



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JANUARY 30, 2020

Record No.: 2015-04109CUA-02
Project Address: 333 12th Street
Zoning: WMUG (Western SoMa Mixed-Use General) Zoning District
Western SOMA Special Use District
55-X & 55/65-X Height and Bulk District
Block/Lot: 3521/022 & 055
Project Sponsor: Zac Shore, Panoramic Interests
1321 Mission Street, Ste. 101
San Francisco, CA 94103
Property Owner: Paul and Paulette Ryan Revocable Trust &
James W. Friedman and Suzanne Stassevitch Revocable Trust
San Francisco, CA 94103
Staff Contact: Esmeralda Jardines – (415) 575-9144
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The current proposal is to convert 200 dwelling units to student housing (up to 618 beds) within a seven-story-over-basement (80-ft tall) residential building (measuring approximately 150,837 gross square feet). This new building is currently under construction.

The previous approval authorized per Planning Commission Motion No. 19818 included the demolition of a two-story industrial building (measuring approximately 21,630 square feet (sq ft)) and new construction of a seven-story-with-basement, 80-ft tall, residential building (measuring approximately 144,487 gross square feet (gsf)) with 200 dwelling units and 125 Class 1 bicycle parking spaces. The Project does not possess any off-street vehicular parking, and requested an on-street loading space and two on-street car-share parking spaces. The dwelling unit mix included six one-bedroom units, 94 two-bedroom units, and 100 two-bedroom units with two dens. The Project included approximately 11,840 sq ft of open space through below-grade outdoor areas along 12th Street and Norfolk Streets (collectively measuring 1,732 sq ft), an interior courtyard (measuring approximately 3,978 sq ft), two private open areas on the second floor (collectively measuring 523 sq ft) and two rooftop decks (collectively measuring 5,607 sq ft). The Project also included streetscape improvements including sidewalk widening, street trees, planting strips and ten Class 2 bicycle parking spaces. The Project reconfigured the lot lines between the two existing lots into three new lots, which resulted in a project site with 199.99-ft of frontage along Norfolk Street and 157-ft of frontage along 12th Street, and a lot area of 25,518 sq ft. Pursuant to California Government Code Sections 65915-65918, the Project Sponsor previously elected to utilize the State Density Bonus Law.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 844.23 to convert 200 dwelling units to student housing (618 student beds) within the Western SoMa Mixed-Use General Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any public correspondence either in support or opposition to the Project. However, the Department has received inquiries regarding the student housing proposal. Sue Hestor has inquired about which Post-Secondary Educational Institutions will occupy 333 12th Street.
- **Prior Approval.** On December 8, 2016, the Commission previously granted a Conditional Use Authorization, pursuant to Planning Code Sections 206 and 303. In order to accommodate the additional 35% density conferred by the State Law, the Project previously sought waivers for: 1) Rear Yard (Planning Code Section 134); 2) Open Space (Planning Code Section 135); 3) Dwelling Unit Exposure (Planning Code Section 140); 4) Height (Planning Code Sections 250 and 252); and, 5) Off-Street Loading (Planning Code Section 152.1). These waivers were necessary to construct the Project at the proposed density.
- **Project Updates:** Since the public hearing on December 8, 2016, the Project Sponsor has updated the Project as follows:
 - **Student Housing:** The Project Sponsor is proposing to convert the existing 200 dwelling units to student housing to accommodate up to 618 beds.
 - **Dwelling Unit Mix:** The Project Sponsor is proposing an update to the dwelling unit mix to provide 98 two-bedroom units, 88 four-bedroom units, and 14 five-bedroom units. Thus, all 200 dwelling units will be at least two-bedroom units or more.
 - **Bicycle Parking:** With the conversion to student housing, the amount of bicycle parking will increase to provide 188 Class 1 and 15 Class 2 bicycle parking spaces.
- **Inclusionary Affordable Housing:** 333 12th Street is a student housing project and is not subject to inclusionary affordable housing requirements of Planning Code Section 415. The San Francisco Art Institute updated its Institutional Master Plan on file with the City and County of San Francisco to identify 333 12th Street as a site that would develop student housing. Further, the proposed Project does not result in any loss or conversion of existing housing as no existing residential uses currently exist on the site but rather, the residential building is under construction.
- **Student Housing:** Per Case No. 2016-006593PCA, the Planning Commission found, concluded and determined that there is a shortage of nearly 40,000 beds for student housing in the City and this shortfall contributes to the overall housing crises as students are forced to look for housing in the very limited and expensive existing housing stock. 618 student beds are proposed at 333 12th Street. Of the 200 dwelling units, SFAI would occupy 59 of those dwelling units.
- **Affordable Student Housing:** Per the Project Sponsor's submittal, the Project will comply with all requirements of the new student housing category within the State Density Bonus Law, including:

- To provide 20% of total beds in a base project to “lower income students,” who are defined as students with a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients;
- Rent paid by “lower income students” must be calculated at 30 percent of 65 percent of the area median income for single-room occupancy unit type;
- To be used exclusively for undergraduate, graduate, or professional students enrolled full time in a school accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges;
- To provide for priority occupancy of the affordable beds by “lower income students” experiencing homelessness, as defined in California Government Code Section 65915(b)(1)(F).

ENVIRONMENTAL REVIEW

The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Western SoMa Area Plan and the Objectives and Policies of the General Plan. The Project will provide up to 618 student beds, which is a goal for the City. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Land Use Data

Exhibit C – Maps

Exhibit D – Aerial and Site Photographs

Exhibit E – Plans and Renderings

Exhibit F - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JANUARY 30, 2020

Record No.: 2015-004109CUA-02
Project Address: 333 12TH STREET
Zoning: WMUG (Western SoMa Mixed-Use General) Zoning District
Western SOMA Special Use District
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 844.23 OF THE PLANNING CODE TO CONVERT 200 DWELLING UNITS TO STUDENT HOUSING (UP TO 618 BEDS) WITHIN A SEVEN-STORY-OVER-BASEMENT (80-FT TALL) RESIDENTIAL BUILDING (MEASURING APPROXIMATELY 150,837 GROSS SQUARE FEET) LOCATED AT 333 12TH STREET, LOTS 022 AND 055 IN ASSESSOR'S BLOCK 3521.

PREAMBLE

On December 8, 2016, the San Francisco Planning Commission (hereinafter "Commission") authorized in Motion Nom 19818 Conditional Use Authorization Application No. 2015-004109CUA, under Planning Code Sections 303 and 823(c)(11), to allow a major development requesting a height bonus in the Western SoMa Special Use District for new construction of a seven-story-over-basement (80-ft tall) residential building with 200 dwelling units at 333 12th Street. The project is currently under construction.

On January 25, 2017, Zac Shore of Panoramic Interests (hereinafter "Project Sponsor") filed Application No. 2015-004109CUA-02 (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to convert the seven-story-over-basement, 80-ft tall, residential building with 200 dwelling units approved in Motion 19818 from residential dwelling units to student housing (up to 618 student beds) (hereinafter "Project") at 333 12th Street, Block 3521 Lots 022 and 055 (hereinafter "Project Site").

The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

On January 30, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-004109CUA-02.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-004109CUA-02 is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2015-004109CUA-02, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. The Commission incorporates as though fully set forth herein, the findings contained in Motion 19818, adopted on December 8, 2016.
3. **Project Description.** The proposed project would convert 200 dwelling units to student housing (up to 618 beds) within a seven-story-over-basement (80-ft tall) residential building (measuring approximately 150,837 gross square feet). This new building is currently under construction.

The previous approval authorized per Motion No. 19818 included the demolition of a two-story industrial building (measuring approximately 21,630 square feet (sq ft)) and new construction of a seven-story-with-basement, 80-ft tall, residential building (measuring approximately 144,487 gross square feet (gsf)) with 200 dwelling units and 125 Class 1 bicycle parking spaces. The Project does not include any off-street vehicular parking, and requested an on-street loading space and two on-street car-share parking spaces. The dwelling unit mix included six one-bedroom units, 94 two-bedroom units, and 100 two-bedroom units with two dens. The Project includes approximately 11,840 sq ft of open space through below-grade outdoor areas along 12th Street and Norfolk Streets (collectively measuring 1,732 sq ft), an interior courtyard (measuring approximately 3,978 sq ft), two private open areas on the second floor (collectively measuring 523 sq ft) and two rooftop decks (collectively measuring 5,607 sq ft). The Project also includes streetscape improvements including sidewalk widening, street trees, planting strips and ten Class 2 bicycle parking spaces. The Project reconfigured the lot lines between the two existing lots into three new lots, which resulted in a project site with 199.99-ft of frontage along Norfolk Street and 157-ft of frontage along 12th Street, and a lot area of 25,518 sq ft. Pursuant to California Government Code Sections 65915-65918, the Project Sponsor elected to utilize the State Density Bonus Law.

4. **Site Description and Present Use.** The Project is located on an irregularly-shaped mid-block parcel (with a lot area of 29,424± square feet). Currently, the project site has approximately 205-ft of frontage along Norfolk Street and 208-ft 6-in of frontage along 12th Street. The project site contains a vacant lot (Lot 055), and previously contained a two-story, industrial building (Lot 022). The proposed seven-story residential building is currently under construction at (Lot 022). Based on the current construction schedule, the Project Sponsor anticipates obtaining a Temporary Certificate of Occupancy (TCO) from the Department of Building Inspection by May of 2020.
5. **Surrounding Properties and Neighborhood.** The project site is located within the WMUG (Western SoMa Mixed-Use General) Zoning District in the Western SoMa Area Plan. The project site has two street frontages: 12th Street, which is identified as a two-way street with horizontal on-street parking on either side of the street; and, Norfolk Street, which is a smaller-scale, one-way alley with on-street parking along the east side of the street. The immediate context is mixed in character with a mix of residential, commercial and industrial development. The immediate neighborhood includes one-to-three-story commercial and industrial buildings, a one-story bar (d.b.a. The Eagle), and three-to-four-story live/work and residential complexes. Along 12th Street adjacent to the project site is a double-height one-story warehouse to the west, and a two-and-one-half-story single-family residence to the east. Along Norfolk Street, the project site abuts a vacant lot to the east and the double-height one-story warehouse to the west. To the west, the vacant lot (identified as 1532 Harrison Street) was recently approved for development as a seven-story (65-ft tall) mixed-use building with 136 dwelling units and 1,463 square feet of ground floor commercial space. Other zoning districts in the vicinity of the project site include: RED-MX (Residential Enclave District - Mixed); WMUO (Western SoMa Mixed Use-Office); PDR-1-G (Production, Distribution and Repair-General); and SALI (Service/Arts/Light Industrial).
6. **Public Outreach and Comments.** The Department has not received any public correspondence either in support or opposition to the Project. However, the Department has received inquiries regarding the student housing proposal. Sue Hestor has inquired about which post-secondary educational institutions will occupy 333 12th Street.
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. **Permitted Uses in WMUG Zoning District.** Per Planning Code Section 844.23, student housing is conditionally permitted in newly constructed buildings within the WMUG (Western SoMa-Mixed Use General) Zoning District, and not permitted otherwise.

The Project is currently under construction, which was previously authorized in Motion 19818. The Project Sponsor anticipates receiving a Temporary Certificate of Occupancy in May of 2020. The Project seeks Conditional Use Authorization to convert the 200 dwelling units to student housing for up to 618 student beds under Section 844.23.

- B. Building Standards.** The Project authorized under Motion 19818 complied with Planning Code sections 138.1 (Street Scape and Pedestrian Improvements), 139 (Bird Safety), 145.1 (Street Frontage in Mixed Use Districts), 155.2 (Bike Parking), 261.1 (Narrow Streets), 207.6 (Dwelling Unit Mix), 295 (Shadows), and 415 (Inclusionary Housing). The Project elected to use the State Density Bonus Law, and received waivers to Planning Code Sections 134 (Rear Yard), 135 and 823(c)(2) (Useable Open Space), 140 (Dwelling Unit exposure), 152.1 (Off Street Loading), and 250/252, (height)(80ft in a 55/65 ft height district).
- C. Exemption from Inclusionary Affordable Housing Program (Student Housing Project).** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. However, pursuant to Planning Code Section 415, the Inclusionary Housing Program, shall not apply to a student housing project that meets all of the following criteria:
- The building or space conversion does not result in loss or conversion of existing housing, including but not limited to rental housing and dwelling units;
 - An Institutional Master Plan (IMP) pursuant to Section 304.5 is on file with the Planning Department prior to the issuance of any building permit or alteration permit in connection with the creation of the Student Housing project, and in addition to the requirements of 304.5, such IMP shall describe:
 - to the extent such information is available, the type and location of housing used by its students;
 - any plans for the provision of Student Housing; and
 - the Educational Institution's need for student housing to support its program;
 - and the percentage of its students, on an average annual basis, that receive some form of need-based assistance as described in (113B).
 - The Mayor's Office of Housing and Community Development (MOHCD) is authorized to monitor this program. MOH shall develop a monitoring form and annual monitoring fee to be paid by the owner of the real property or the Post-Secondary Educational Institution or Religious Institutions, as defined in Section 102 of the Planning Code. The owner of the real property and each Post-Secondary Educational Institution or Institutions shall agree to submit annual documentation to the (MOH) and the Planning Department, on or before December 31 of each year.

The Project Sponsor has demonstrated that 333 12th Street is eligible to be identified as a student housing project. San Francisco Art Institute updated its Institutional Master Plan on file with the City and County of San Francisco to identify 333 12th Street as a site that would develop student housing for its students. SFAI will occupy 59 of the 200 dwelling units including 228 student beds. Of the 59 dwelling units, seven will be two-bedroom units, six will be five-bedroom units, and 46 will be four-bedroom units. Further, the proposed Project does not result in any loss of existing housing as no existing residential uses currently exist on the site. The housing that is under construction is being proposed for

conversion from dwelling units to student housing dwelling units. Therefore, the proposal is further specifying the type of residential uses that were previously authorized.

