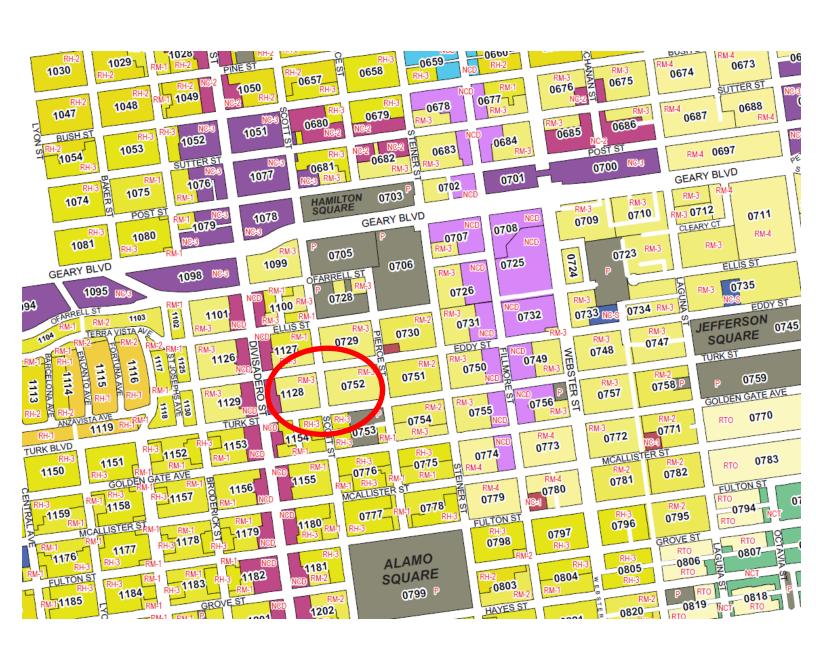
Aerial Photo



SUBJECT PROPERTY



Zoning Map





Conditional Use Authorization **Record Number 2015-002664CUA** 1150 Scott Street

Site Photo



Conditional Use Authorization **Record Number 2015-002664CUA** 1150 Scott Street

APPLICATION FOR

Conditional Use Authorization

1. OW	ner/App	olicant i	ntormati	on	
PROPER	TY OWNER'S	NAME:			

PROPERTY OWNER'S NAME:						
Robert Pitts Housing Part	tners, L.P. a Cal	ifornia td partn	ership			
PROPERTY OWNER'S ADDRESS:			TELEPHONE:			
18201 Van Karman Aven	ue, Suite 900			(415) 677-9	9029	
Irvine, CA 92612			EMAIL:			
APPLICANT'S NAME:						
_						
Lisa Grady APPLICANT'S ADDRESS:				TELEPHONE:		Same as Above
				(415) 677-9	ากวด	
44 Montgomery Street, S San Francisco, CA 94104	uite 1050			(413) 0//-:	7029	
Jan Francisco, CA 54104				lisa.grady@re	lated com	
				iisa.grauy@re	iated.com	
CONTACT FOR PROJECT INFORMATION	ON:		7,7,11,12,11,12,12,12,12,12,12,12,12,12,12,	,		
Chris Duncan						Same as Above
ADDRESS:				TELEPHONE:		
Gelfand Partners Archited	cts			(415) 346-4040		
165 Tenth Street, suite 10	00			EMAIL:		
San Francisco, CA 94103				chris@gelfand-partners.com		
COMMUNITY HARON FOR DROJECT	/DI CASE DEBOOT OIL	ANGES TO THE ZONING	C ADMINISTRATOR			
COMMUNITY LIAISON FOR PROJECT	(PLEASE REPORT CHA	ANGES TO THE ZONING	G ADMINISTHATOR)): ·		
Ruby Harris ADDRESS:				TELEPHONE:		Same as Above
Mayor's Office of Housing	r & Community	, Development			517	
1 South Van Ness Avenue	•	Development		(415) 701-517		
San Francisco, CA 94103	,			ruby.harris@sfgov.org		
				Tuby.nams@s	igov.org	
2. Location and Classif	ication					
STREET ADDRESS OF PROJECT:						ZIP CODE:
1150 Scott Street					94115	
CROSS STREETS:					311101-01-01-01-01-01-01-01-01-01-01-01-0	77113
between Eddy & Turk, Be	etween Pierce &	& Scott	Procks			
			127.72			
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRIC	Т:	HEIGHT/BULK	DISTRICT:
0752 / 001	2721 4421	111 020	DM_2		40-X	

CASE NUMBER: For Staff Use only

5. Action(s) Requested (Include Planning Code Section which authorizes action)
Sec 303 (c): Conditional Use Authorization (CU) to modify the existing Planned Unit Development (PUD) (Sec 304)
Conditional Use Findings
Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.
1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
(b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.
The proposed additions to the existing community building for additional office, community room, and maintenance space are desirable for and compatible with the neighborhood and will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.
Also, the project proposes providing roof and doors at existing trash enclosures in lieu of open air gates will be similarly desirable and compatible with the neighborhood.

5.	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 proposed project will not change its relationship to industrial or service sectors and does not contain commercial office development, therefore this policy does not apply to the project. The residential apartments					
	ill remain affordable rental apartments.					
6.	That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;					
ti	he proposed project included a seismic risk and conditional assessment (per ASCE 31 Tier 1 criteria) that found nat the buildings are expected "to perform average in comparison to buildings of similar construction when ubjected to a design level earthquake."					
7.	That landmarks and historic buildings be preserved; and					
	ne existing site and buildings were constructed in 1991 and do not contain any landmarks or historic uildings, therefore the proposed project does not affect landmarks or historic buildings.					
8.	That our parks and open space and their access to sunlight and vistas be protected from development.					
р	he proposed project does not affect parks or open space and their access to sunlight and vistas because roposed additions are one story tall (lower than existing 2- and 3-story buildings) and sited to be compatible with existing construction.					
Advantage 1						

Appli	cation fo	or Con	ditiona	l Use
CASE NUMBER: For Staff Use only				

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person**.

	CHECKLIST	
Application, with all blanks completed	Ø	
300-foot radius map, if applicable		
Address labels (original), if applicable		
Address labels (copy of the above), if applicable		
Site Plan	Ø	
Floor Plan		
Elevations	Ø	
Section 303 Requirements		
Prop. M Findings		
Historic photographs (if possible), and current photographs		NOTES:
Check payable to Planning Dept.		Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of
Original Application signed by owner or agent		authorization is not required if application is signed by property owner.)
Letter of authorization for agent		Typically would not apply. Nevertheless, in a specific case, staff may require the item.
		Two pate of existing labels and any answer
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)		 Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.
Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning,	and asked to pove. The abov	addresses of adjacent property owners and owners of property across street. provide an electronic version of this echecklist does not include material
Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors) After your case is assigned to a planner, you will be contacted application including associated photos and drawings. Ome applications will require additional materials not listed above eded for Planning review of a building permit. The "Application	ove. The aboven Packet" for terials by the assigned to a complete or when	addresses of adjacent property owners and owners of property across street. Provide an electronic version of this e checklist does not include material and Building Permit Applications lists arms on this form is completed. Receip Department serves to open a Plannin planner. At that time, the planner
Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors) After your case is assigned to a planner, you will be contacted a pplication including associated photos and drawings. Ome applications will require additional materials not listed above eded for Planning review of a building permit. The "Application ose materials. No application will be accepted by the Department unless the apf this checklist, the accompanying application, and required male for the proposed project. After the file is established it will be ssigned will review the application to determine whether it is considered.	ove. The aboven Packet" for terials by the assigned to a complete or when	addresses of adjacent property owners and owners of property across street. Provide an electronic version of this e checklist does not include material and Building Permit Applications lists arms on this form is completed. Receip Department serves to open a Plannin planner. At that time, the planner
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SYMBOLS ABBREVIATION GRID-LINE INDICATION INFORMATION INSULATION LAVATORY POUND LINEAR FEET LIGHTING MAINTENANCE STORAGE MACHEMAN BOLT MACHINE BUT MACHINE BUT MECHANICAL ROOM IDENTIFICATION A-123 - ROOM NUMBER 123 SF INTERIOR ELEVATION KEY ELEVATION NUMBER SECTION KEY MACHINE SCREW NORTH NEGATIVE DETAIL KEY - DETAIL NUMBER - DETAIL SHEET EXTERIOR ELEVATION KEY - ELEVATION SHEET OFOI PA PERF PERP PL PLAM PLBG PLY PREFAB PROP PSI PTD PT DOOR NUMBER (A21) PERPENDICULAR PLATE PLASTIC LAMINATE PLUMBING PLYWOOD PREFABRICATE(D) PROPERTY POUNDS PER SQUARE INCH SIGNAGE NUMBER REFER TO SIGNAGE SCHEDULE SIGN LETTER C-01-a BUILDING LETTER (B05) REFER TO WINDOW SCHEDULE ______W06 WALL TYPE REFER TO WALL TYPE SHEET REFERENCE REINFORCED REQUIRED RESILIENT WALL TYF (ABOVE TYPICAL WALL) REFER TO WALL TYPE SHEET. SEE PLANS, EXTERIOR, & INTERIOR ELEVATIONS FOR — W07 (K02) CASEWORK TYPE REFER TO CASEWORK SCHEDULE \otimes MATCHLINE 00 SHEET KEYNOTE 00.00 A ACCESSORY LETTER REFER TO ACCESSORY SCHEDULE FLUSH TRANSITION BETWEEN ADJACENT SURFACES TYPICAL TOP OF WALL UNLESS OTHERWISE NOTED + 8'-0" CEILING HEIGHT GROUND FAULT CIRCUIT INTERRUPTED GROUND DIM POINT PROJECT TEAM **PROJECT NOTES** ARCHITECT: MECHANICAL ENGINEER ELECTRICAL ENGINEER: STRUCTURAL ENGINEER: CIVIL ENGINEER: APPLICABLE CODES 2013 Building Standards Administrative Code, Part 1, Title 24 C.C.R. 2013 California Building Code (CBC), Part 2, Title 24 C.C.R. 2013 California Electrical Code (CEC), Part 3, Title 24 C.C.R. 2013 California Electrical Code (CBC), Part 3, Title 24 C.C.R. 2013 California Plumbing Code (CPC), Part 6, Title 24 C.C.R. 2013 California Energy Code (CEC), Part 6, Title 24 C.C.R. 2013 California Fire Code, Part 9, Title 24 C.C.R. 2013 California Fire Code, Part 9, Title 24 C.C.R. 2013 California Green Building Standards Code (CALGreen), Part 11, Title 24 C.C.R. 2013 California Title 24 C.C.R. 2013 California Referenced Standards, Part 12, Title 24 C.C.R. Title 19 C.C.R., Public Safety, State Fire Marshal Regulations.