8. **State Density Bonus Law:** As part of the previous conditional use authorization in Motion 19818, the project sponsor elected to use the State Density Bonus Law, California Government Code Sections 65915-65918, which allowed a 35% density bonus if at least 11% of the “Base Project” units are affordable to very-low-income households (as defined in California Health and Safety Code section 50105). The “Base Project” includes the amount of residential development that could occur on the project site as of right without modifications to the physical aspects of the Planning Code (ex: open space, dwelling unit exposure, etc.). Under the State Density Bonus Law, the Project Sponsor is entitled to a limited number of concessions or incentives, as well as waivers for any development standard that would physically preclude construction of the project at the proposed density. In January 2019, the State Density Bonus Law was updated to create a 35% density bonus for student housing developments, with opportunity to seek waivers from physical development controls as apply to qualifying residential development. Student Housing projects that seek a density bonus through the State Law are not eligible for concessions or incentives.

Per Motion No. 19818, the previously approved Project provided 11% of units in the Base Project as affordable to very-low income households (50% of area median income, as defined in California Health and Safety Code Section 50105) and is entitled to a 35% density bonus under State Law. The Project proposed waivers to the development standards for: 1) Rear Yard (Planning Code Section 134); 2) Open Space (Planning Code Section 135); 3) Dwelling Unit Exposure (Planning Code Section 140); 4) Height (Planning Code Sections 250 and 252); and, 5) Off-Street Loading (Planning Code Section 152.1), which waivers were necessary to construct the Project at the proposed density. The project did not request any concessions or incentives.

Per the Project Sponsor’s submittal, following conversion to student housing, the Project will comply with all requirements of the new student housing State Density Bonus Law 65915 category, including:

- *To provide 20% of total beds in a base project to “lower income students,” who are defined as students with a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients;*
 - *Rent paid by “lower income students” must be calculated at 30 percent of 65 percent of the area median income for single-room occupancy unit type;*
 - *To be used exclusively for undergraduate, graduate, or professional students enrolled full time in a school accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges;*
 - *To provide for priority occupancy of the affordable beds by “lower income students” experiencing homelessness, as defined in California Government Code Section 65915(b)(1)(F).*
9. **Planning Code Section 206.6** establishes criteria for the Planning Commission to consider when reviewing applications for State Density Bonus Program: Individually Requested. As a student housing project, on balance, the project continues to comply with said criteria in that:

(1) Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission shall make the following findings as applicable.

(A) The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project is eligible for the Individually Requested Density Bonus Program in that it consists of five or more dwelling units; is subject to a recorded covenant that restricts rent levels to affordable levels for very low or low-income persons or families; and is not located in the RH-1 or RH-2 Zoning District.

(B) The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project is not seeking any Concessions or Incentives.

(C) If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

In order to accommodate the additional 35% density conferred by the State Law, the Project previously sought waivers for: 1) Rear Yard (Planning Code Section 134); 2) Open Space (Planning Code Section 135); 3) Dwelling Unit Exposure (Planning Code Section 140); 4) Height (Planning Code Sections 250 and 252); and, 5) Off-Street Loading (Planning Code Section 152.1), which waivers were necessary to construct the Project at the proposed density. Said waivers were approved per Motion No. 19818. Without these waivers, construction of the Project at the proposed density would be physically precluded by the City's Development Standards.

(D) If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The Project does not include a donation of land.

(E) If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The Project does not include a child care facility.

(F) If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The Project has not requested any concessions or incentives.

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

- A. The proposed 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.

The Project demolished a two-story former industrial building, and constructed a new seven-story residential development approved for 200 dwelling units. Those 200 dwelling units are now proposed to be converted to student housing to accommodate up to 618 beds. Given the objectives of the Western SoMa Area Plan, the Project is necessary and desirable in promoting the transformation of the surrounding neighborhood, while also maintaining and contributing to the important aspects of the existing neighborhood, such as providing new housing opportunities for students. Housing is a top priority for the City and County of San Francisco. Per Case No. 2016-006593PCA, the Planning Commission found, concluded and determined that there is a shortage of nearly 40,000 beds for student housing in the City and this shortfall contributes to the overall housing crises as students are forced to look for housing in limited and expensive housing stock. The size and intensity of the proposed development, up to 618 student beds, is necessary and desirable for this neighborhood and the surrounding community because it will provide new opportunities for student housing to alleviate the aforementioned student bed shortage. In summary, the Project is an appropriate residential use as student housing project.

- B. 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:

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

The Project under construction is a new seven-story-with-basement residential development in a varied neighborhood context, which includes one-to-two story commercial properties, three-to-five-story tall residential developments and one-to-three story light industrial buildings. The Project incorporates dwelling units, which are at and partially below the street grade. The previously approved 200 dwelling units will remain as such; however, the Project is now proposing that 618 student beds be provided to accommodate student housing. The conversion to student housing will not affect the previously authorized building envelope and therefore, will not impact the project site's size or shape nor would it alter the proposed size, shape and arrangement of the structure under construction. All 200 dwelling units, that would be used for student housing, are provided with sufficient light and air, and also contribute to the street activity along the public rights-of-way. Overall, this student housing project will be beneficial to the surrounding neighborhood.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code;

The Project would not adversely affect public transit in the neighborhood. The project site is close to several MUNI bus lines, including the: 12-Mission, 27-Bryant, 47-Van Ness and 83X-Mid-Market Express, all within one-quarter mile from 333 12th Street, and is within one-half mile of the Van Ness Avenue MUNI Station and the Civic Center MUNI and BART stations. The Project provides no off-street parking, which supports the City's transit first policies. Provision of bicycle storage areas along with the close proximity to mass transit is anticipated to encourage students and visitors to use alternate modes of transportation. The 47-Van Ness will function as a direct line between the proposed Student Housing Project and the SFAI campus at 800 Chestnut Street. The Project also incorporates an on-street loading and pedestrian drop-off zone, in lieu of providing for off-street freight loading, which can assist with students' move-in and move-out.

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

The Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions. Conditions of Approval were included in Motion 19818 to address potential issues and those conditions continue to apply.

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

The Project will continue to provide the required number of street trees and new bicycle parking along the public rights-of-way; as part of the conversion to student housing, Class 2 bicycle parking increased from 10 to 15 spaces. The Project would continue to widen the sidewalks along 12th and Norfolk Streets, which would improve the public realm while also accommodating the additional bicycle parking. These upgrades will be beneficial to the surrounding neighborhood because it will provide new street improvements, lighting, and vegetation.

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

The Project complies with all relevant requirements and standards of the Planning Code, except for those requirements for which the Project Sponsor sought a waiver for under the State Density Bonus Law (California Government Code Sections 65915-65918) per Record No. 2015-004109CUA and approved per Motion No. 19818. The Commission found that those waivers were required in order to construct the Project at the density allowed by State Law. With the new proposed student housing, the Project continues to be consistent with objectives and policies of the General Plan as detailed below.

- D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

The Project is located within the West SoMa Mixed-Use General (WMUG) Zoning District. The proposed student housing is in conformity with the stated purpose of the WMUG because new residential developments are encouraged to provide as much mixed-income family housing as possible. With some dwelling units providing up to five bedrooms, many student beds will be made available.

- E. The use or feature satisfies any criteria specific to the use or feature in Subsections (g), et seq. of this Section.

There is no additional criteria specific to the student housing use per Planning Code Section 303 (g) et seq.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.4

Ensure community based planning processes are used to generate land use controls.

Policy 1.6

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.9

Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.6

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

Policy 11.8

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

The Project is consistent with the WMUG Zoning District, which calls for new housing at a scale and density with the existing neighborhood. As noted by the Project Sponsor, the Project incorporates economically efficient dwelling units, which are either 427 sf, 644 sf or 882 sf in size, and provide 2-BD, 4-BD, and 5-BD

configurations, respectively, that will accommodate multiple student housing arrangements. The Project does not possess any vehicular parking, students will instead pursue alternative modes of transportation. The Project would satisfy State Law affordable student housing requirement by designating 20% of the proposed student beds as affordable. The Project is requesting a Conditional Use Authorization to convert the previously authorized dwelling units to student housing to allow up to 618 student beds. Out of those 618 student beds, the Project will provide 92 on-site affordable student beds for rent, thus meeting the State Law affordable student housing requirements and encouraging diversity among income levels within the new development. The Project responds to the site's location within a mixed-character neighborhood by providing on-site affordable student beds.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.3:

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

Policy 34.5:

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

The Project includes new streetscape improvements along 12th and Norfolk Streets and provides new street plantings, bicycle parking, and new site furnishings. Frontages are designed with active spaces oriented at the pedestrian level. As required for student housing the project provides 50% bicycle parking than would otherwise be required for a dwelling unit. Thus, the Project includes 188 Class 1 bicycle parking spaces and 15 Class 2 bicycle parking spaces in secure, convenient locations. The Project does not provide any off-street vehicular parking, which will encourage students to consider alternative modes of transportation including either utilizing bicycles or taking public transit. Further, the Project would restore the existing curb cuts on the project site.

WESTERN SOMA AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1

BUILD ON AN EXISTING MIXED-USED CHARACTER THAT ENCOURAGES PRODUCTION OF RESIDENTIAL USES IN AREAS MOST APPROPRIATE FOR NEW HOUSING WITH A PROXIMATE MIX OF USES AND SERVICES SERVING LOCAL NEEDS AND THEREBY DEVELOPING A COMPLETE NEIGHBORHOOD.

Policy 1.1.2

Western SoMa land uses should progress from non-residential uses south of Harrison Street northward to an increasingly residential neighborhood with retention of a mix of uses and new mixed-use developments where appropriate.

Policy 1.1.7

Establish vertical zoning standards in locations encouraging new mixed-use development and preserving a mix of uses.

Neighborhood Economy

OBJECTIVE 2.2

PROMOTE APPROPRIATE NEW NEIGHBORHOOD BUSINESS OPPORTUNITIES THAT CREATIVELY RESPOND TO NEIGHBORHOOD, CITYWIDE AND REGIONAL ECONOMIC NEEDS AND TRENDS.

Policy 2.2.5

Allow increased height limits on larger development sites in exchange for enhanced public benefits.

Policy 2.2.13

Clearly designate and differentiate streets and their associated zoning for functional goods and services movement from streets with pedestrian and bicycle orientations.

Housing

OBJECTIVE 3.2

ENCOURAGE NEW NEIGHBORHOOD RESIDENTIAL USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES TO BUILD ON THE EXISTING NEIGHBORHOOD PATTERNS.

Policy 3.2.2

Encourage in-fill housing production that continues the existing built housing qualities in terms of heights, prevailing density, yards and unit sizes.

Policy 3.2.3

Provide additional housing production incentives for areas identified as most appropriate for housing production.

Policy 3.2.6

Promote the production of housing development programs that provide for families and other Western SoMa SUD special population needs in terms of the mix of unit sizes, affordability and tenure.

Policy 3.2.7

Create development controls on large sites that clearly direct and provide opportunities to replicated the scale, character and mix of existing uses.

Policy 3.2.8

Establish clear community benefit guidelines for the use of height or density bonuses for residential construction in the Western SoMa SUD.

OBJECTIVE 3.3

ENSURE THAT A SIGNIFICANT PERCENTAGE OF THE NEW HOUSING CREATED IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES.

Policy 3.3.2

Where new zoning has conferred increased development potential; ensure that mechanisms are in place for developers to contribute towards community benefits programs that include open space, transit, community facilities/services, historic/social heritage preservation and affordable housing, above and beyond citywide inclusionary requirements.

The Project features an appropriate use encouraged by the Area Plan for this location. The Project includes an appropriate dwelling unit mix, since all 200 dwelling units, for up to 618 student beds, will have at least

two-bedroom units: 98 DUs will have 2-BDs, 88 DUs will have 4-BDs, and 14 will have 5-BDs. The proposed conversion to student housing is a residential use north of Harrison Street in a walkable location that is well-served by public transit connecting 333 12th Street to the SFAI campus at 800 Chestnut. Students have special housing needs that are not being satisfied by the market. Students often need housing on a shorter-term basis and thus, need more transient housing arrangements than a long-term resident. When housing cannot be provided by a post-secondary educational institution, it limits its ability to attract and retain students. Allowing student housing will meet the special housing needs of students.

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

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

Currently, the project site does not contain any existing neighborhood-serving uses. The Project improves the urban form of the neighborhood by allowing up to 618 student beds in the previously authorized 200 dwelling units. The Project would add new residents (students), visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

No occupied housing currently exists on the project site. The previously approved project is under construction. The Project would refine this approved project and will provide up to 618 student beds, thus resulting in an increase in the neighborhood housing stock. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

No occupied housing currently exists on the project site. The Project will comply with the State's Student Housing Affordability requirements by providing 92 below-market rate affordable student beds for rent. Therefore, the Project will increase the stock of affordable housing units in the City.

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

Conversion of the housing to student housing will not alter the existing commuter traffic patterns. The project site is within walking distance to public transportation options, some of which connect to the corresponding post-secondary educational institution. The location of the site will enable student residents and visitors to the building to walk, bike, or use public transit. The 12, 27, 47, and 83X MUNI bus lines are in the vicinity of 333 12th Street.

- 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.

Conversion to student housing does not include commercial office development and does not displace the City's industrial and services sectors.

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

The Project will conform to the structural and seismic safety requirements of the City Building Code, including for student housing. The Project will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project will not impact any landmark or historic building, since the project site does not contain any landmarks or historic buildings.

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

The Project will have no negative impact on existing parks and open spaces. The Project has no impact on open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2015-004109CUA-02** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 13, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on January 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 30, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the conversion of a new seven-story-with-basement residential building with 200 approved dwelling units to student housing dwelling units (with up to 618 beds) at 333 12th Street, Block 3521 and Lots 022 & 055 pursuant to Planning Code Sections 303 and 844 within the WMUG (Western SoMa Mixed-Use General) Zoning District, Western SoMa Special Use District, and a 55-X and 55/65-X Height and Bulk District; in general conformance with plans, dated January 13, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2015-004109CUA-02 and subject to conditions of approval reviewed and approved by the Commission on January 30, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator. Planning Commission Motion 19818, including Conditions of Approval therein, continues to apply to the project site, except as modified by provisions herein.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 30, 2020 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

6. **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

7. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

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

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

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than 188 Class 1 and 15 Class 2 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

PROVISIONS

10. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

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

- 11. Inclusionary Affordable Housing Program and California Density Bonus Law for Student Housing.** Pursuant to Planning Code Section 415.3(f)(5), the Affordable Housing Program does not apply to student housing projects that meet certain criteria, provided that the Project Sponsor shall comply with the requirements set forth in the Student Housing and MOH Monitoring Fee condition . Instead, per California Government Code Section 65915, et. seq., the required student affordable unit requirements are as follows:

On-Site Affordable Student Housing Units (Beds). The following Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- 1. Student Housing Project.** The Project must provide all units as student housing units, as defined by California Government Code 65915 et seq., or all inclusionary housing requirements identified in Motion No. 19818 as recorded in the Notice of Special Restrictions No. 2019K737863 recorded on February 28, 2019 shall apply.

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

- 2. On-Site Affordable Student Housing Units.** As required by California Government Code 65915 et seq., the Owner shall provide twenty percent (20%) of the Student Housing Unit (Beds) count in the Base Student Housing Development as on-site Student Housing Units affordable to certain eligible low income students ("Qualified Student Housing Units"), or 92 beds. The Owner shall record a notice of restriction against the Project (the "NSRs") in the form required and approved by City, identifying the number of Qualified Student Housing Units, the amount and term of affordability restrictions, and obligating the Owner to engage in documentation and monitoring procedures for the Qualified Student Housing Units, as applicable. If the number of student housing units change, the number of required affordable student housing units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

- 3. Income and Rent Restrictions.** In leasing the Qualified Student Housing Units the Owner shall comply with the income and rent restrictions of State Density Bonus Law, Section 65915(b)(1)(F). The Qualified Student Housing Units shall be reserved for occupancy by Lower Income Students, whose income eligibility shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education that the student is enrolled

in, or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver, from the college or university, the California Student Aid Commission, or the federal government. Owner shall maintain such evidence of income eligibility for a period of no less than two years, and shall make such records available to the City upon request.

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

4. **State Density Bonus Requirements; Qualified Student Housing Unit Restrictions.** All units in the Project's Student Housing Development will be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. Owner shall, as a condition of receiving a Certificate of Occupancy, provide evidence to the City that Owner or its tenant has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units in the Student Housing Development with students from that institution or institutions, provided that the operating agreement or master lease entered into pursuant to this Section is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the Project's Student Housing Development.

Not less than 20% of Student Housing Units (beds) in the Base Student Housing Development, or 92 beds shall be rented to Lower Income Students meeting income eligibility requirements set forth in State Density Bonus Law, Section 65915(b)(1)(F). The maximum monthly rent charged for all Qualified Student Housing Units shall be calculated at thirty percent (30%) of sixty-five percent (65%) of the Area Median Income, as determined by MOHCD.

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

5. **Duration.** The Qualified Student Housing Units shall be restricted for no less than 55 years and shall comply with all of the requirements of the State Density Bonus Law. Owner shall provide priority in rental of the Qualified Student Housing Units for Lower Income Students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (d) of Section 103577 of the California Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless. Periods of non-compliance, as determined by MOHCD, will not count towards the required 55 year-term. It is incumbent upon the project sponsor to ensure ongoing uninterrupted compliance.

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

6. **Regulatory Agreement.** Recipients of density bonuses pursuant to CA Govt. Code Section 65915 shall enter into a regulatory agreement with the City in conformance with the provisions set forth in Planning Code Section 206.6(f).

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

7. **Lease Form.** All leases shall contain clauses, among others, wherein each Low Income Student who occupies a Qualified Student Housing Unit agrees to abide by all income restrictions and requirements as set forth in State Density Bonus Law.

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

8. **No Demolition or Non-Residential Use of Qualified Student Housing Units.** The Owner shall not take any of the following actions:

- a. demolish any part of a Qualified Student Housing Unit or substantially subtract from any real or personal property of the Qualified Student Housing Units (other than in the ordinary course of business); or
- b. permit the use of a Qualified Student Housing Unit of the Project for any purpose except rental residences to qualified students.

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

9. **Minimum Lease Term.** The term of the lease for any Qualified Student Housing Unit shall be not less than one academic year of the institution of higher education operating the Project, as identified by the Post-Secondary Educational Institution(s), unless otherwise approved by MOHCD.

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

10. **Limitation on Rent Increases.** Annual rent increases on a Qualified Student Housing Unit shall be limited to the percentage of the annual increase in the applicable AMI for that unit as determined by MOHCD and published on its website at www.sfmohcd.org as soon as January 1 of each year. Rent increases which are permitted but not made in a given year may not be carried forward and made in any subsequent year.

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

11. **Appointment of Program Administrator.** The Owner acknowledges that the City may appoint a "Program Administrator" (other than the City), at the sole cost and expense of the City, to administer the Regulatory Agreement and to monitor performance by the Owner of the terms, provisions and requirements hereof. In such event, the Owner shall comply with any reasonable request by the City and the Program Administrator to deliver to any such Program Administrator, in addition to or instead of the City, any reports, notices or other documents required to be delivered pursuant hereto, and to make the Project, Student Housing Development, and the books and records with respect thereto available for inspection during normal business hours with reasonable notice by the Program Administrator as an agent of the City. The City may change the Program Administrator at its sole and exclusive discretion. The Owner shall have the right to rely on any consent or direction given by the Program Administrator on the same basis as if given by the City.

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

12. **Post-Secondary Educational Institution Master Leases.** Master Leases with Post-Secondary Educational Institution(s) for all beds shall be provided no later than the Temporary Certificate of Occupancy and shall be included in the Student Housing Monitoring Program to MOHCD.

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

13. **Coordination with MOHCD.** Owner shall coordinate the Student Housing Monitoring program with MOHCD. The requirements for the proposed monitoring program are at the discretion of MOHCD who can request additional information or modifications as needed.

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

14. **Monitoring of Student Housing Units.** Owner shall comply with all monitoring and reporting requirements for student housing set forth in San Francisco Planning Code Section 415.3(f)(5) for the life of the project, and shall further provide (1) an annual certification, signed by the institution of higher education operating the Project that the Project remains in compliance

with all requirements of the Act, State Density Bonus Law, and this Agreement; and (2) additional documentation, on an annual basis in conjunction with student housing reporting requirements pursuant to Planning Code Section 415.3(f)(5) (i) certifying in the manner required by State Density Bonus Law that all Lower Income Students occupying affordable beds within the Project have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients; (ii) identifying the total number of Qualified Student Housing Units in the Project that were rented within the past year to Lower Income Students; and (iii) identifying the total number of Student Housing Units and Qualified Student Housing Units that were unoccupied within the Project in the past year. Owner shall be required to retain records sufficient to verify compliance with the documentation requirements of this Section for a two year period, and to make such documents available for City inspection upon request, provided that Owner may redact information as necessary to protect student confidentiality.

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

15. **Tenants Under Section 8 of the Housing Act.** The Owner shall accept as tenants of the Student Housing Development, on the same basis as all other prospective tenants, Lower Income Students who are recipients of federal certificates or vouchers for rent subsidies pursuant to the existing program under Section 8 of the Housing Act, provided that such prospective tenants meet all qualifications for occupancy of Student Housing Units under the Act and State Density Bonus Law, and further provided that this shall not restrict Owner from prioritization of occupancy of Qualified Student Housing Units by Lower Income Students experiencing homelessness, as required by State Density Bonus Law, Section 65915(b)(1)(F)(IV). Owner shall not permit any selection criteria to be applied to Section 8 certificate or voucher holders that is more burdensome than the criteria applied to all other prospective tenants.

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

16. **Qualified Student Housing Units of Comparable Quality.** In general, the Qualified Student Housing Units shall be of comparable overall construction quality and offer a range of sizes and comparable to those units which are available to other students.

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

MONITORING - AFTER ENTITLEMENT

12. **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

13. **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

14. **Student Housing & MOHCD Monitoring and Fee.** Per Planning Code Section 415.3, the Project is required to provide information to the Mayor's Office of Housing (MOH) as follows:

The Mayor's Office of Housing and Community Development (MOHCD) is authorized to monitor the Student Housing program described in subsection 415.3 (f)(5) and shall develop a monitoring form. An annual monitoring fee of \$792 per building exempted from the Inclusionary Housing Program pursuant to Section 415.3(f)(5) shall be paid to MOHCD by the owner of the real property or the Post-Secondary Educational Institution or Religious Institutions, as defined in Section 102 of this Code. Beginning with the setting of fees for fiscal year 2018-2019, the Controller shall annually adjust the base monitoring fee amount referenced in this subsection (f)(5)(C) without further action by the Board of Supervisors, to reflect the changes in the two-year Consumer Price Index (CPI) change for the San Francisco/San Jose Primary Metropolitan Area (PMSA). This process shall occur as follows:

1. No later than April 15 of each year, MOHCD shall submit the current monitoring fee to the Controller, who shall apply the CPI adjustment to produce a new monitoring fee for the fiscal year beginning July 1. No later than May 15 of each year, the Controller shall file a report with the Board of Supervisors reporting the new monitoring fee and certifying that the fees to be collected will produce sufficient revenue to support the costs of providing the services for which the fee is charged and will not produce revenue that exceeds the costs of providing the services for which the fee is paid.
2. No later than July 1 of each year, MOHCD will publish on its website the current monitoring fee amount inclusive of the annual adjustment, and also make the fee amount available upon request at MOHCD's main office.
3. The owner of the real property and each Post-Secondary Educational Institution or Institutions shall agree to submit annual documentation to MOHCD and the Planning Department, along with the annual monitoring fee, on or before December 31 of each year, which addresses the following:

- i. Evidence that the Post-Secondary Educational Institution continues to own or otherwise control the Student Housing project under a master lease or other contractual agreement with at least a two-year term, including a certificate from the owner of the real property and the Post-Secondary Educational Institution attaching a true and complete copy of the master lease or other contractual agreement (financial information may be redacted to extent permitted by law) and certifying that the lease or contract has not otherwise been amended or terminated; and
- ii. Evidence, on an average annualized basis, of the percentage of students in good standing enrolled at least half time or more in the post-secondary Educational Institution or Institutions who are occupying the beds or accessory living space in the Student Housing project; and
- iii. The owner of the real property records a Notice of Special Restrictions (NSR) against fee title to the real property on which the Student Housing is located that states the following:
 - The Post-Secondary Educational Institution, or the owner of the real property on its behalf, must file a statement with the Department if it intends to terminate the Student Housing project at least 60 days before it terminates such use ("statement of termination");
 - The Student Housing project becomes subject to the Inclusionary Housing Ordinance requirements applicable to Housing Projects other than Qualified Housing Projects if (1) a Post-Secondary Educational Institution files a statement of termination with the Department and another post-secondary Educational Institution or Institutions have not been substituted or obligated to meet the requirements of this section (f)(5); or (2) the owner of the real property or the post-secondary Educational Institution fails to file a statement of termination and fails to meet the requirements for a Student Housing project, then within not more than one year of a Notice Of Violation issued by the Planning Department;
 - If units in a Student Housing project become subject to the Inclusionary Housing Ordinance then the owner of those units shall provide the required number of on-site affordable units required at time of original project approval and that those units shall be subject to all of the requirements of this Program (or successor program), State Density Bonus Law, and the requirements to the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. In this event, the owner of the real property shall record a new notice of special restrictions or amend this NSR providing that the designated units must comply with all of the requirements of Planning Code Section 415, as well as a record a new regulatory agreement related to such affordable housing requirements, in form and substance approved in writing by the Planning Department and MOHCD. This condition of approval shall constitute the written determination and notice of the inclusionary housing requirement pursuant to the procedures set forth in Code Section 415.
 - The Post-Secondary Educational Institution is required to report annually as required in Subsection 415.3(f)(5)(D);
 - The City may commence legal action against the owner and/or Post-Secondary Educational Institution to enforce the NSR and the terms of Article IV of the Planning Code

and Planning Code Section 415et seq. if it determines that the project no longer meets the requirements for a Student Housing project; and

- The Student Housing project may be inspected by any City employee to determine its status as a Student Housing project and its compliance with this Section at any time upon at least 24 hours' prior notice to the owner of the real property or to the master lessee.