ROBERT B. PITTS **CONDITIONAL USE SUBMISSION**

1150 SCOTT STREET SAN FRANCISCO, CA 94115



SHEET INDEX

*A0.00	TITLE SHEET
*A1.01	CUP - BLOCK 1 SITE PLAN - NEW
*A1.02	CUP - BLOCK 2 SITE PLAN - NEW
*A1.03	PHOTOS
*A2.00	3-BR TO 4-BR CONVERSION - DEMO & NEW
A1.61	COMMUNITY BLDG PLAN - DEMO
A2.61	COMMUNITY BLDG PLAN - NEW
A4.21	TYPE II - ELEVATIONS
A4.61	COMMUNITY BLDG - ELEVATIONS
A5.10	LAUNDRY/STORAGE BLDG - ENLARGED PLANS
A5.12	TRASH COMPACTOR BUILDING
A5.13	GARBAGE AREAS AND GATED ENTRIES
A5.14	MAINTENANCE BLDG & MAIL KIOSK

SCOPE OF WORK

The Robert B. Pitts Apartments consists of 203 apartments in 37 two-and three-story buildings on two city blocks. Block 1 contains a community building along with apartments, gardens, play areas and parking lots. Block 2 consists of just apartments, play areas, gardens and

Scope of Work:

- Community Building expansion for offices for Resident Services and Property Managemen Community Building addition of Maintenance Shop Addition of a 4th bedroom to one 3-bedroom apartment Convert 16 open-air trash areas into 4 enclosed trash sheds, 4 enclosed maintenance sheds and 4 keyed entry gates New Trash Compactor Enclosure

- New Maintenance & Mail Kiosk New Laundry Building

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ELECTRICAL & FIRE ALARM:

Key Plan

08/15/14



50% Construction Documents Pricing Set 12/23/14 50% Construction Documents 01/23/15 Conditional Use Authorization Set 03/12/15

Super Schematic Design

PROJECT INFO

UNIT TYPE	ACCESSIBLE	HVI	NON-ACCESSIBLE	TOTALS
2-BEDROOM 3-BEDROOM 4-BEDROOM	4 6 1	2 2 1	74 107 11	78 113 <u>12</u>
				203
BLOCK 1: 116 UNITS BLOCK 2: 87 UNITS				
YEAR BUILT: 1991				
PARCEL (BLOCK/LOT) I				
NUMBER OF BUILDING	S: 37			
STORIES: 1, 2 & 3 STOR	RY BUILDINGS			
PARKING SPACES: 80,	INCLUDING 10 A	CCESSII	BLE	
	1855 EDDY, 184	1 EDDY,	1656 TURK, 1670 TURK, 1831 EDDY, 1748 TURK 1164 SCOTT	1682 TURK

ZONING: RM-3 - MIXED, MEDIUM DENSITY HEIGHT & BULK DISTRICTS: 40-X

BUILDING AREA: 80,251

ROBERT B. PITTS 1150 Scott Street San Francisco, CA 94115

TITLE SHEET

REGIONAL MAP





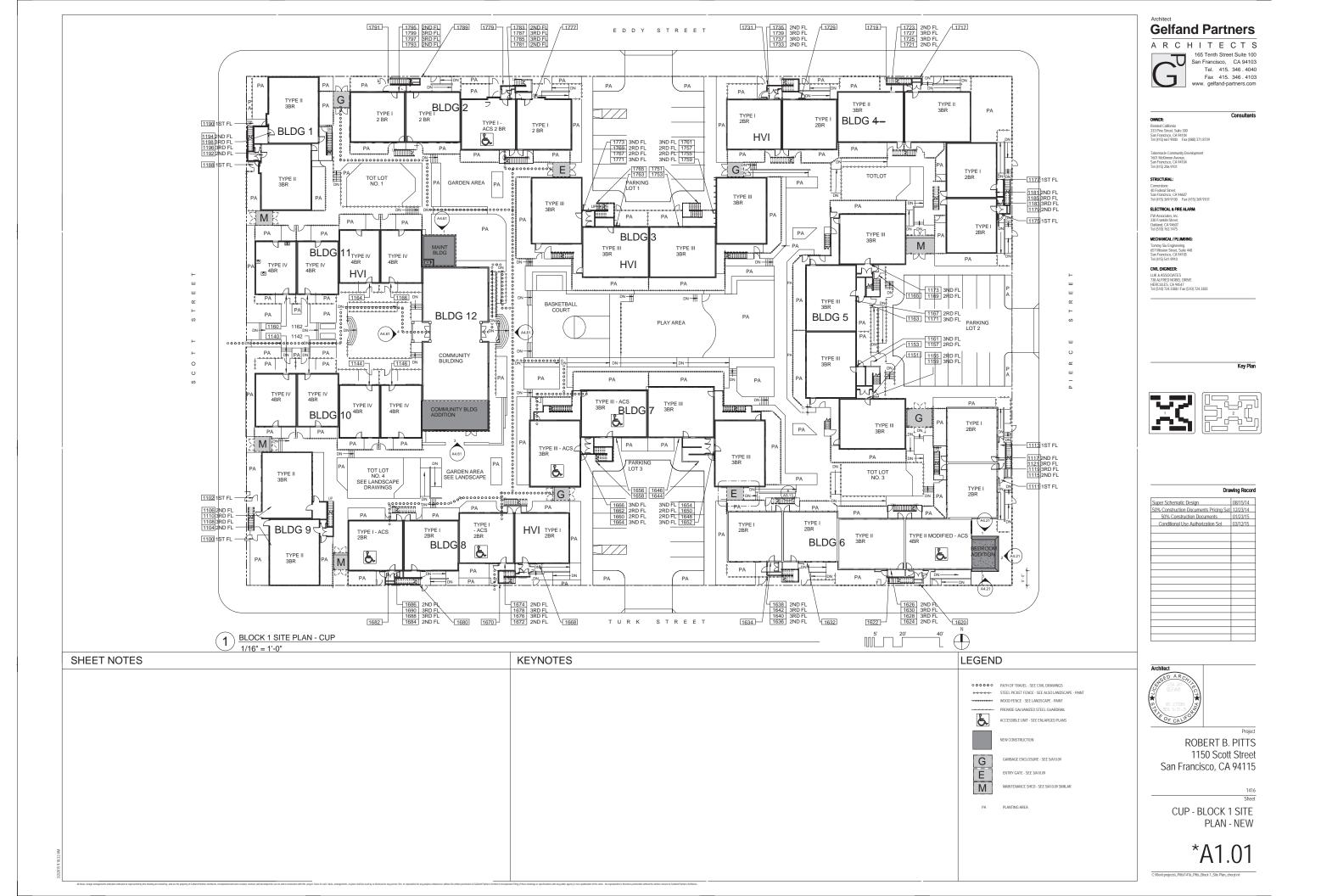


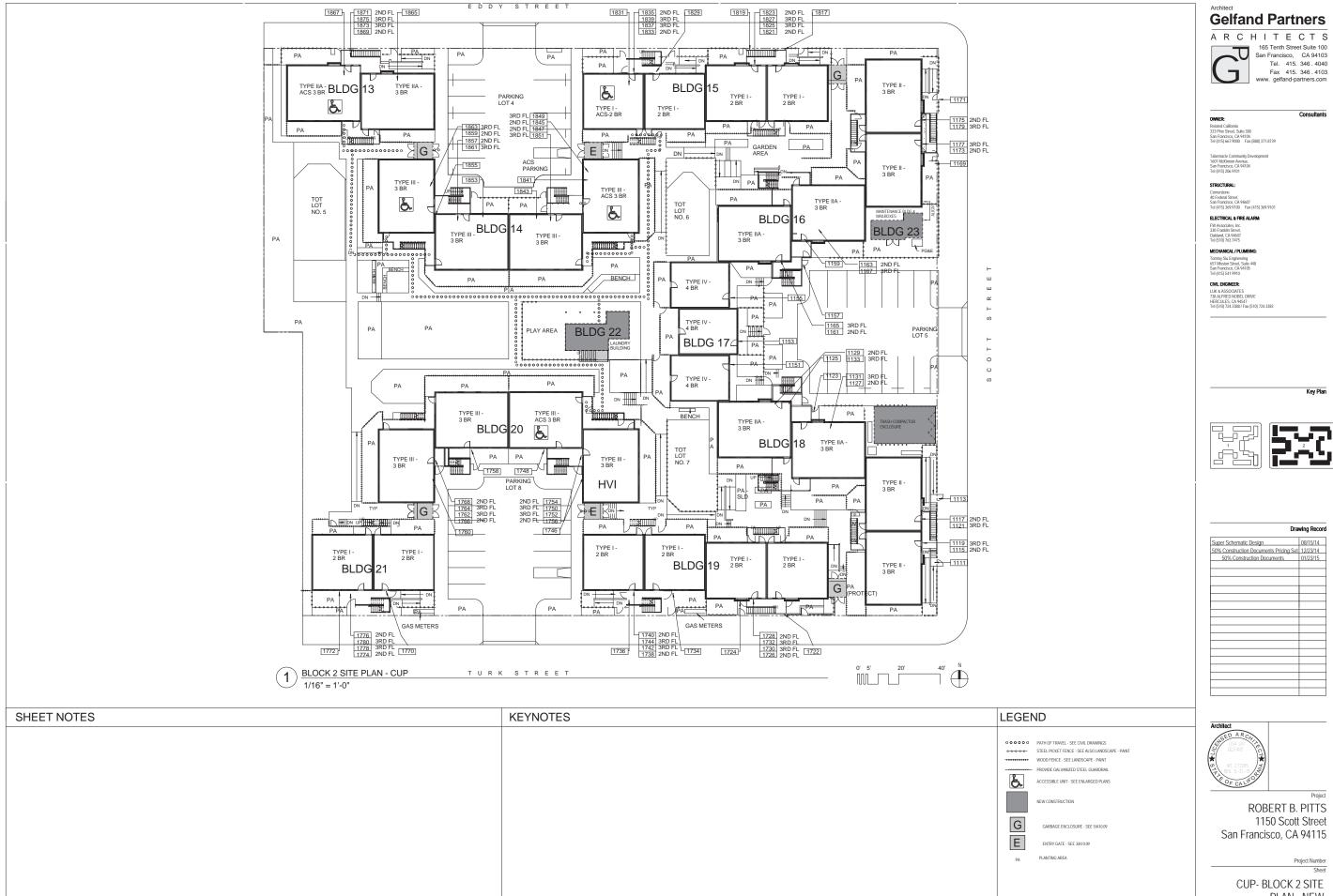
VICINITY MAP

12. LARGER SCALE DRAWINGS GOVERN IN CASE OF CONFLICT WITH SMALLER SCALE DRAWINGS.

NFPA 13 Automatic Sprinkler Systems 2013 Edition
NFPA 14 Standpipe Systems (CA Amended) 2013 Edition
NFPA 25 Stationary Pumps 2013 Edition
NFPA 24 Private Fire Mains (CA Amended) 2013 Edition
NFPA 26 Fire Door and Other Opening Protectives 2013 Edition
NFPA 2001 Clean Agent Fire Exinguishing Systems 2013 Edition
Reference code section for NFP A standards - 2013 CBC (SFM)