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 333 12TH ST
RECORD NO.: 2015-004109CUA-02

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

Reception:
415.558.6378

Fax:
415.558.6409

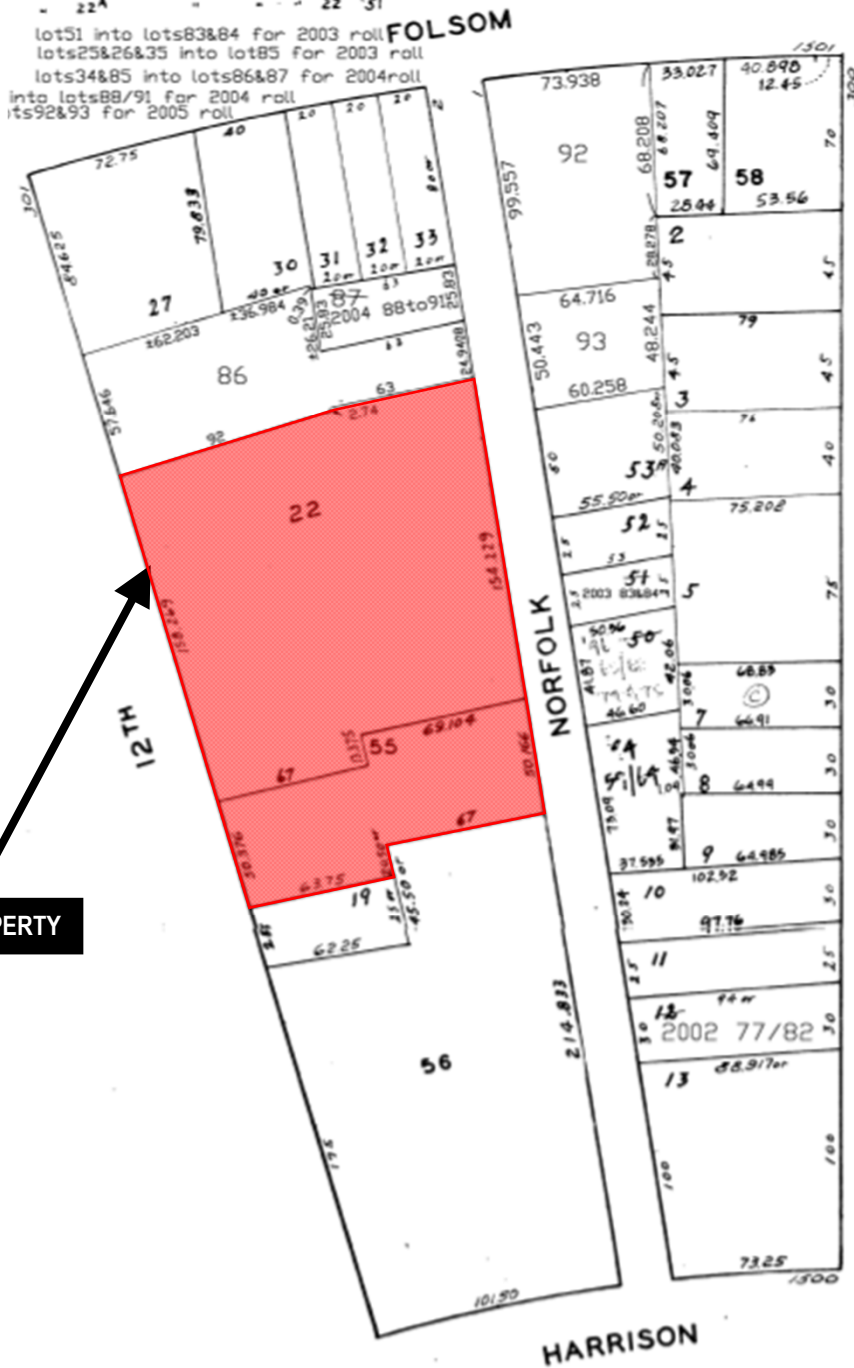
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	-	-	-
Residential GSF	110,874	110,874	0
Retail/Commercial GSF	-	-	-
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space			
Public Open Space	-	-	-
Other ()			
TOTAL GSF	150,753	150,753	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units – Affordable (Student Beds)	-	92	92
Dwelling Units - Market Rate (Student Beds)	-	526	526
Dwelling Units - Total	200	0	200
Hotel Rooms	-	-	-
Number of Buildings	1	0	1
Number of Stories	7-over-basement	0	7-over-basement
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	135	68	203
Car Share Spaces	-	-	-
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	-	-	-
One Bedroom Units	-	-	-
Two Bedroom Units	-	98	98
Three Bedroom (or +) Units	-	102	102
Group Housing - Rooms	-	-	-
Group Housing – Beds (Dwelling Unit Student Beds)	-	618	618
SRO Units	-	-	-
Micro Units	-	-	-
Accessory Dwelling Units	-	-	-

Parcel Map

lot 51 into lots 83 & 84 for 2003 roll
 lots 25 & 26 & 35 into lot 85 for 2003 roll
 lots 34 & 85 into lots 86 & 87 for 2004 roll
 into lots 88 & 91 for 2004 roll
 lots 92 & 93 for 2005 roll



SUBJECT PROPERTY

16-18-20-22 NORFOLK
A CONDOMINIUM

LOT	UNIT	% COM
88	16	25
89	18	25
90	20	25
91	22	25

49-51 Norfolk S
A CONDOMINIUM

LOT	UNIT	% COMM.
83	49	49.98
84	51	50.02

374 11TH S
A CONDOMINIUM

LOT	UNIT	% COM
77	1	14
78	2	10
79	3	12
80	4	20
81	5	19
82	6	21

69 NORFOLK
A CONDOMINIUM

LOT	UNIT
59	1
60	2
61	3
62	4
63	5
64	6

55 NORFOLK
A CONDOMINIUM

LOT	UNIT	%C
65	101	
66	102	
67	201	
68	202	



Conditional Use Authorization Hearing
 Case Number 2015-004109CUA02
 333 12th Street

Sanborn Map*

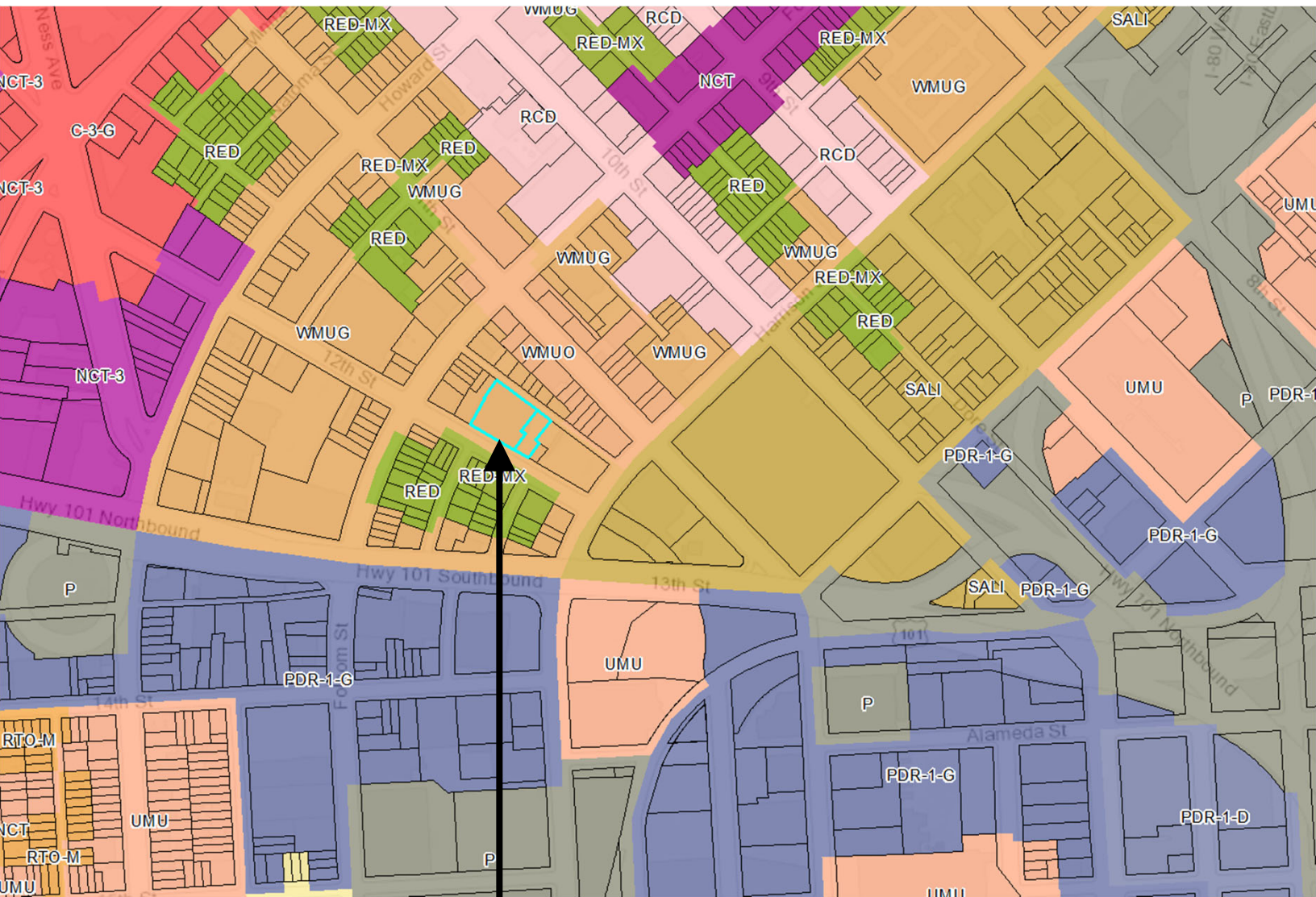


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2015-004109CUA02
333 12th Street