Chapter 35. See Chapter 35 for State of California amendments to NFPA





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Key Plan



Drawing Rec
08/15/14
Set 12/23/14
01/23/15
_
+
+
_

1150 Scott Street San Francisco, CA 94115

CUP- BLOCK 2 SITE PLAN - NEW

*A1.02

C1Revit projects), Pitts11416, Pitts, Block 2, Site Plan, cherylind



9 COMMUNITY BUILDING / LAUNDRY/ MAINT SHOP - BLOCK 1





TRASH COMPACTOR ENCLOSURE 2 - BLOCK 2



COMMUNITY BUILDING / LAUNDRY/ MAINT SHOP 2 - BLOCK 1 (8)





MAIL/MAINT KIOSK - BLOCK 2 1/8" = 1'-0"



7 COMMUNITY BLDG ADDITION - BLOCK 1
1/8" = 1'-0"



TRASH AREA - STREET SIDE - BLOCK 1 & 2 1/8" = 1'-0"



TRASH AREAS AND ENTRIES AT PARKING LOTS AS SEEN FROM THE STREET

TRASH AREA - STREET VIEW - BLOCK 1 & 2 1/8" = 1'-0"



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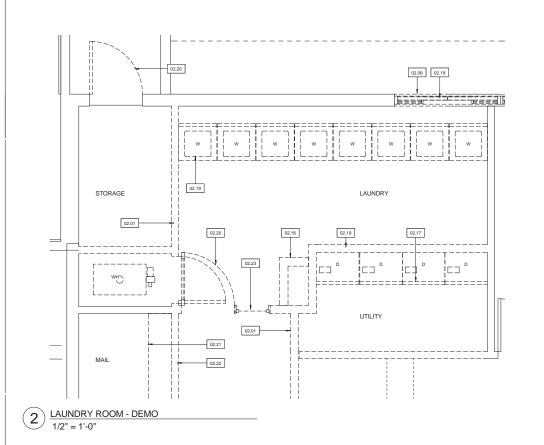


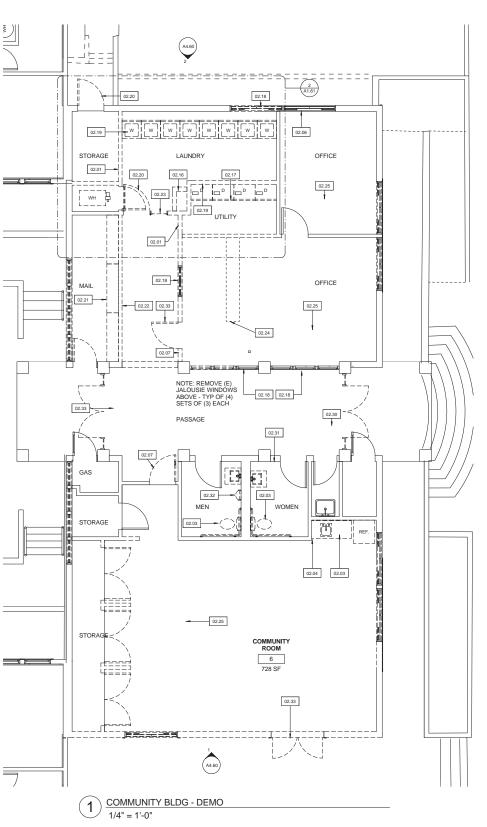
Dra	wing Reco
Super Schematic Design	08/15/14
50% Construction Documents Pricing Set	12/23/14
50% Construction Documents	01/23/15
Conditional Use Authorization Set	03/12/15



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PHOTOS





SHEET NOTES

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Key Plan





1	Drawir	g Reco
Super Schematic Design	08	3/15/14
50% Construction Documents Pricing	Set 12	/23/14
50% Construction Documents	0	/23/15
Conditional Use Authorization Set	03	/12/15

LEGEND

KEYNOTES

| 02.01 | REMOVE (E) WALL | 02.03 | REMOVE (E) FIXTURES & FITTINGS | 02.04 | REMOVE (E) CABINETRY | 02.06 | REMOVE (E) WINDOW-TYPICAL | 02.07 | REMOVE (E) SECURITY GATE | 02.16 | REMOVE (C) UNITER | 02.17 | REMOVE (E) WALL ABOVE | 02.18 | REMOVE (E) WALL ABOVE | 02.18 | REMOVE EXT GRILLES AND REPLACE WITH | INTERIOR SECURITY BARS | 02.19 | REMOVE SET GRILLES AND REPLACE WITH | INTERIOR SECURITY BARS | 02.19 | REMOVE EXT GRILLES AND REPLACE WITH | INTERIOR SECURITY BARS | 02.19 | REMOVE (E) MACHINES | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.19 | 03.1

02.19 REMOVE (E) MACHINE THEOLOGY
02.19 REMOVE (E) MACHINES
02.20 REMOVE (E) DOOR, FRAME & HARDWARE
02.21 REMOVE (E) MALBOXES
02.22 REMOVE (E) MALBOXES
02.22 REMOVE (E) MALBOXES
02.23 REMOVE (E) SIDELIGHT
02.24 REMOVE (E) SIDELIGHT
02.24 REMOVE (E) LIGHTING THROUGHOUT
02.25 REMOVE (E) UGHTING THROUGHOUT
02.30 REMOVE (E) QUARRYTILE WALL BASE
THROUGHOUT
02.31 REMOVE (E) URINAL
02.33 REMOVE (E) URINAL
02.33 REMOVE (E) URINAL



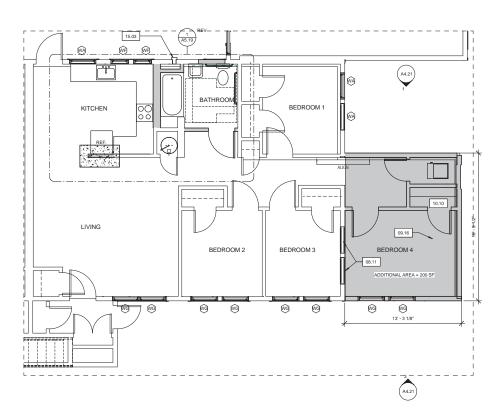


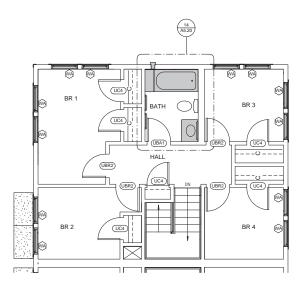
ROBERT B. PITTS 1150 Scott Street San Francisco, CA 94115

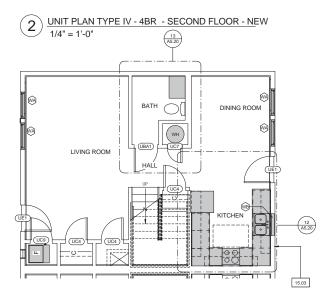
COMMUNITY BLDG PLAN - DEMO

A1.61

SEE SHEET A2.21 FOR TYPICAL NOTES







1) UNIT PLAN TYPE IV - 4BR - FIRST FLOOR - NEW 1/4" = 1'-0"

SHEET NOTES

ROVIDE THE FOLLOWING SCOPE AT ALL APARTMENTS. SCOPE.

- PAINT ENTIRE INTERIOR OF ALL APARTMENTS

- PROVIDE FLOORING AT ALL APARTMENTS SEE OWNER'S SPECIFICATIONS:
 BATHROOM SHEET VINYL
 BEDROOMS CARPET & PAD
 LIVING, DINING, HALLS & KITCHENS LVT PLANK over
 SOUND/SILENCER PAD
- PROVIDE KITCHEN CABINETS, COUNTERS, APPLIANCES AND FIXTURES IN KIND. SEE OWNER'S SPECIFICATIONS.
- PROVIDE GARBAGE DISPOSAL, KITCHEN SINK & FITTINGS AT EACH KITCHEN SPD. RELOCATE ELECTRICAL RECEPTACLES & PROVIDE POWER TO DISPOSAL AT NEW KITCHEN CABINETS SED.
- PROVIDE BATHROOM VANITY & SINK, TUB & SURROUND, TOILET, FITTINGS AND ACCESSORIES IN KIND. SEE OWNER'S SPECIFICATIONS, SPD. PROVIDE GFCI RECEPTACLE SED. PROVIDE BATHROOM VENTILATION SED, SMD.
- PROVIDE LIGHT FIXTURES THROUGHOUT SED. PROVIDE EXTERIOR BUILDING-MOUNTED LIGHT FIXTURES SED.
- PROVIDE WATER HEATER SMD
- PROVIDE FURNACE SMD
- PROVIDE SMOKE DETECTORS & CO DETECTORS SED
- 10. FOR ADDITIONAL ELECTRICAL, MECHANICAL & PLUMBING SCOPE SED, SMD, SPD.

 07.03
 PROVIDE WALL, PAINT

 08.11
 REMOVE WINDOW & INFILL WINDOW OPENING

 09.16
 PROVIDE FLOORING

15.03 BATHROOM EXHAUST W/WALL CAP - SMD

PROVIDE VINYL WINDOWS

KEYNOTES

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Consultants

ELECTRICAL & FIRE ALARM:

Key Plan



Drawing Record

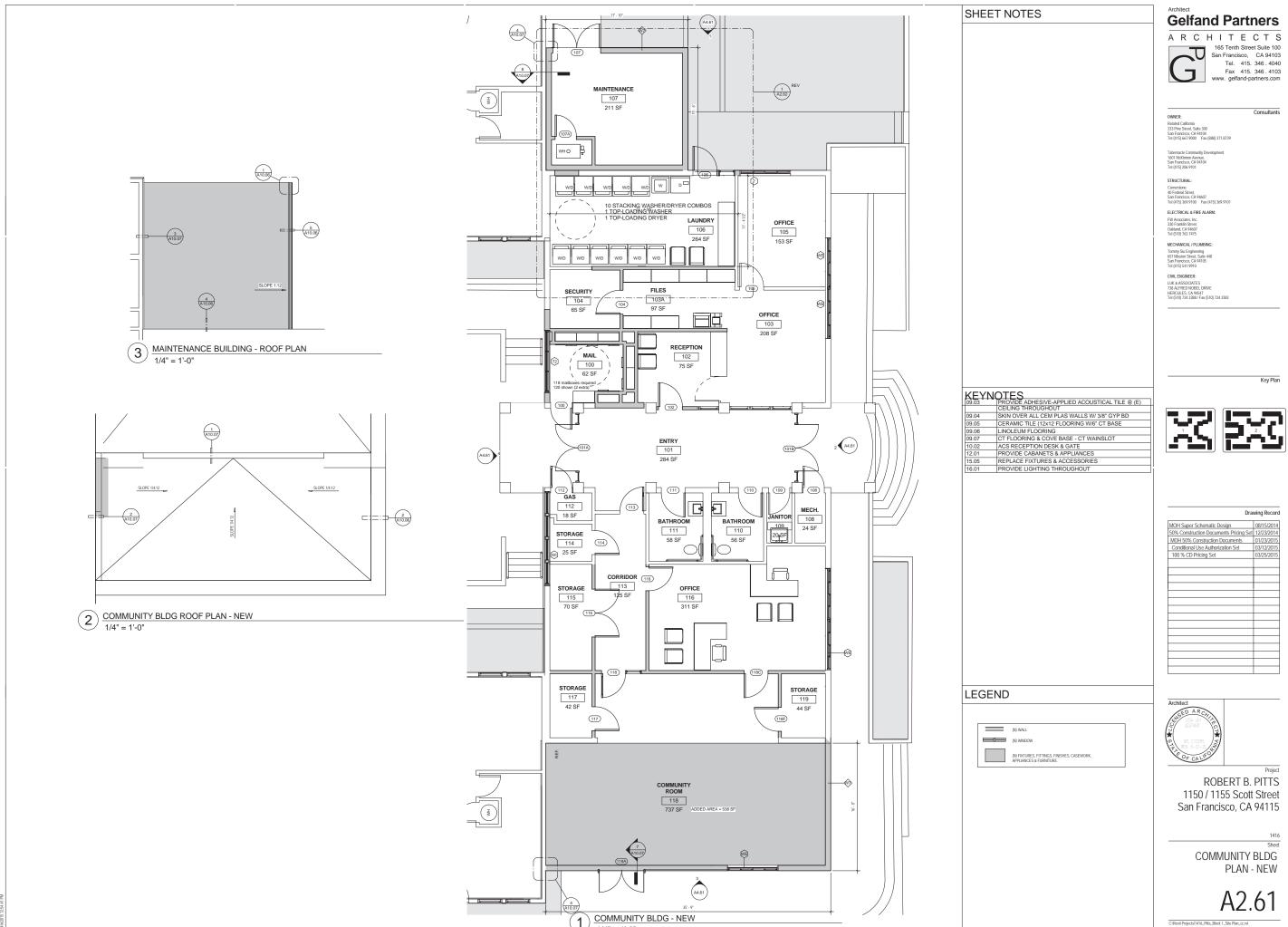
MOH Super Schematic Design	08/15/2014
50% Construction Documents Pricing Set	12/23/2014
MOH 50% Construction Documents	01/23/2015
Conditional Use Authorization Set	03/12/2015
100 % CD Pricing Set	03/25/2015

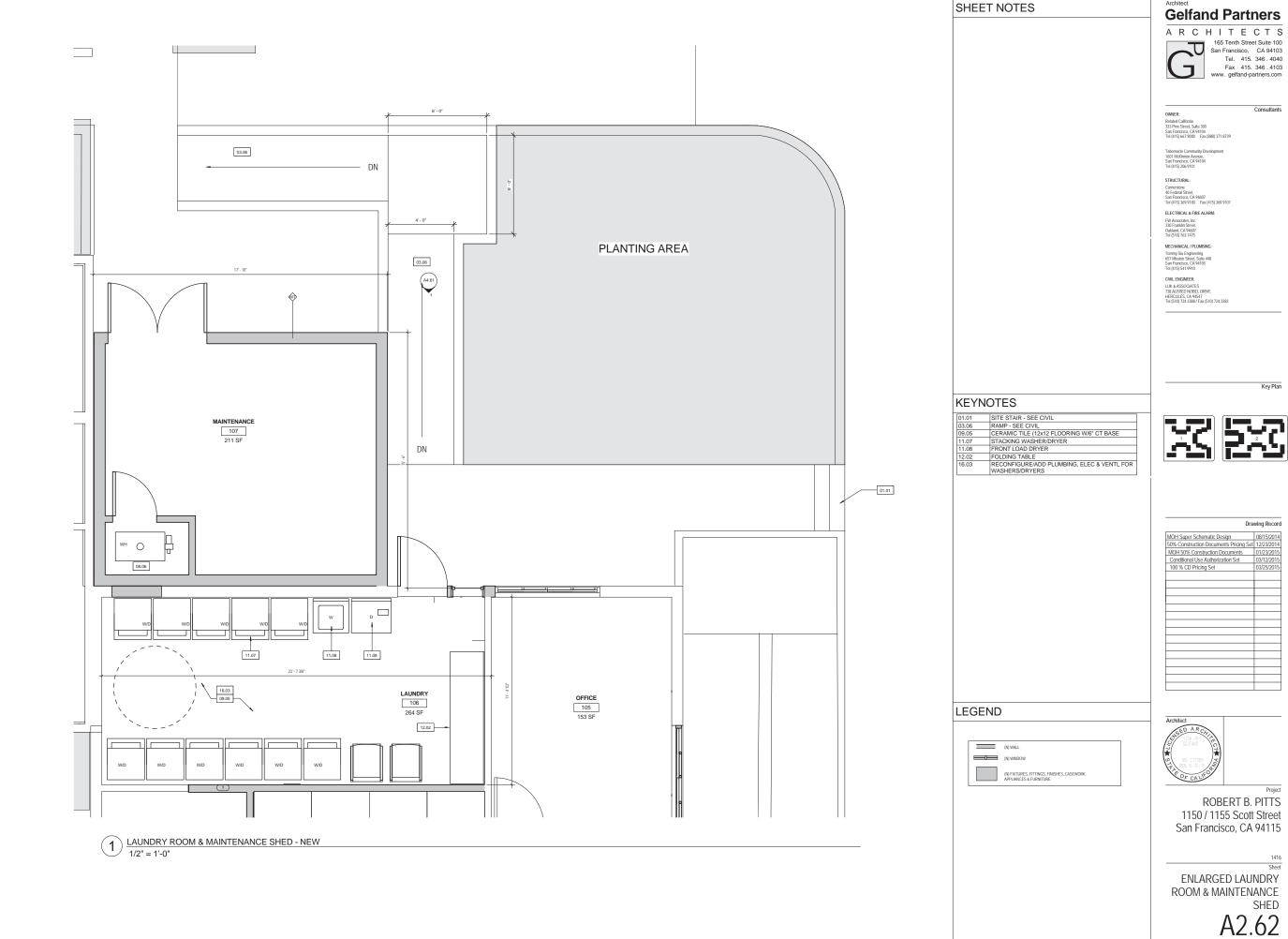
LEGEND

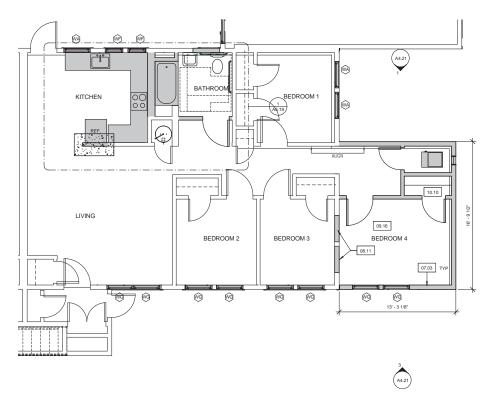


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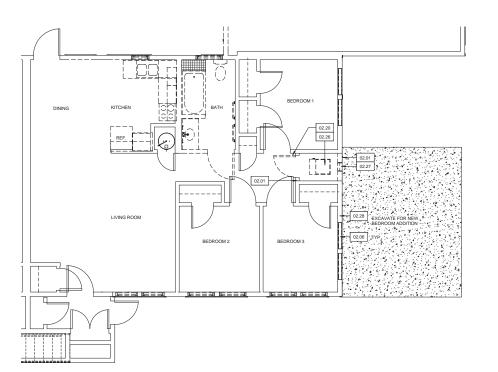
TYPE IV UNIT PLAN & TYPE II 4BR **CONVERSION - NEW**







2) *TYPE II 3 BR TO 4 BR ACS CONVERSION - BLDG 6 - NEW 1/4" = 1'-0"



1) *3 BR TO 4 BR ACS CONVERSION - DEMO 1/4" = 1'-0"

SHEET NOTES

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KEYNOTES

02.01	REMOVE (E) WALL
02.06	REMOVE (E) WINDOW - TYPICAL
02.20	REMOVE (E) DOOR, FRAME & HARDWARE
02.26	REMOVE (E) WATER HEATER
02.27	REMOVE (E) METAL LOUVER
02.28	REMOVE (E) EXTERIOR SIDING & TRIM
07.03	PROVIDE WALL, PAINT
00 11	DEMOVE WINDOW & INFILL WINDOW ODENING



Key Plan

08/15/14 Super Schematic Design 50% Construction Documents Pricing Set 12/23/14
50% Construction Documents O1/23/15
Conditional Use Authorization Set 03/12/15

LEGEND

DEMO PLAN LEGEND

=	WALL/WINDOW TO REMAIN
=====	REMOVE WALL/WINDOW
	REMOVE WALL/WINDOW
	REMOVE KITCHEN AND BATHROOM FIXTURES, FITTINGS, CASEWORK & FINISHES TO ROUGH FRAMING. REMOVE APPLIANCES.