Zoning Map

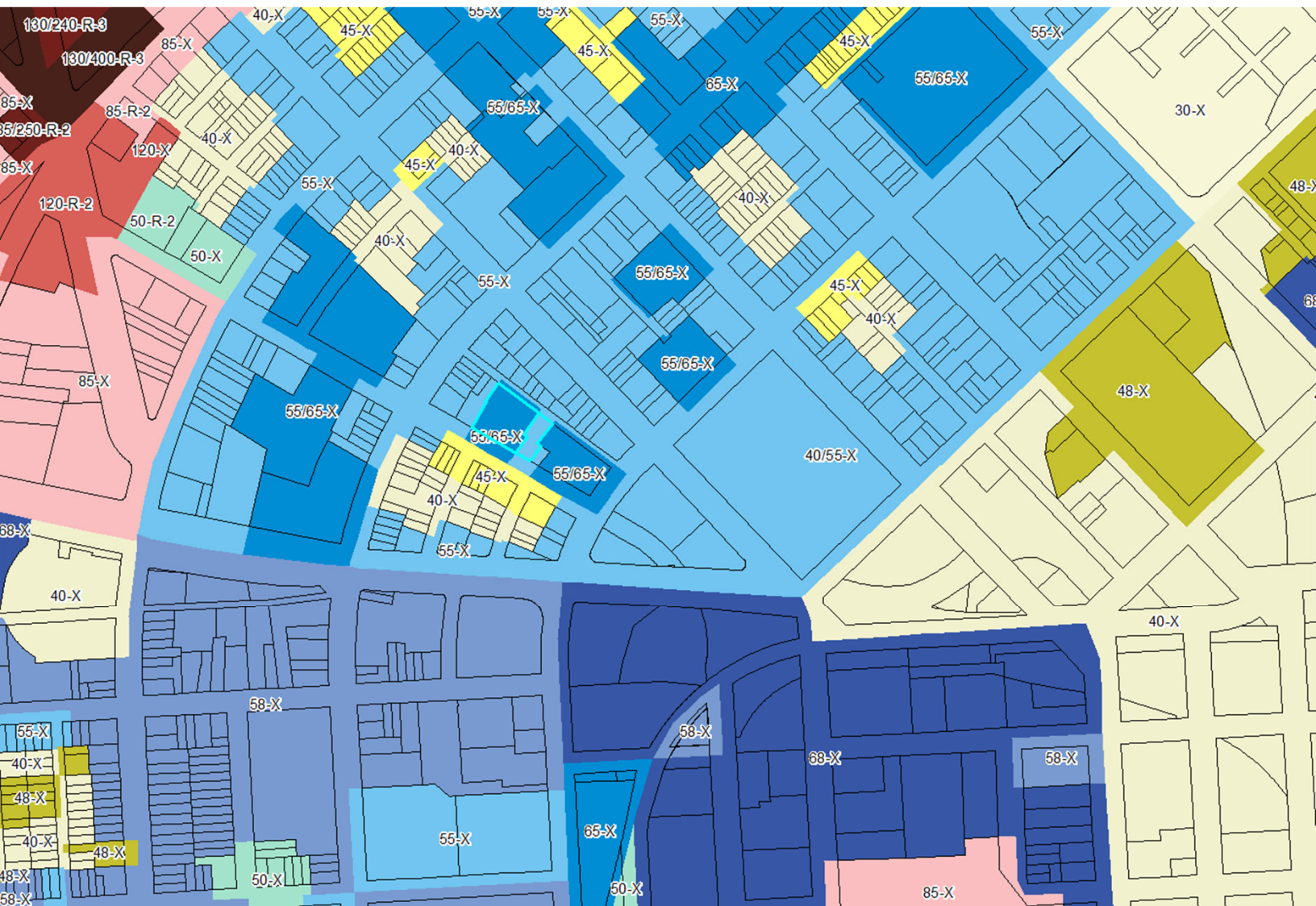


SUBJECT PROPERTY



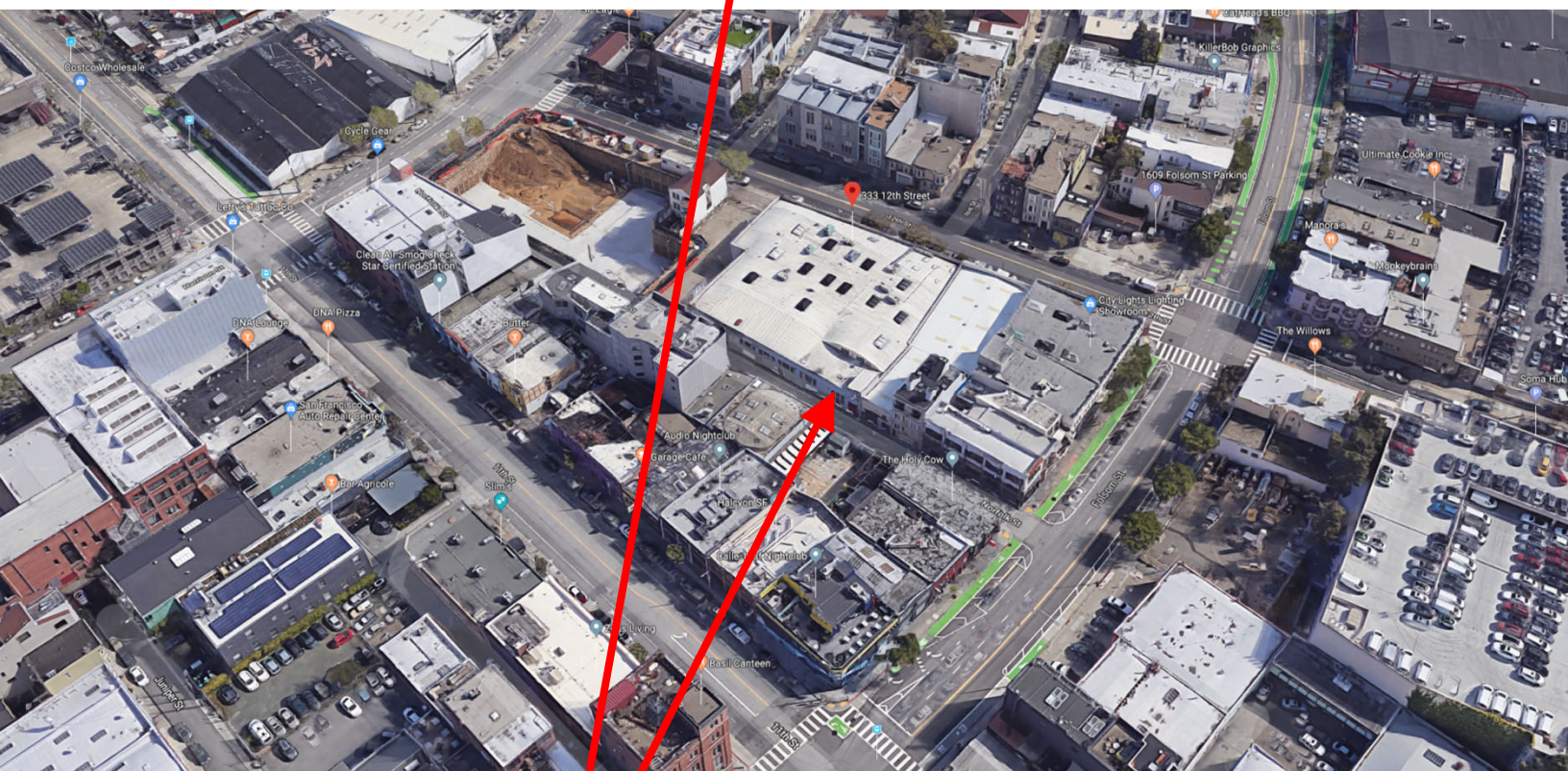
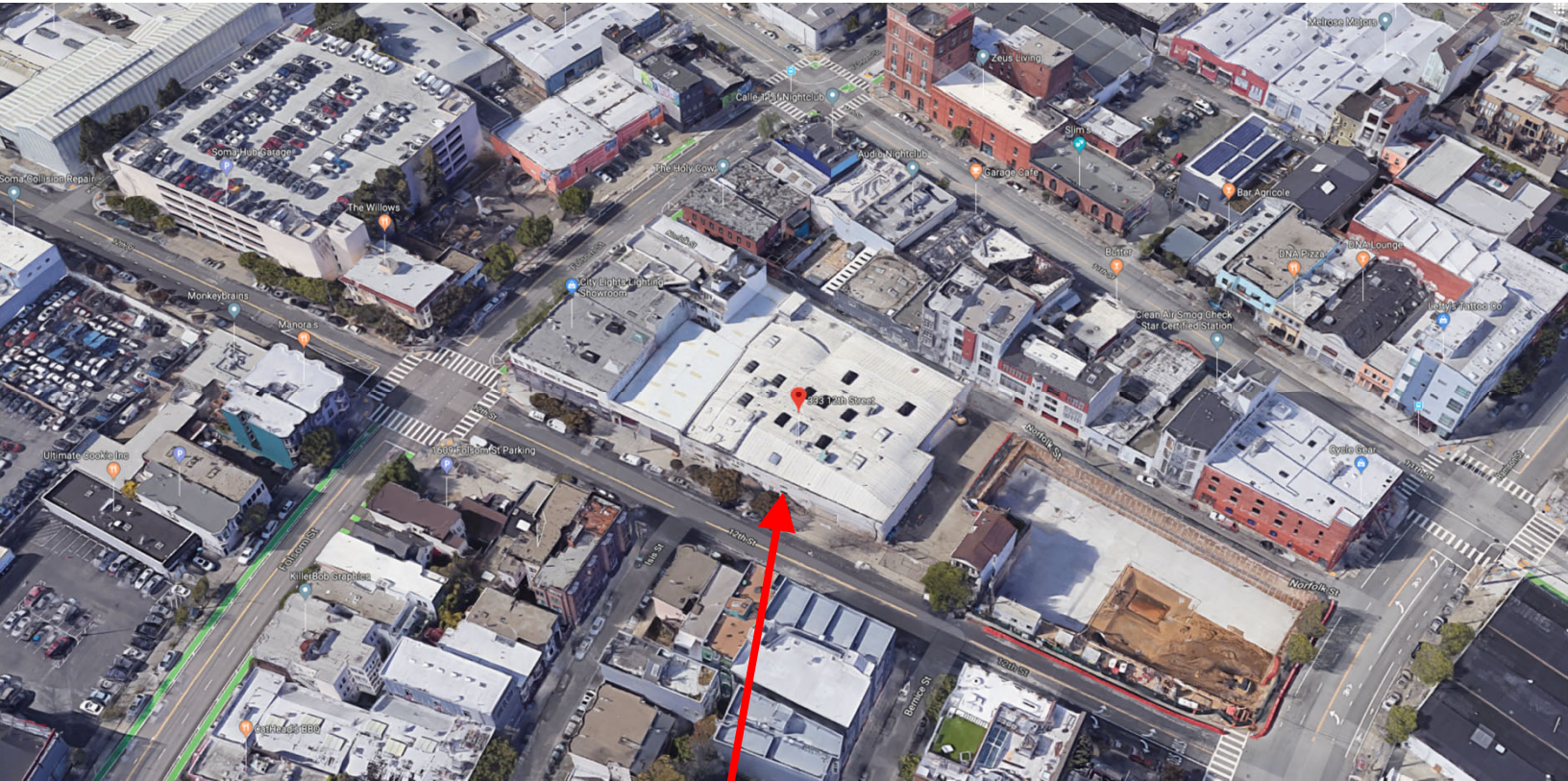
Conditional Use Authorization Hearing
Case Number 2015-004109CUA02
333 12th Street

Height and Bulk District Map



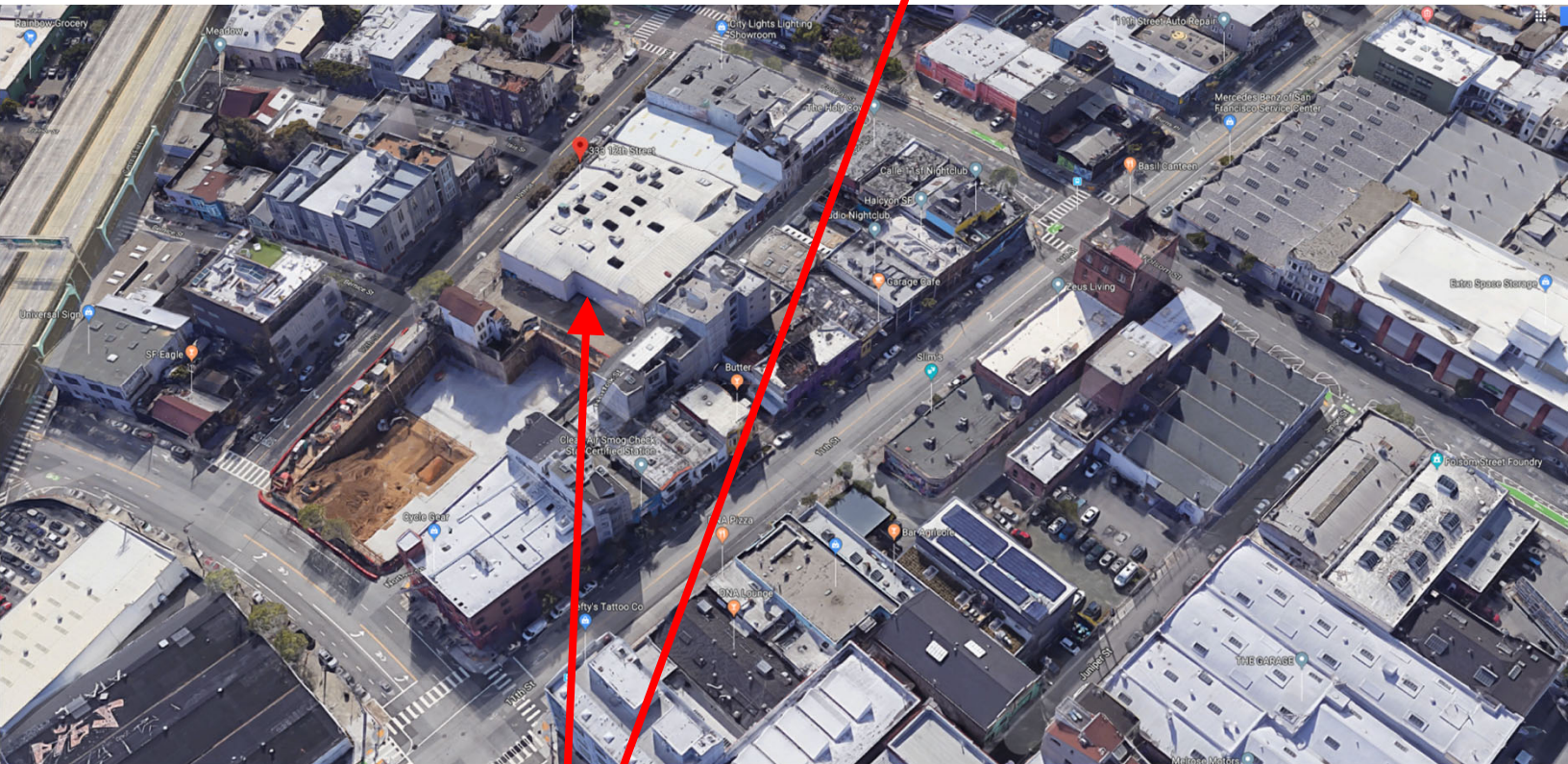
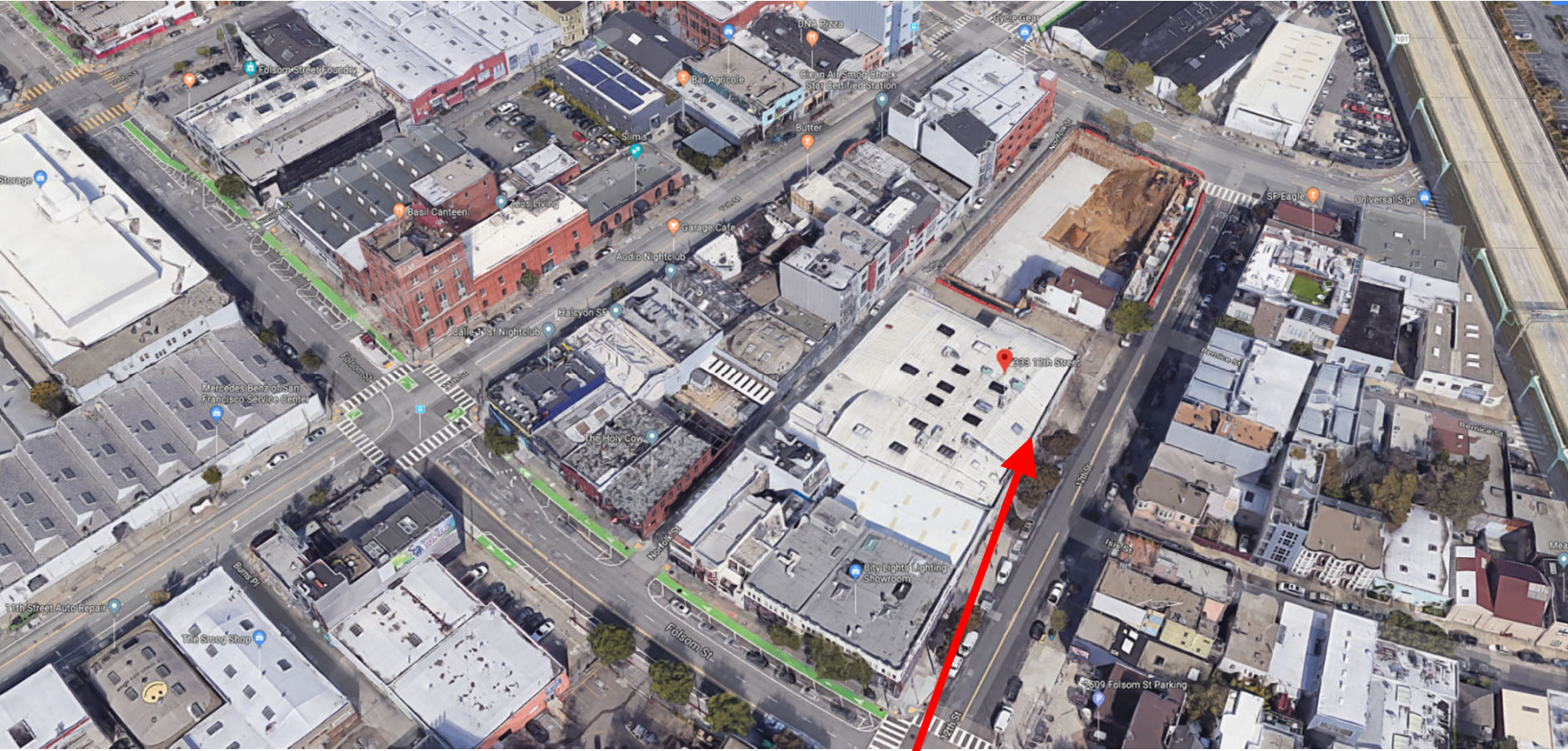
Conditional Use Authorization Hearing
Case Number 2015-004109CUA02
333 12th Street

Aerial Photographs from 12th St and Norfolk St



Conditional Use Authorization Hearing
Case Number 2015-004109CUA02
333 12th Street

Aerial Photographs from Folsom St & Harrison St



Conditional Use Authorization Hearing
Case Number 2015-004109CUA02
333 12th Street

Site Photographs from 12th St



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2015-004109CUA02
333 12th Street

Site Photographs from Norfolk St



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2015-004109CUA02
333 12th Street

Project Sponsor Submittal: Architectural Plans prepared by Macy Architecture





333 - 12TH STREET



UPWARD VIEW OF STREET FACADE

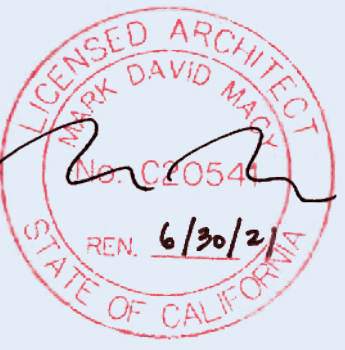


TABLE OF CONTENTS

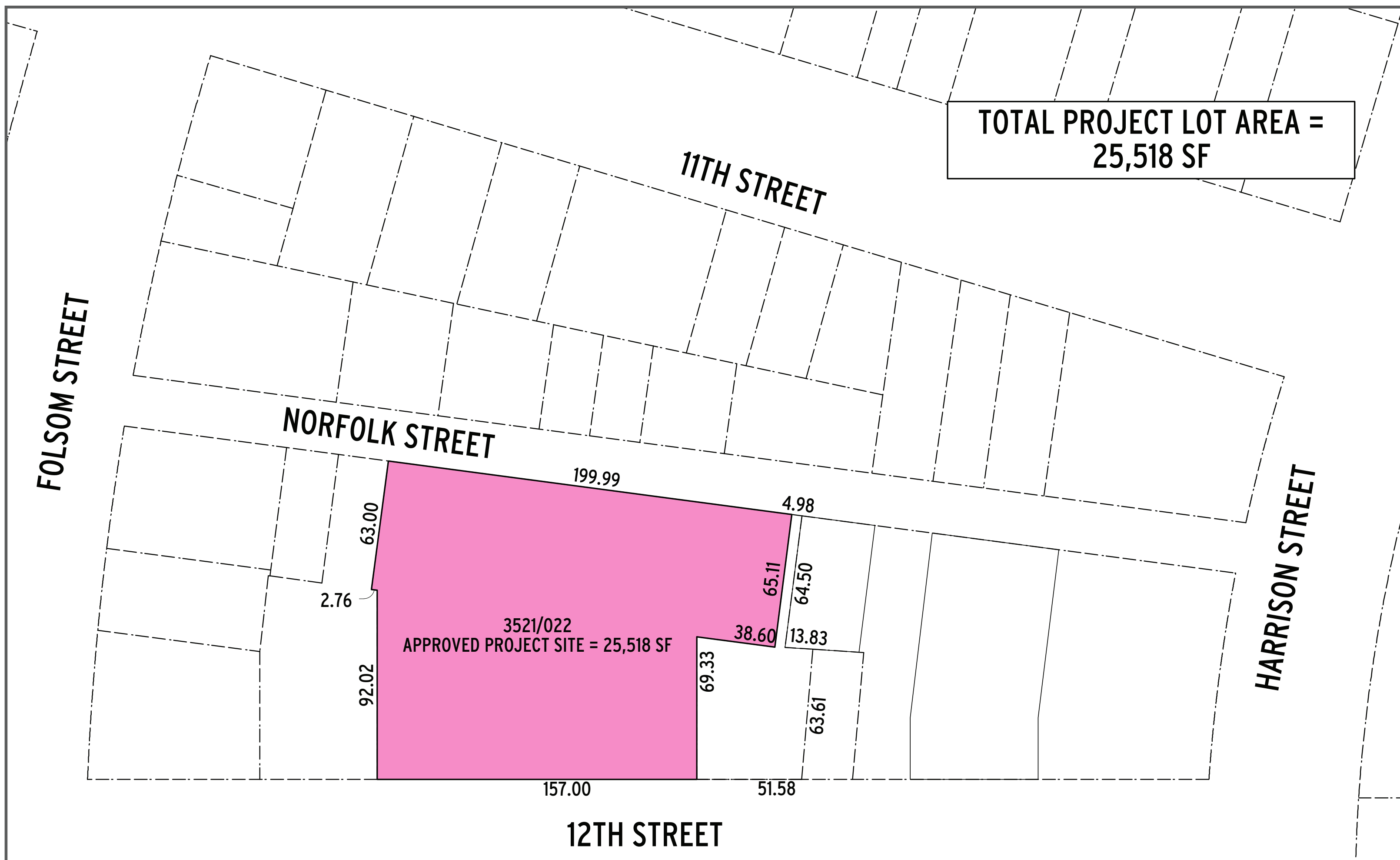
GENERAL INFORMATION

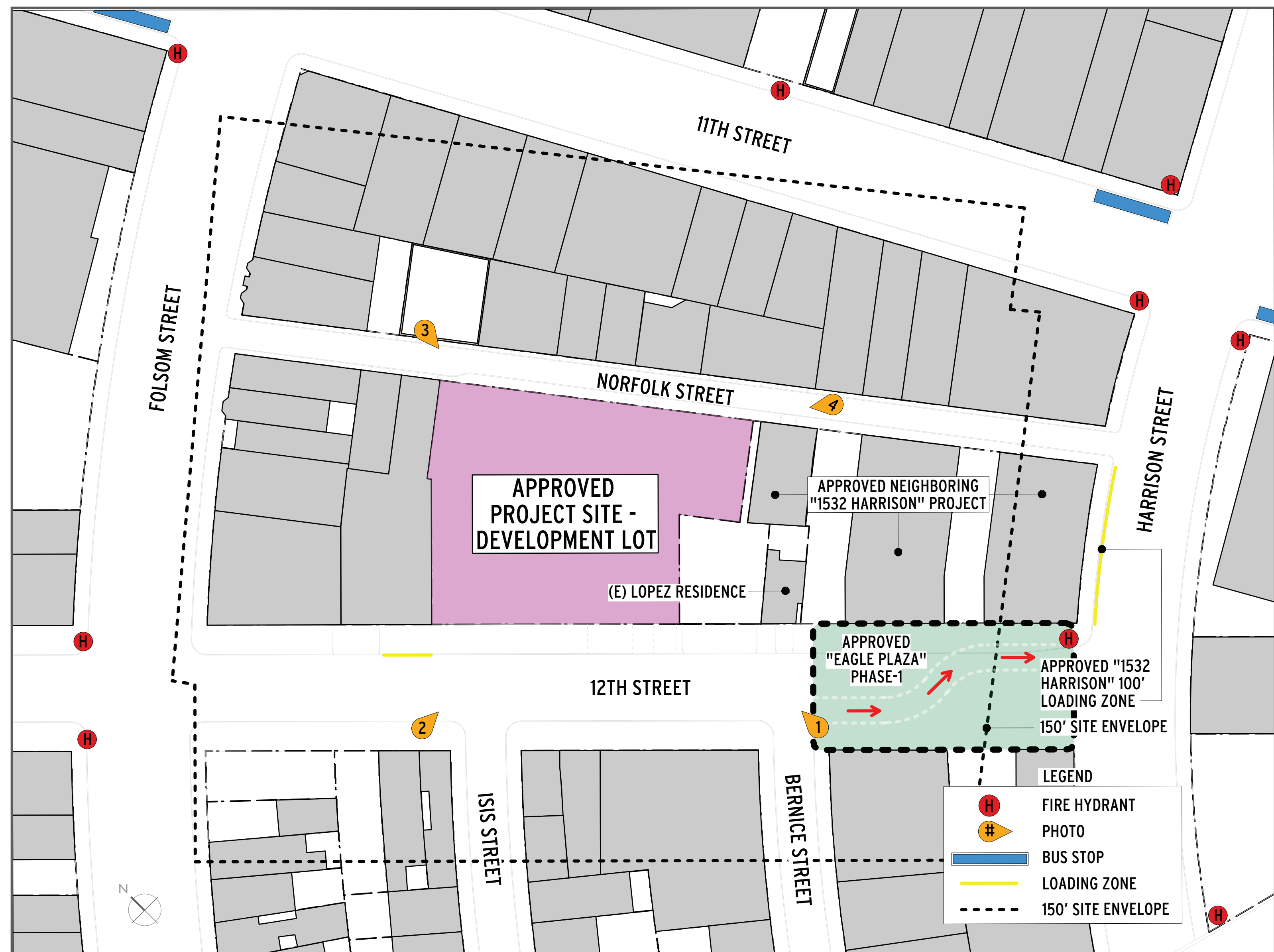
1. COVER SHEET: UPWARD VIEW OF STREET FACADE
2. NARRATIVE & TABLE OF CONTENTS
3. LOCATION & EXISTING CONDITIONS
4. CONTEXT PLAN & SITE PHOTOS
5. BOUNDARY SURVEY
6. TOPOGRAPHIC SURVEY

APPROVED PROJECT

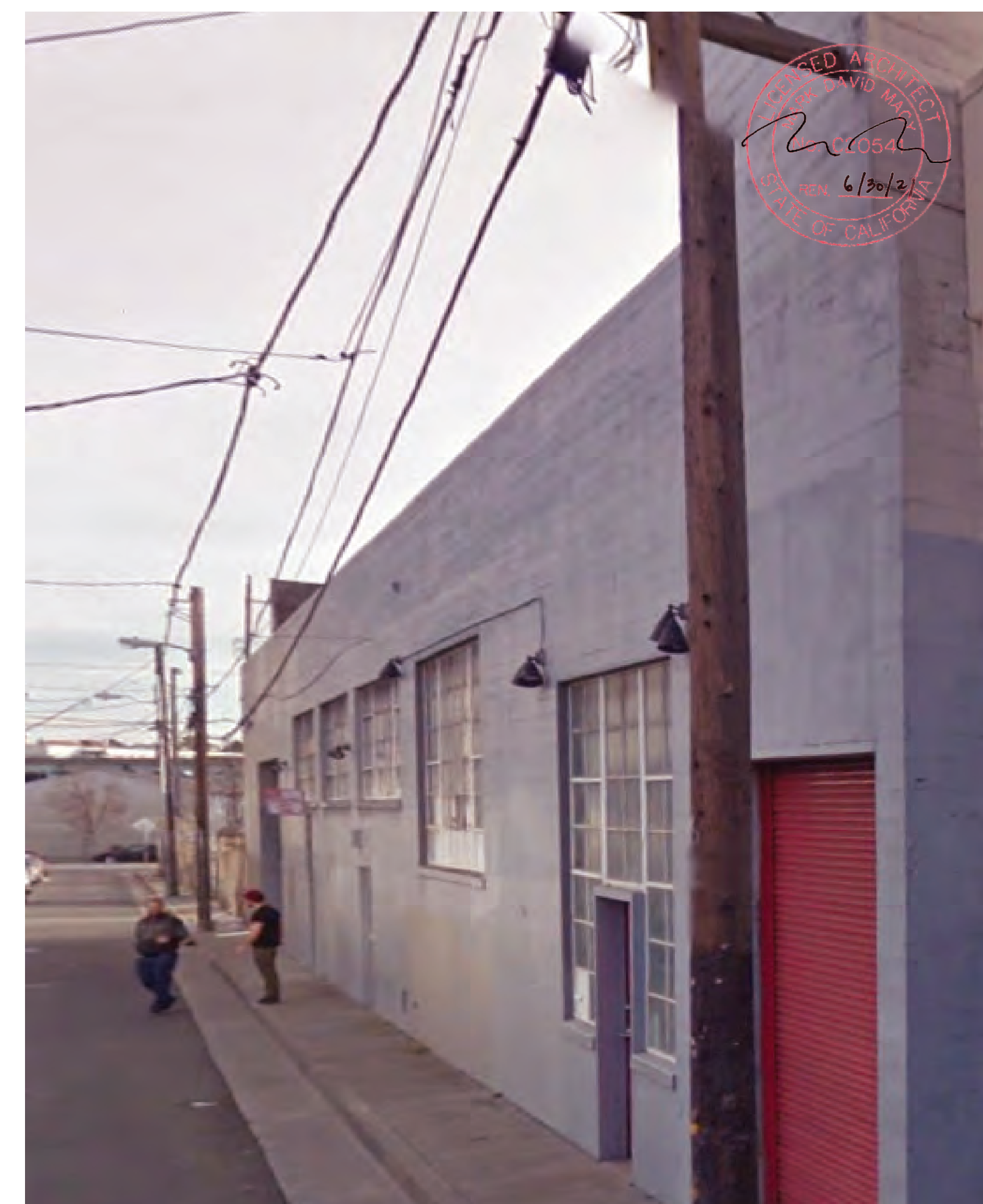
7. APPROVED PROJECT TITLE PAGE
8. VIEW ALONG 12TH STREET
9. LOBBY & COMMUNITY ROOM ALONG 12TH STREET
10. STOOPS & PORCHES ALONG 12TH STREET
11. STOOPS & PORCHES ALONG NORFOLK
12. SHARED ENTRY STOOPS ALONG NORFOLK
13. GARDEN LEVEL UNIT INTERIOR
14. APPROVED PROJECT DATA & AREA SUMMARIES*
15. PLOT PLAN / LANDSCAPE PLAN
16. GARDEN LEVEL PLAN*
17. 1ST FLOOR (STREET LEVEL) PLAN*
18. 2ND FLOOR PLAN*
19. 3RD FLOOR PLAN*
20. 4TH FLOOR PLAN*
21. 5TH FLOOR PLAN*
22. 6TH FLOOR PLAN*
23. 7TH FLOOR PLAN*
24. ROOF PLAN*
25. 12TH STREET ELEVATION (WEST)
26. NORFOLK ELEVATION (EAST)
27. SOUTH ELEVATION
28. NORTH ELEVATION
29. EAST ELEVATION AT REAR YARD
30. WEST ELEVATION AT REAR YARD
31. SECTION 'A-A'*
32. SECTIONS 'B-B'*
33. TYPICAL UNIT PLANS*