NEW PLAN LEGEND



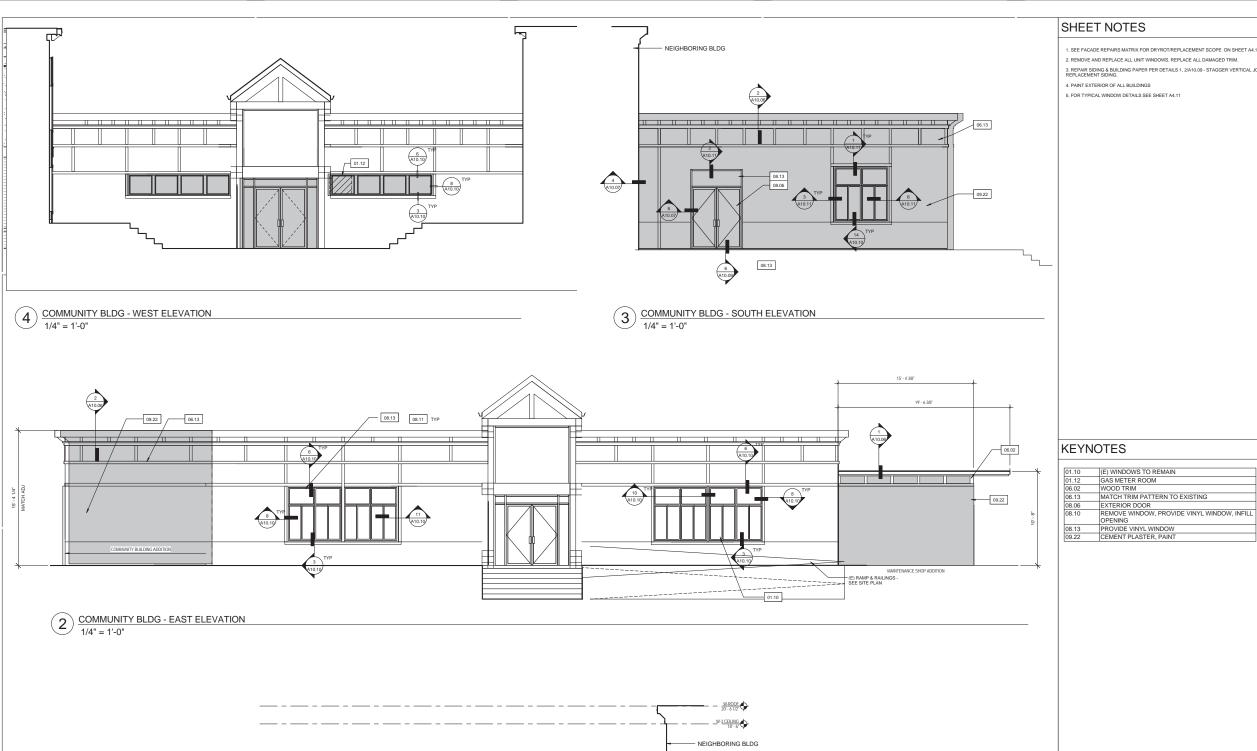


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3-BR TO 4-BR CONVERSION - DEMO & NEW





COMMUNITY BLDG & MAINTENANCE SHOP- NORTH

ELEVATION 1/4" = 1'-0"



2. REMOVE AND REPLACE ALL UNIT WINDOWS. REPLACE ALL DAMAGED TRIM.

3. REPAIR SIDING & BUILDING PAPER PER DETAILS 1, 2/A10.09 - STAGGER VERTICA REPLACEMENT SIDING.

4. PAINT EXTERIOR OF ALL BUILDINGS

5. FOR TYPICAL WINDOW DETAILS SEE SHEET A4.11

Gelfand Partners

ARCHITECTS



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Consultants

ELECTRICAL & FIRE ALARM:

FW Associales, Inc. 330 Franklin Street, Oakland, CA 94607 Tel (510) 763.7475

Key Plan

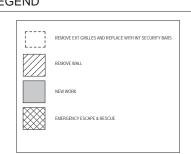




Drawing Record

MOH Super Schematic Design	08/15/2014
50% Construction Documents Pricing Set	12/23/2014
MOH 50% Construction Documents	01/23/2015
Conditional Use Authorization Set	03/12/2015
100 % CD Pricing Set	03/25/2015

LEGEND

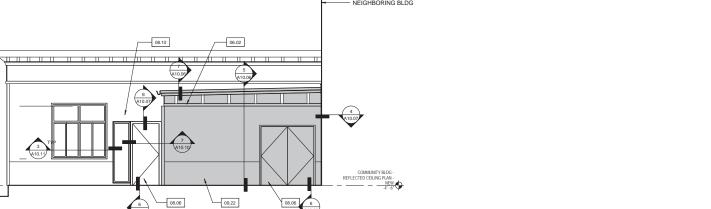


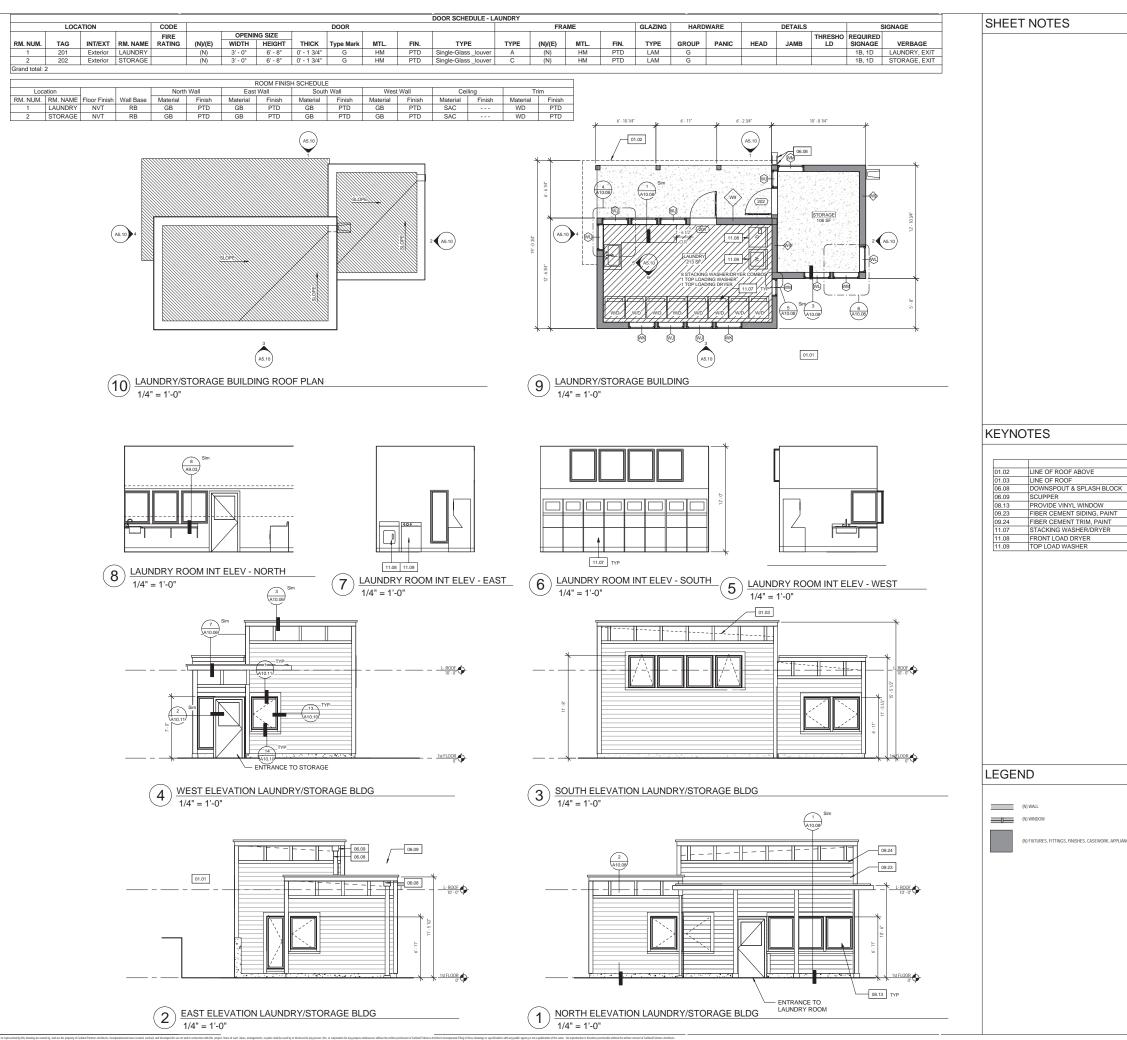


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COMMUNITY BLDG -**ELEVATIONS**

A4.61





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Consultants

ELECTRICAL & FIRE ALARM:

Key Plan





MOH Super Schematic Design	08/15/2014
50% Construction Documents Pricing Set	12/23/2014
MOH 50% Construction Documents	01/23/2015
Conditional Use Authorization Set	03/12/2015
100 % CD Pricing Set	03/25/2015