*DENOTES PAGES WHERE MINOR CHANGES (UNIT TYPES, BED COUNTS, ADDITIONAL BICYCLE PARKING, STUDENT LOUNGES, AND ADJUSTMENTS TO ALLOW A 25'-0" MINIMUM INNER COURT WIDTH) ARE PROPOSED TO FACILITATE STUDENT HOUSING TENANCY, AND INCREASED INNER COURT WIDTH TO COMPLY WITH PLANNING COMMISSION MOTION NO. 19818





2. VIEW FROM THE WEST AT 12TH STREET



3. VIEW FROM THE NORTH AT NORFOLK ALLEY



1. VIEW FROM THE SOUTH AT 12TH STREET



4. VIEW FROM THE EAST AT NORFOLK ALLEY

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 0227015094-MN, DATED JANUARY 30, 2015, AT 7:30 AM.

FEE TITLE TO SAID ESTATE IS VESTED IN:

PAUL B. RYAN AND PAULETTE B. RYAN, AS TRUSTEES OF THE PAUL AND PAULETTE RYAN REVOCABLE TRUST DATED FEBRUARY 25, 1991 AS AMENDED AND RESTATED FEBRUARY 25, 2000 AND AMENDED FEBRUARY 7, 2002 AN UNDIVIDED 50% INTEREST AND

JAMES W. FRIEDMAN AND SUZANNE M. STASSEVITCH, AS TRUSTEES OF THE JAMES W. FRIEDMAN AND SUZANNE M. STASSEVITCH REVOCABLE TRUST DATED AUGUST 24, 2000 AS AMENDED FEBRUARY 15, 2002, AN UNDIVIDED 50% INTEREST

LEGAL DESCRIPTION

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

PARCEL I:
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 12TH STREET, DISTANT THEREON 142.271 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF FOLSOM STREET; RUNNING THENCE SOUTHEASTERLY ALONG SAID LINE OF 12TH STREET 158.063 FEET TO A POINT DISTANT THEREON 250.376 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET; THENCE NORTHEASTERLY 67 FEET, MORE OR LESS, TO A POINT ON THE ARBITRARY LINE DRAWN NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET TO THE SOUTHEASTERLY LINE OF FOLSOM STREET EQUI-DISTANT FROM THE SOUTHEASTERLY LINE OF NORFOLK STREET AND THE NORTHEASTERLY LINE OF 12TH STREET, SAID POINT BEING DISTANT ON SAID ARBITRARY LINE SO DRAWN, 250.375 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET; THENCE NORTHWESTERLY ALONG SAID ARBITRARY LINE SO DRAWN 14.111 FEET TO A LINE DRAWN SOUTHWESTERLY AT A RIGHT ANGLE TO THE SOUTHWESTERLY LINE OF NORFOLK STREET FROM A POINT DISTANT THEREON 285 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF FOLSOM STREET; THENCE NORTHEASTERLY ALONG LAST SAID LINE SO DRAWN 67.846 FEET TO SAID SOUTHWESTERLY LINE OF NORFOLK STREET; THENCE NORTHWESTERLY ALONG SAID LINE OF NORFOLK STREET 154.2292 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 63 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 2.182 FEET TO A LINE DRAWN NORTHEASTERLY AT A RIGHT ANGLE TO SAID LINE OF 12TH STREET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID LAST LINE SO DRAWN 92 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK 9.

PARCEL II:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF NORFOLK STREET, DISTANT THEREON 237 FEET AND 2 INCHES NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET; THENCE SOUTHEASTERLY ALONG SAID LINE OF NORFOLK STREET 22 FEET AND 4 INCHES; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 64 FEET AND 7 INCHES TO THE INTERSECTION OF A LINE DRAWN NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET TO THE NORTHEASTERLY LINE OF FOLSOM STREET EQUI-DISTANT FROM THE SOUTHWESTERLY LINE OF NORFOLK STREET AND THE NORTHEASTERLY LINE OF 12TH STREET; THENCE NORTHWESTERLY ALONG THE LINE SO DRAWN 23 FEET AND 9 INCHES; THENCE NORTHEASTERLY 66 FEET AND 1-5/8 INCHES TO THE POINT OF BEGINNING.

BEING PART OF MISSION BLOCK NO. 9.

PARCEL III:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF NORFOLK STREET, DISTANT THEREON 285 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF FOLSOM STREET; RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORFOLK STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 68 FEET 6 INCHES, MORE OR LESS, TO THE INTERSECTION OF A LINE DRAWN NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET TO THE SOUTHEASTERLY LINE OF FOLSOM STREET EQUI-DISTANT FROM THE SOUTHWESTERLY LINE OF NORFOLK STREET AND THE NORTHEASTERLY LINE OF 12TH STREET; THENCE NORTHWESTERLY ALONG THE LINE SO DRAWN 25 FEET, MORE OR LESS, TO THE INTERSECTION OF A LINE DRAWN SOUTHWESTERLY AT A RIGHT ANGLE TO THE SOUTHWESTERLY LINE OF NORFOLK STREET FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE LINE SO DRAWN 68 FEET 6 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 9.

PARCEL IV:
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 12TH STREET, DISTANT THEREON 225 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF 12TH STREET 25 FEET; THENCE NORTHEASTERLY 67 FEET AND 6 INCHES, MORE OR LESS, TO A POINT DISTANT NORTHWESTERLY 250 FEET FROM THE NORTHWESTERLY LINE OF HARRISON STREET MEASURED ALONG A LINE DRAWN NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET MEASURED ALONG A LINE DRAWN NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET EQUI-DISTANT FROM THE SOUTHWESTERLY LINE OF NORFOLK STREET AND THE NORTHEASTERLY LINE OF 12TH STREET; THENCE SOUTHEASTERLY ALONG THE LINE SO DRAWN 25 FEET; THENCE SOUTHWESTERLY 65 FEET AND 6 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 9.

PARCEL V:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF NORFOLK STREET, DISTANT THEREON 310 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF FOLSOM STREET; RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORFOLK STREET 2 FEET AND 10 INCHES, MORE OR LESS, TO A POINT DISTANT THEREON 237 FEET AND 2 INCHES NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET WHICH POINT IS ALSO THE MOST NORTHERLY CORNER OF PARCEL OF LAND DESCRIBED IN THE DEED FROM G. PICKARD TO HENRY GREGOIRE AND RONIA GREGOIRE, HIS WIFE, DATED JUNE 14, 1932, RECORDED JUNE 14, 1932 IN BOOK 2380 OF OFFICIAL RECORDS, OF THE CITY AND COUNTY OF SAN FRANCISCO, AT PAGE 240; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 66 FEET AND 1-5/8 INCHES, MORE OR LESS, TO THE MOST WESTERLY CORNER OF SAID PARCEL; THENCE NORTHWESTERLY 2 FEET AND 10 INCHES, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF PARCEL 1 IN THE DECREE ESTABLISHING TITLE - HENRY GREGOIRE AND RONIA GREGOIRE VS. ALL PERSONS; CERTIFIED COPY OF WHICH WAS RECORDED MARCH 20, 1936 IN BOOK 2918 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, PAGE 183; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 68 FEET AND 6 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING PART OF MISSION BLOCK NO. 9.

PARCEL VI:
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 12TH STREET, DISTANT THEREON 200 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF 12TH STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 65 FEET AND 6 INCHES TO A LINE DRAWN FROM THE NORTHWESTERLY LINE OF HARRISON STREET TO THE SOUTHEASTERLY LINE OF FOLSOM STREET TO THE SOUTHWESTERLY LINE OF FOLSOM STREET AND EQUI-DISTANT BETWEEN THE SOUTHWESTERLY LINE OF NORFOLK STREET AND THE NORTHEASTERLY LINE OF 12TH STREET, AT A POINT DISTANT THEREON 225 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET; THENCE SOUTHEASTERLY ALONG SAID LINE OF 25 FEET; THENCE SOUTHWESTERLY 63 FEET AND 9 INCHES TO SAID NORTHEASTERLY LINE OF 12TH STREET AND THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 9.

PARCEL VII:
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 12TH STREET, DISTANT THEREON 250 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF 12TH STREET 9.376 OF A FOOT; THENCE NORTHEASTERLY 67 FEET, MORE OR LESS, TO AN ARBITRARY LINE DRAWN NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET TO THE SOUTHEASTERLY LINE OF FOLSOM STREET EQUI-DISTANT FROM THE SOUTHWESTERLY LINE OF NORFOLK STREET AND THE NORTHEASTERLY LINE OF 12TH STREET TO A POINT DISTANT ON SAID ARBITRARY LINE 250.375 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HARRISON STREET; THENCE SOUTHEASTERLY ALONG SAID ARBITRARY LINE OF 0.375 OF A FOOT; THENCE SOUTHWESTERLY 66.909 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 9.

NOTES

- DATE OF FIELD SURVEY: FEBRUARY 19, 20, AND 23, 2015 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO
SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
WATER: CITY AND COUNTY OF SAN FRANCISCO
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- ASSESSOR'S PARCEL NO.: ASSESSOR'S LOT 055 AND 022; BLOCK 3521
- NO PLOTTABLE EASEMENTS ARE LISTED IN THE TITLE REPORT.

RECORD REFERENCES

- R1) PARCEL MAP OF 1, 5, & 9 BERNICE STREET, RECORDED IN BOOK 72 OF CONDOMINIUM MAPS, PAGES 59-63, SAN FRANCISCO COUNTY RECORDS.
- R2) PARCEL MAP, 16-18-20-22 NORFOLK STREET, RECORDED IN BOOK 83 OF CONDOMINIUM MAPS AT PAGES 4-6, SAN FRANCISCO COUNTY RECORDS.
- R3) RECORD OF SURVEY, LOTS 7, 10, 49, & 50, RECORDED IN BOOK Y OF MAPS, PAGE 42, SAN FRANCISCO COUNTY RECORDS.
- R4) CITY MONUMENT LINES ARE BASED ON MONUMENT MAP NO. 283 FILED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF SAN FRANCISCO.

BENCHMARK

+ CUT IN SOUTH RIM OF MANHOLE MARKED "MRY MH" IN WALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF 11TH STREET AND HARRISON STREET, PER BOX 4, BOOK 464, PAGE 52 OF FIELD NOTES; ELEVATION = 9.266 FEET, CITY OF SAN FRANCISCO DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF PANORAMIC INTERESTS IN FEBRUARY 2015.

Jacqueline L. LUK, PLS 8934
LUK & ASSOCIATES, INC.