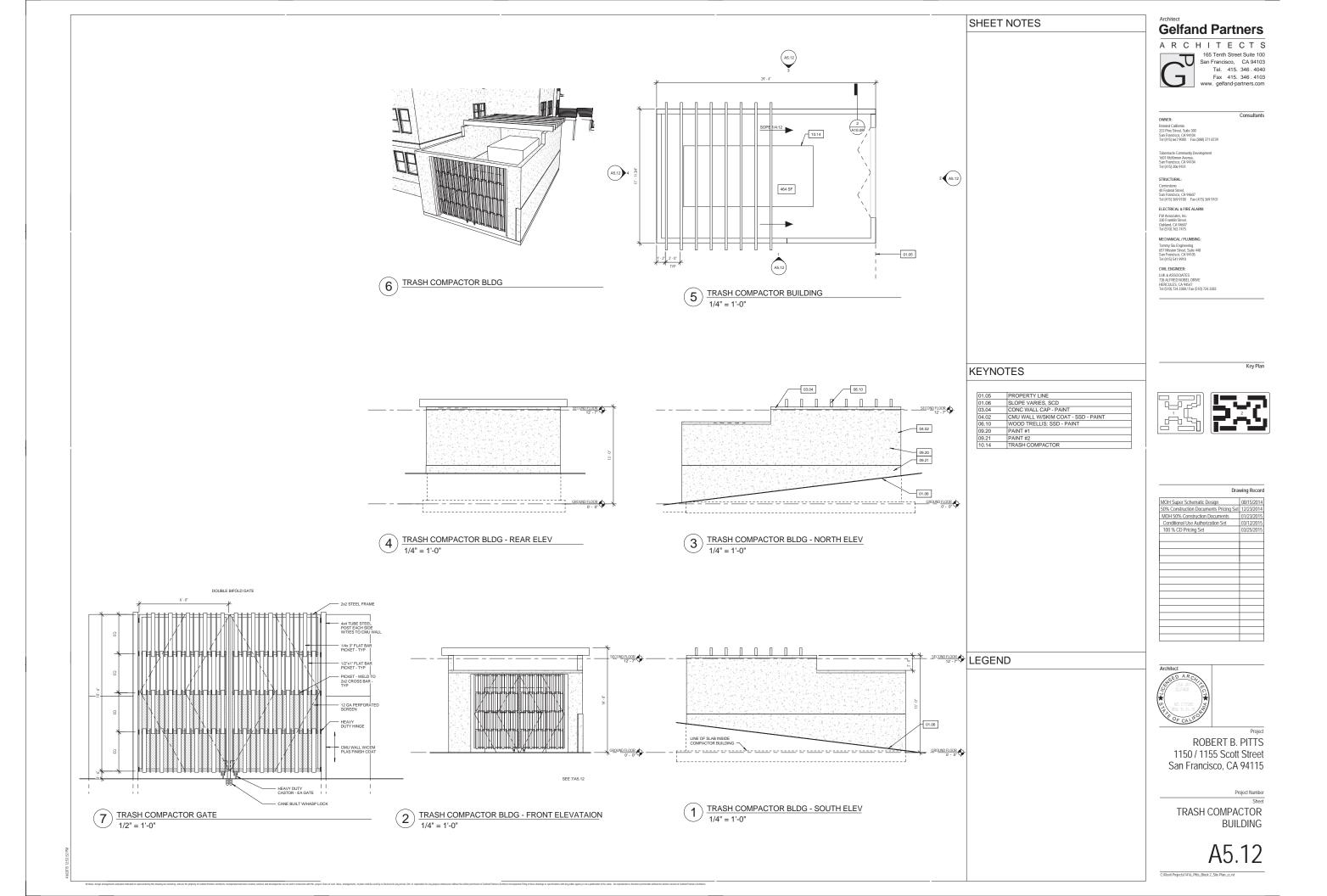
Drawing Record

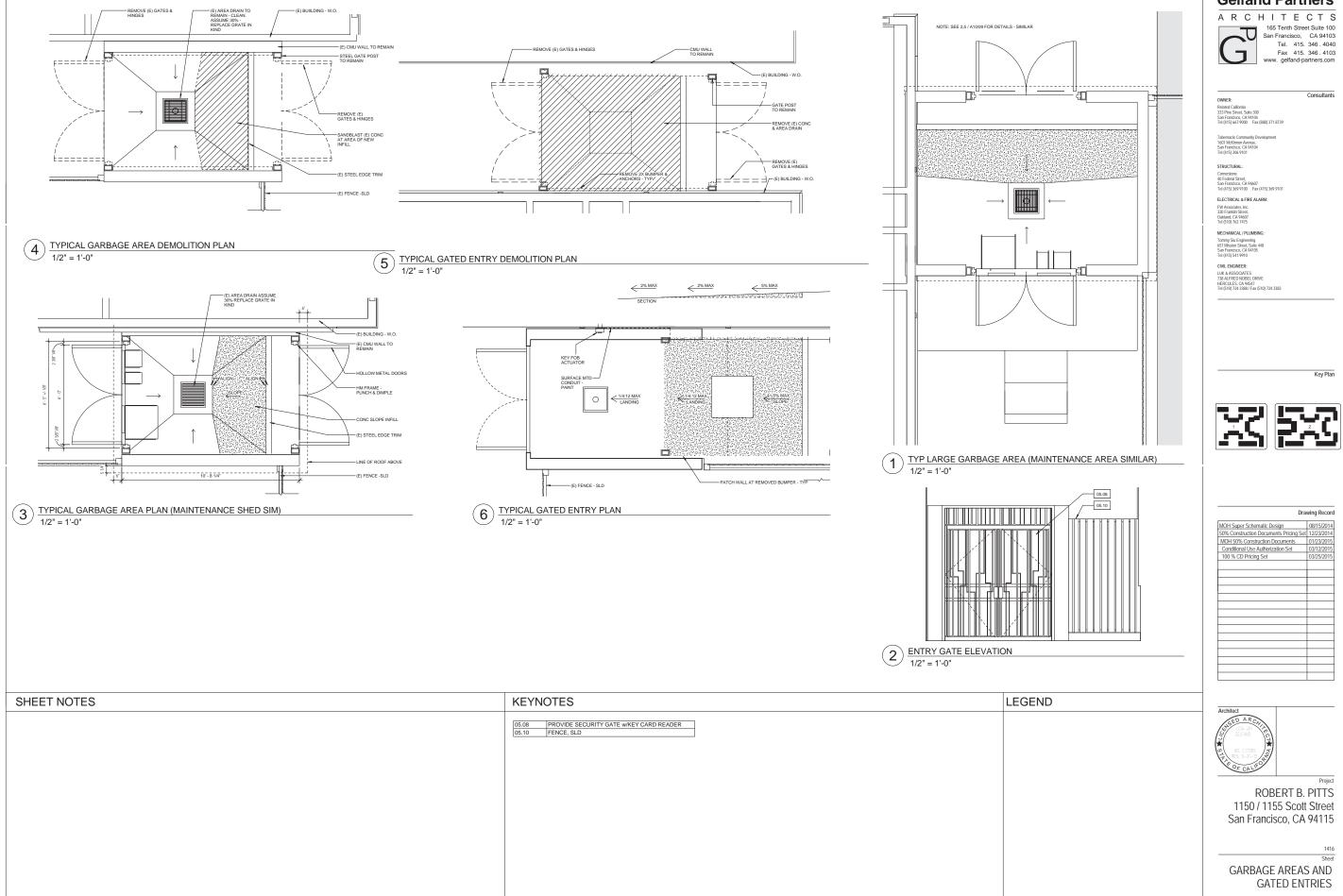
100 % CD Pricing Set



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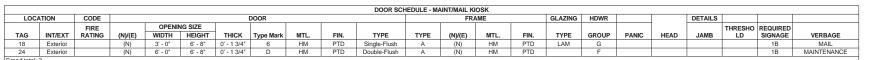
LAUNDRY / STORAGE **BUILDING ENLARGED** PLANS



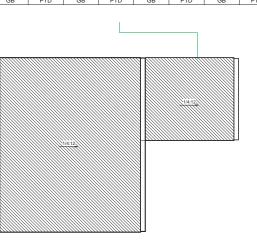


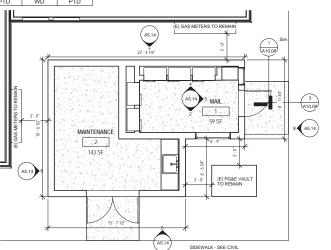
Gelfand Partners

A5.13



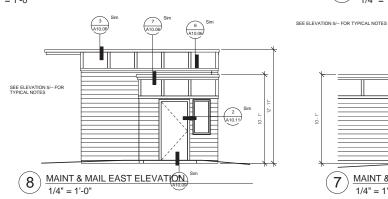
ROOM FINISH SCHEDULE - MAIL KIOSK															
ı	Location			North	n Wall	East	Wall	South	n Wall	West	Wall	Cei	ling	Tr	im
RM. NUM.	RM. NAME	Floor Finish	Wall Base	Material	Finish										
1	MAIL	NVT	RB	GB	PTD	WD	PTD								
2	MAINTENANCE	CONC PTD	DD	CP	DTD	WD	DTD								

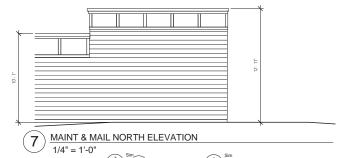


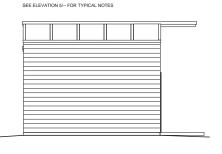


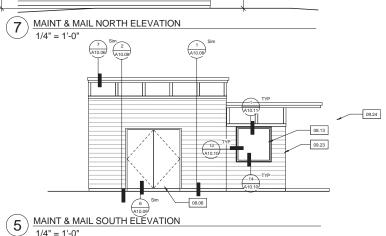
MAINTENANCE BLDG & MAIL KIOSK ROOF PLAN 1/4" = 1'-0"











6 MAINT & MAIL WEST ELEVATION
1/4" = 1'-0"

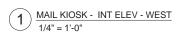


1/4" = 1'-0"



2 MAIL KIOSK - INT ELEV - SOUTH

1/4" = 1'-0"



SHEET NOTES

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ELECTRICAL & FIRE ALARM:

Key Plan





Drawing Record

MOH Super Schematic Design	08/15
50% Construction Documents Pricing Set	12/23
MOH 50% Construction Documents	01/23
Conditional Use Authorization Set	03/12
100 % CD Pricing Set	03/25
-	

LEGEND

KEYNOTES

 08.06
 EXTERIOR DOOR

 08.13
 PROVIDE VINYL WINDOW

 09.23
 FIBER CEMENT SIDING, PAINT

 09.24
 FIBER CEMENT TRIM, PAINT



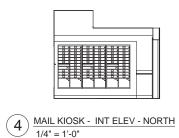
ROBERT B. PITTS 1150 / 1155 Scott Street San Francisco, CA 94115

Project Number

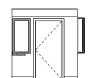
MAINTENANCE BLDG & MAIL KIOSK

A5.14

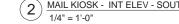
C:\Revit Projects\1416_Pitts_Block 2_Site Plan_cc.rvt



1/4" = 1'-0"



MAIL KIOSK - INT ELEV - EAST



LOCA

File No. 87.509EC 1125 Pierce Street and 1145 Scott Street Yerba Buena Plaza West

SAN FRANCISCO

CITY PLANNING COMMISSION

MOTION NO. 11332

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING A PLANNED UNIT DEVELOPMENT WITH A TOTAL OF 203 DWELLING UNITS ON TWO LOTS HAVING A COMBINED AREA OF APPROXIMATELY 200,250 SQUARE FEET AND PROPOSING EXCEPTIONS FROM PLANNING CODE REQUIREMENTS FOR REAR YARDS AND THE NUMBER OF REQUIRED PARKING SPACES IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT WITH A 40-X HEIGHT AND BULK DESIGNATION.

Preamble

On April 14, 1988, the San Francisco City Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 87.509C at which time the Commission reviewed and discussed the findings prepared for its review.

It was determined by the San Francisco Department of City Planning (hereinafter "Department"), in accordance with the provisions of the California Environmental Quality Act (hereinafter "CEQA"), the State Guidelines for the implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed development would not cause significant impacts such that an environmental impact report would be required, and in accordance with the above provisions issued a Preliminary Negative Declaration on March 18, 1988 under Case No. 87.509E. An appeal of this environmental determination was received on March 28, 1988. This appeal was placed before the Commission on April 14, 1988 when the Commission reviewed and approved the information contained in the Final Negative Declaration for the development under File No. 87.509E.

The Commission has reviewed and considered reports, plans, studies and other documents pertaining to this proposed development.

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.

Findings

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

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- 1. On or about August 6, 1987, ED2 International, authorized agents for the San Francisco Housing Authority, (hereinafter "Sponsor") made application (hereinafter "Application") for Conditional Use on the property at 1125 Pierce Street, Lot 1 in Assessor's Block 752 and 1145 Scott Street, Lot 1 in Assessor's Block 1128, (hereinafter "Subject Properties) to receive Conditional Use permit approval for a Planned Unit Development (PUD) having a total of 203 dwelling units for low-income residents on two lots having a combined area of approximately 200,250 square feet in conformity with plans filed with the Application and labeled "Exhibit B" (hereinafter "Development") in an RM-3 (Mixed Residential, Medium Density) district with a 40-X Height and Bulk designation.
- 2. The Development includes the demolition of the existing 332 dwelling units housed in three highrise structures on the two subject properties and replacement with 203 new dwelling units. Occupants would be low-income publicly assisted tenants, primarily residents of the former Yerba Buena Plaza West housing on the subject site who have been relocated to other Housing Authority units and some new tenants taken from lists maintained by the Housing Authority. All units would be rental units.
- 3. The Sponsor proposes construction of 203 new dwelling units clustered in two-story townhouse units and three-story walk-up buildings arranged in 11 buildings on Assessor's Block 752 (Block 1) and nine buildings on Assessor's Block 1128 (Block 2). Aside from the 203 units of housing, a one-story Community Center having about 2,620 square feet of area on Block 1 and about 132,800 square feet of useable open space are proposed. The unit breakdown is as follows:

No. of	No. of	Floor
<u>Units </u>	Bedrooms	<u>Area</u>
71	2	725 sq. ft.
7	2	725 sq. ft. for handicapped persons
110	3	925 sq. ft.
4	3	925 sq. ft. for handicapped persons
11	4	1200 sq. ft.
Total 203		•

Of this total, 116 units would be placed on Block 1 and 87 units are proposed for Block 2.

Each unit has a private entrance. Ground floor unit entrances directly face the street. Upper floor units share a common open stair leading to a common porch. Four units share each common stair and porch. However, each upper floor unit has a separate private entry door leading from the common porch.

Private open space would be provided for each ground floor unit. Common open space, accessible only to facility residents, is proposed in the mid-block area between building clusters. This space is devoted to several types of recreational use including: play areas, half-courts for basketball, community gardens, totlots and lawn areas.

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A total of 80 parking spaces would be provided in six surface parking lots; three on Block 1, having 40 spaces, and three on Block 2, having the remaining 40 spaces. No parking lot is proposed to have more than 14 spaces and all parking is designed to be visible from dwelling units and from the street. Each block face has a maximum of one parking lot (14 spaces maximum) and one curb cut.

- 4. The Development is a Federal Department of Housing and Urban Development (HUD) subsidized facility under the Conventional Public Housing Development Program which must make rental units available to low-income tenants. The tenants will be drawn from lists of former residents of the subject site and from lists of others seeking publicly assisted housing maintained by the San Francisco Housing Authority.
- 5. Section 209.1(k) of the Planning Code states that in an RM-3 (Mixed Residential, Medium Density) district one residential unit for each 400 square feet of lot area is the permitted density. The approximately 200,250 square feet of area in the two subject lots would allow a maximum density of 500 dwelling units. The proposed density of 203 dwelling units in the Development is thus 297 dwelling units below the permitted 500-unit density.
- 6. Because the area of the site exceeds one-half acre in size, Planning Code Section 304 permits the Planning Commission, through the granting of a conditional use authorization for a Planned Unit Development (PUD), to allow well reasoned modifications of Planning Code requirements. The Development meets all Code requirements except for a request under Section 304 to allow the following departures:
 - A. The placement of dwelling unit clusters in a configuration that differs from the traditional rowhouse development found in many San Francisco neighborhoods. Because of this arrangement, rear yard requirements of a minimum of 25 percent of the lot depth as described in Code Section 134 (a)(1) will not apply. Instead, mid-block open space is to be provided in communal areas secured from the general public and accessible only to facility residents from their units.
 - B. To permit for the provision of 80 parking spaces in six small lots located on the perimeter of the two subject parcels. Code Section 151 requires one parking space for each dwelling unit. In this case, 203 spaces are required by the Code. The 80 spaces to be provided is 123 spaces fewer than Code requirements.
- 7. Under the provisions of City Planning Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity and that such use will comply with the applicable provisions of the Code, and will not adversely affect the Master Plan. The proposed Development complies with the criteria of Section 303 of the Code in that:

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A. The City of San Francisco recognizes the necessity of providing new housing opportunities, particularly housing units affordable to low-income households. The proposed Development of 203 residential units on the two subject lots will provide housing for families and disabled persons in low-income households. This rental housing will be operated by the San Francisco Housing Authority.

The 203 units of housing are replacement units for the existing 332 units on the subject site vacant since September 1986. This vacant housing was originally constructed in 1955.

In November 1986, the Board of Supervisors voted to appropriate \$2,900,000 from the Housing Assistance Fund to be used on new housing construction at this location in conjunction with \$14,358,714 appropriated by the Federal Department of Housing and Urban Development (HUD).

B. The Development is found desirable for the neighborhood in that it satisfies numerous objectives and policies of the Master Plan as outlined in Finding No. 9 below. The Development will provide 203 low-income dwelling units on the now underutilized Yerba Buena Plaza West housing site. The design of the Development specifically relates to the scale and character of the existing living environment of the surrounding neighborhood.

The two-story rowhouses and three-story walk-up units are clustered around the perimeter of the subject site. Mid-block open space, exceeding Code-mandated area requirements, is secured from access to the general public while being readily accessible to each unit.

The two- and three-story scale and massing of the structures relate favorably to existing structures nearby along Pierce, Eddy, Turk and Scott Streets.

- C. The Development is found compatible with the neighborhood in that, as a residential development, it is similar to existing neighborhood residential uses and meets the use criteria requirements for an RM-3 (Mixed Residential, Moderate Density) district. The total area of the two subject lots is approximately 200,250 square feet. At a ratio of one dwelling unit for each 400 square feet of lot area, up to 500 units would be permitted to be developed on the Yerba Bunea Plaza West site. The proposed total of 203 units is 41 percent of the Code permitted density of 500 units.
- D. The Development complies with all applicable provisions of the Planning Code with the exception of meeting the requirements of Code Sections 134(a)(1) and 151 as described in Finding 6 above. A Planned Unit Development permits well reasoned departures from Code requirements to be granted by the Planning Commission under the provisions of Code Section 304 which are discussed in Finding 9 below.

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- 8. Further requirements of Code Section 303 require a determination relating to each of the following areas of concern:
- A. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures.

The proposed structures are similar in scale to the nearby two- and three-story structures on surrounding streets. The units are to be clustered in structures having from four to 12 units each. These structures are located around the perimeter of each block. The only major break in the streetwall will occur where small, 14-space parking lots are situated, one per street frontage. This arrangement of new buildings along streets allows the entrances of each unit to face directly onto the public right-of-way and thereby strengthen the existing urban development and feeling already found on nearby block frontages. No significant views will be blocked by the new two- and three-story buildings.

The architectural character of the neighborhood has been a major factor in the Development's design. Victorian elements such as open stairways to second floor porches, individual doors to each unit, bay window-like projections, heavy wooden framing around windows, cornice projections and painted horizontal wooden siding serve to visually link the proposed structures to similar design features found in nearby buildings.

B. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.

The Development is easily accessible to public transportation, neighborhood serving businesses and social and community services. The location of entrances to parking lots and the small size of each lot are designed to reduce pedestrian/vehicular conflicts and to minimize interference with traffic along surrounding streets. The request for a reduced number of parking spaces to a level equaling one parking space for every 2.5 units is based upon a parking survey done of the demand for parking spaces and automobile ownership at other Western Addition complexes operated by the Housing Authority and upon a resident survey conducted at Yerba Buena Plaza West prior to vacation of the units. This survey concluded that automobile ownership in these low-income households was limited to 5-12 percent of the units surveyed.

C. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

Standard practices will be followed during the construction period to minimize noise, dust and odor emissions. Since only residential uses are contemplated, there should be no permanent noxious or offensive emissions generated by the Development.

D. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

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Communal open space is to be accessible only through the units of facility residents. A variety of outdoor areas for different resident age groups is proposed. There are to be totlots for pre-school children, play areas for schoolage children, half-basketball courts with seating for teenagers, and gardens or the community center for adults.

Private yards are provided for each ground floor unit to act as a buffer between those units and the street or communal open spaces. Landscaping, lighting and signs will be consistent with City policy and are subject to Department staff review and approval.

9. Under the Provisions of Code Section 304, the Commission may authorize a conditional use for a Planned Unit Development in accordance with the provisions of Section 303 and the further requirements listed below. A Planned Unit Development shall:

A. Affirmatively promote applicable objective and policies of the Master Plan.

The development meets this requirement in the following ways:

The Residence Element of the San Francisco Master Plan contains the following relevant objectives and policies:

Objective 1, Policy 1: The Development will provide new housing on two publicly owned housing sites which are presently occupied by vacant, physically deteriorated high-rise buildings which have an number of code and structural inadequacies.

Objective 1, Policy 4: The Development will place new housing units on an underutilized site which is currently occupied by 332 vacant units in three highrise structures.

Objective 2, Policy 1: The Development will be compatible with and will not disrupt the existing scale and character of the surrounding area. The density of 203 units will be well below that of 500 units permitted by the Planning Code in an RM-3 (Mixed Residential, Medium Density) district.

Objective 2, Policy 3: The rental units in the Development are restricted to occupancy by low-income and disabled persons and will contain a variety of units ranging in size from two to four bedrooms. The proposed density is appropriate for the area and well within the density permitted by the established zoning district.

Objective 5, Policy 3: The rental units in the Development will be affordable to low-income persons.

Objective 5, Policy 4: The rental rate of the Development's units will be determined by the policies of the San Francisco Housing Authority and specifically targeted to low-income residents.

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- Objective 5, Policy 9: The required permit reviews for the subject Development have been processed in a timely manner.
- Objective 6, Policies 4: The Development is a well-designed proposal in conformity with the Master Plan and in keeping with the character of residential units surrounding the subject site
- Objective 7, Policy 1: The Development's resident selection process, administered by the San Francisco Housing Authority, will not discriminate on the basis of race, religion, sex, sexual preference, marital status, ancestry, national origin, color, or disability.
- Objective 7, Policy 2 and 3: Eleven of the Development's units will be designed to meet the special needs of the disabled and 24 other units are capable of being adapted for use by the disabled.
- Objective 7, Policy 6: All of the units of the Development will be rental units.

The Urban Design Element contains the following objectives and policies:

- Objective 2, Policy 6: The Development uses materials and design elements which respect the character of older surrounding buildings.
- Objective 3, Policy 1: The Development promotes harmony with the older residential structures of the surrounding neighborhood.
 - B. Provide off-street parking adequate for the occupancy proposed.

The Development will provide 80 parking spaces, one parking space for each 2.5 units, a ratio believed to be more than adequate to meet demand as borne out by surveys of parking demand and automobile ownership at other Housing Authority facilities in the Western Addition.

- C. Provide open space useable by occupants and, where appropriate, by the general public, at least equal to the open space required by this Code.
 - All Code requirements for open space are met or exceeded by the Development.
- D. Be limited in dwelling density to less than the density that would be allowed by Article 2 of the Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to reclassification of property.

The Development's density of 203 units is well under the maximum density of 500 units permitted by the Code in the established zoning district of RM-3 (Mixed Residential, Medium Density).

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E. Under no circumstances be excepted from any height limit established by Article 2.5 of the Code, unless such exception is explicitly authorized by the terms of the Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of the Code, and no such deviation shall depart from the purposes or intent of those Sections.

The maximum Development height of approximately 30 feet is below the permitted height designation of 40 feet.

- 10. The Commission hereby finds that approval of this Conditional Use Authorization would promote the health, safety and welfare of the City.
- 11. The Commission has considered the proposal and finds that the Development is consistent with the requirements of Section 101.1(b) as follows:
 - A. The totally residential type use character of the site both presently and with the proposed new Development obviates the need for concern over the preservation or enhancement of existing neighborhood-serving retail uses as outlined in Code Section 101.1(b)(1).
 - B. The replacement of 203 dwelling units for low-income families and disabled persons will serve to promote the cultural and economic diversity of this Western Addition neighborhood in fulfillment of the provisions of Section 101.(b)(2) of the Planning Code.
 - C. The reactiviation of 203 units of housing affordable to low-income families and disabled persons is not only consistent with, but affirmatively promotes the policy of enhancing the City's supply of affordable housing pursuant to Code Section 101.1(b)(3).
 - D. The proposed 80 parking spaces are dispersed around the Development site in six lots with no more than 14 parking spaces in each lot. The ratio of parking spaces to units has been established as adequate by Housing Authority survey of other Western Addition Housing Authority residential complexes. The proposed Development will not overburden City streets or neighborhood parking, nor impede Municipal Railway transit service and is consistent with the provisions of Section 101.1(b)(4) of the Planning Code.
 - E. The Development proposes no commercial office development and, thus, the policies of Code Section 101.1(b)(5) pertaining to protection of the industrial and service sectors are not applicable in this instance.
 - F. The proposed housing units in the Development will be constructed to meet present day seismic safety and other Building Code requirements and thereby promote the policy of Code Section 101.1(b)6.
 - G. This Development does not involve landmarks or historic building considerations and is, therefore, consistent with Code Section 101.1(b)(7).

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H. The Development will have no effect on any City park or officially designated open space. Thus, the concerns expressed in Code Section 101.1(b)(8) as to protection of access to sunlight and vistas for parks and open space are not applicable in this case.

The Commission concludes that, on balance, after considering all aspects of the proposal, the Development is consistent with the priority policies of Proposition M as outlined by Code Section 101.1(b).

The Commission, after carefully balancing the competing public and private interests, hereby finds that approval of the conditional use authorization promotes 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 hearing, and all other written materials submitted by all parties, the Commission hereby APPROVES conditional use Application No. 87.509EC subject to the following conditions attached hereto as Exhibit A which is incorporated herein by reference thereto as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission on April 14, 1988.

Lori Yamauchi Secretary

AYES:

Commissioners Bierman, Hemphill, Johnson, Nakashima, Rosenblatt and

Wright

NOES:

None

ABSENT: None

ADOPTED: April 14, 1988

LLM:atm/103

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EXHIBIT A

CONDITIONS OF APPROVAL

General Mitigation Measures

- 1. "Mitigation Measures To Be Included in the Development", as outlined in the Final Negative Declaration (File No. 87.509E), shall be conditions of approval and are accepted by the Sponsor or successors in interest. If said measures are less restrictive than the following conditions, the more restrictive and protective, as determined by the Zoning Administrator, shall govern. These measures are as follows:
 - A. A preliminary inspection of the building for asbestos has been completed. A subsequent inspection including testing for the presence of asbestos in wall plaster by an independent laboratory has been made. A copy of this preliminary report shall be sent to David Omoto at the Bay Area Air Quality Maintenance District and to Pamela Hollis at the San Francisco Department of Health. A final report shall be prepared prior to the commencement of demolition. Included in the final report shall be a plan for the safe removal and disposal of any asbestos found in the building exceeding allowable levels under applicable State law. A copy of this report shall be submitted to the Bay Area Air Quality Management District, and any other appropriate State agency, and evidence of this submittal transmitted to the Department of City Planning before the issuance of demolition permits. The Sponsor shall comply with applicable State law which regulates asbestos removal and disposal.
 - B. The Sponsor shall remove the two underground tanks on the site in coordination with the City Department of Health, and in conformity with all applicable regulations. The tanks shall be removed if possible and appropriate clean up of the site administered by the Sponsor in accordance with the guidelines if the San Francisco Bay Regional Water Quality Control Board. If the removal of the tanks is found not to be possible, the Sponsor shall work with the City Department of Health to identify an alternate solution, implementation of which shall be the responsibility of the Sponsor.
 - C. A detailed preliminary foundation and structural design study has been conducted for the Development by a California-licensed structural engineer and a geotechnical consultant. The Sponsor shall follow the recommendations of this study during the final design and construction of the Development.

If dewatering is necessary, any groundwater pumped from the site may be required to be retained in a holding tank to allow suspended particles to settle, if found necessary by the Industrial Waste Division of the Department of Public Works, to reduce the amount of sediment entering storm drain/sewer lines.

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Should dewatering be necessary, the final soils report shall address the potential settlement and subsidence impacts of this dewatering. Based upon this discussion, the report shall contain a determination as to whether or not a lateral movement and settlement survey should be done to monitor any movement of or settlement surrounding buildings and adjacent streets. If a monitoring survey is recommended, the Department of Public Works shall require that a Special Inspector (as defined in Article 3 of the Building Code) be retained by the Sponsor to perform this monitoring. Groundwater observation wells shall be installed to monitor potential settlement and subsidence. If, in the judgment of the Special Inspector, unacceptable movement were to occur during dewatering, groundwater recharge shall be used to halt this settlement. Costs for the survey and any necessary repairs to service lines under the street shall be borne by the Sponsor.

The two church structures to the north of the Development site across Eddy Street, Holy Cross Church and Old St. Patrick's Church, shall be monitored for settlement by the Sponsor's contractor. If it is determined that potential settlement could occur, necessary measures shall be taken to assure the stability of these two buildings. The two church structures shall be monitored by the contractor for vibrations due to demolition of the buildings on the Development site. In the event that the vibrations are of sufficient magnitude to potentially result in damage to either of the two structures, the contractor shall modify the construction process and/or alternative equipment shall be used as appropriate.

D. Given the strong possibility of encountering the remains of cultural or historic artifacts or features within the Development site, the Sponsor shall retain the services of a qualified archaeologist. The Environmental Review Officer (ERO) in consultation with the President of the Landmarks Preservation Advisory Board (LPAB) and the archaeologist shall determine whether the archaeologist would instruct all excavation and foundation crews on the Development site of the potential for discovery of cultural and historic artifacts, and the procedures to be followed if such artifacts are uncovered.

A pre-foundation excavation testing program is required. The program shall be supervised by a qualified archaeologist using a series of backhoe trenches or other testing methods determined by the archaeologist to be appropriate. The archaeologist shall supervise the testing at the site to determine the probability of finding cultural and historical remains. At the completion of the archaeological testing program, the archaeologist shall submit a written report first and directly to the ERO, with a copy to the Sponsor, which describes the findings, assesses their significance and proposes appropriate recommendations for any additional procedures necessary for the mitigation of adverse impacts to cultural resources determined to be significant.

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Following site clearance, but before removal of any existing building foundations, the qualified archaeologist shall supervise a program of on-site monitoring during the last stages of site clearance, foundation removal and site excavation. The archaeologist shall record observations in a permanent log. Should cultural or historic artifacts be found following commencement of excavation activities, the archaeologist shall assess the significance of the find, and immediately report to the ERO and the President of the LPAB. Upon receiving the advice of the consultants and the LPAB, the ERO shall recommend specific mitigation measures, if necessary. The monitoring program, whether or not there are finds of significance, shall result in a written report to be submitted first and directly to the ERO, with a copy to the Sponsor.

Excavation or construction activities which might damage discovered cultural resources shall be suspended for a total maximum of four weeks over the course of construction to permit inspection, recommendation and retrieval, if appropriate.

If cultural resources of potential significance are discovered, an appropriate security program shall be implemented to prevent looting or destruction. Any discovered cultural artifact assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB, shall be placed in a repository designated for such materials or disposed as deemed appropriate by the ERO and President of the LPAB.

Copies of the draft reports prepared according to this mitigation measure shall be sent first and directly to the Environmental Review Officer and to the President of the Landmarks Preservation Advisory Board for review. Following approval of the report by the ERO and the President of LPAB, a final report shall be sent to the California Archaeological Site Survey Office at Sonoma State University, the Foundation for San Francisco's Architectural Heritage and the State Office of Historic Preservation. The Office of Environmental Review shall receive three final copies of the final archaeological findings report.

E. Any toxic substance discovered on the Development site, including, for example, any PCB's in elevator equipment, shall be removed and disposed of in accordance with all applicable regulations.

Land Use and Density

1. This approval is for a Development of up to 203 low-income residential units in a Planned Unit Development with up to 80 off-street parking spaces substantially as shown in Exhibit B, attached hereto and as reviewed and approved by the Commission on April 14, 1988. Additional parking spaces, up to the maximum permitted by the Planning Code may be provided at a later time by either restriping or expansion of existing parking lots.

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Design

- 1. The final plans shall meet the standards of the City Planning Code and be in general conformity with the plans reviewed and approved by the Commission on April 14, 1988 and filed with the Department of City Planning as $\underbrace{\text{Exhibit B}}_{\text{Yerba}}$, Yerba Buena Plaza West.
- 2. The Development architect shall continue to work with the Department of City Planning to further develop and refine the design. The final design shall be reviewed and approved by the Department of City Planning prior to approval of any Building Permit Applications.
- 3. Decisions on final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.
- 4. Wall finish material in the Development shall be painted horizontal redwood siding, not plywood.

Transportation

- 1. The 80 off-street parking spaces provided in the Development shall be assigned to Development residents. A permit parking system shall be initiated by the Housing Authority limiting use of the off-street parking spaces to Development residents only.
- 2. The resident building manager of the Development shall monitor use of the six parking lots to ensure that derelict or abandoned vehicles are promptly removed.

Construction

1. The Development contractor shall provide a minimum of a twice-daily watering of the site during construction to reduce dust.

Performance

l. The Housing Authority shall appoint a person or persons to act as a neighborhood liaison. The function of said liaison shall be to consult with residents of the Yerba Buena Plaza West Development and neighbors in the surrounding neighborhood to resolve problems or complaints arising from operation of the Development.

LLM:atm/103