DATE MAR. 2, 2015



SHEET INDEX

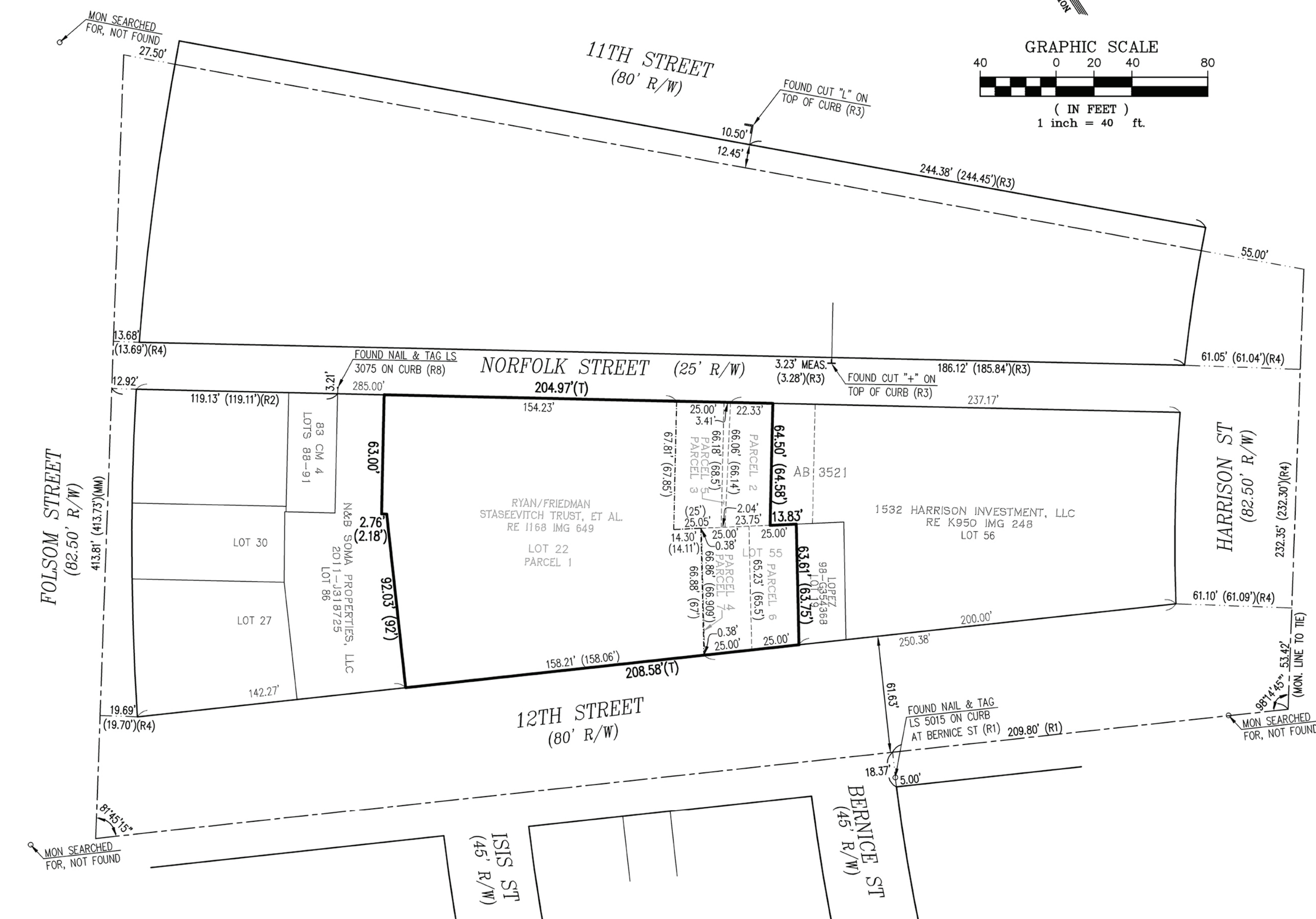
SHEET	DESCRIPTION
1	TITLE SHEET, NOTES, BOUNDARY SURVEY
2	TOPOGRAPHIC SURVEY



VICINITY MAP
NOT TO SCALE

LEGEND:

SYMBOLS	DESCRIPTION
—	RIGHT OF WAY (R/W)
—	PROPERTY LINE (PL)
—	ADJACENT PROPERTY LINE
- - - -	ASSESSOR'S LOT LINE
- - - -	INTERIOR LOT LINE
- - - -	MONUMENT LINE
- - - -	TIE LINE
○	FOUND MONUMENT AS NOTED
MK	MARK
APN	ASSESSOR'S PARCEL NUMBER
PTR	PRELIMINARY TITLE REPORT
(T)	TOTAL
DOC. NO.	DOCUMENT NUMBER
S.F.	SQUARE FEET
M.M.	MONUMENT TO MONUMENT
(ML-ML)	MONUMENT LINE TO MONUMENT LINE
MEAS.	MEASURED
LOT #	LOT NUMBER
(333.61') (R1)	RECORD DATA REFERENCE
IMG	IMAGE
PG	PAGES
RE	REEL
SFNF	SEARCH FOR NOT FOUND



BOUNDARY SURVEY

SCALE: 1" = 40'

TOPOGRAPHIC & BOUNDARY SURVEY

FOR 333 12TH STREET

BEING PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 27, 2002 AS DOCUMENT NO. 2002-H193241-00, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MARCH 2015

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

SHEET 1
JOB NO: 15031A10

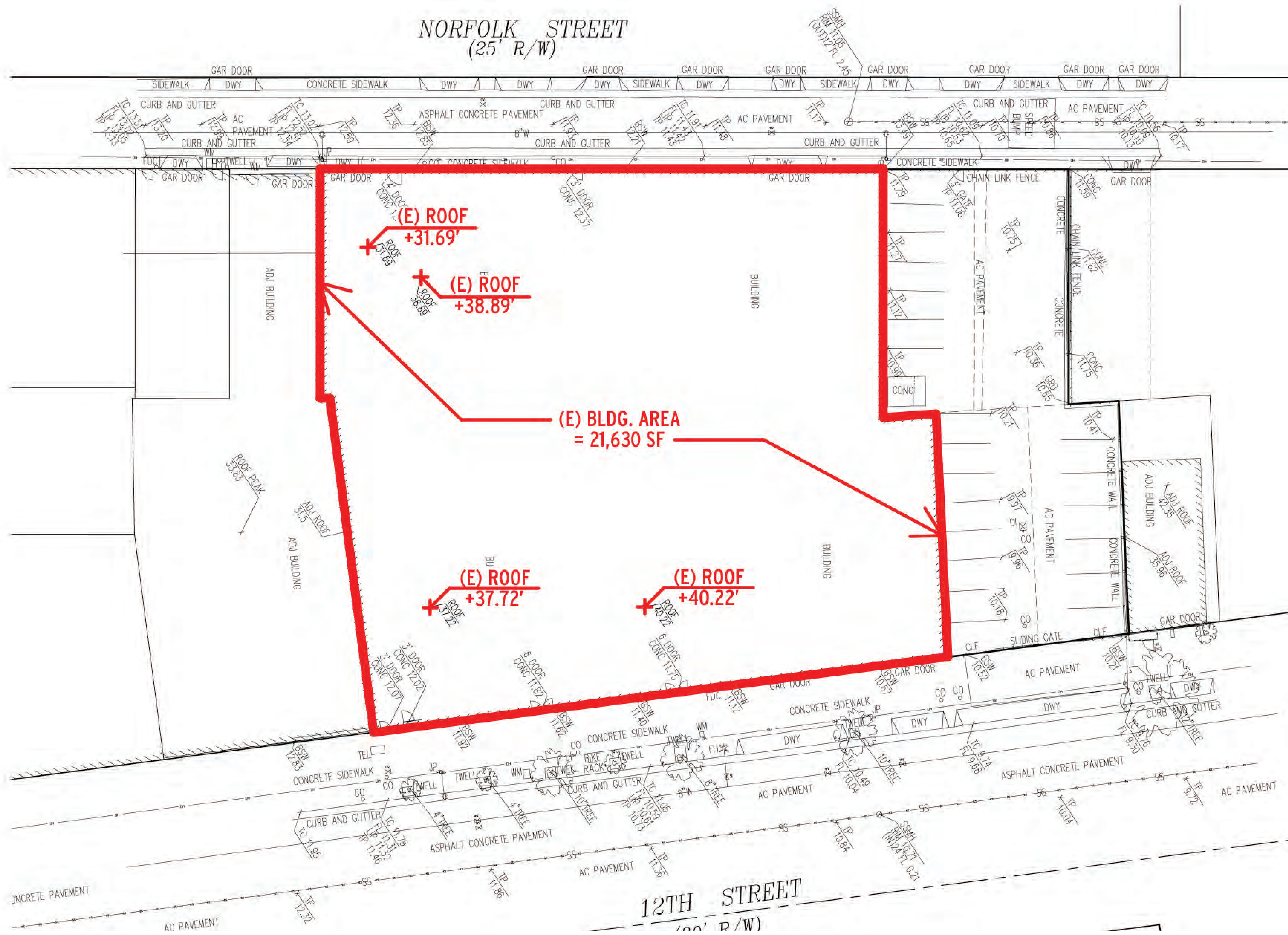
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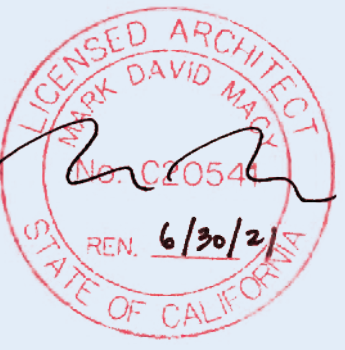
N.T.S.

333 12TH STREET

NORFOLK STREET
(25' R/W)



12TH STREET
(60' R/W)



APPROVED PROJECT



APPROVED 333 12TH ST. PROJECT

EXISTING RESIDENCE
365 12TH ST.

APPROVED 1532 HARRISON ST.
PROJECT

VIEW ALONG 12TH STREET



LOBBY AND STUDENT COMMUNITY ROOM ALONG 12TH STREET

LOBBY & COMMUNITY ROOM ALONG 12TH STREET



LICENSED ARCHITECT
MARK DAVID MACE
No. C20541
REN. 10/20/20
DATE

STOOPS & PORCHES ALONG 12TH STREET

STOOPS & PORCHES ALONG 12TH STREET



STOOPS & PORCHES ALONG NORFOLK ALLEY

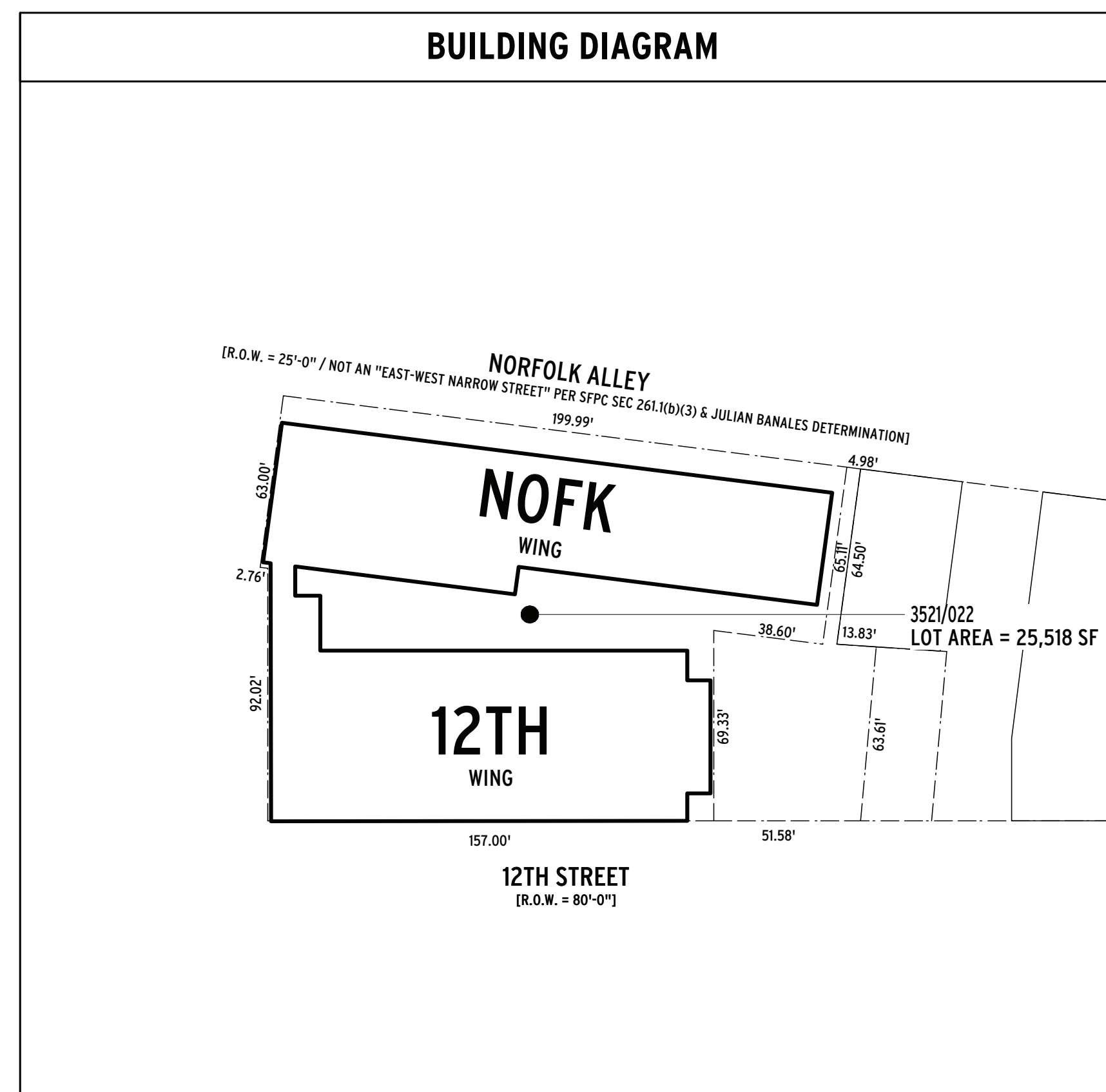
STOOPS & PORCHES ALONG NORFOLK ALLEY



SHARED ENTRY STOOPS ALONG NORFOLK ALLEY



GARDEN LEVEL UNIT INTERIOR



PLANNING DATA	
ZONING:	WMUG (WESTERN SOMA S.U.D.)
HEIGHT & BULK DISTRICT:	55/65-X & 55-X
PROJECT SITE AREA:	25,518 SF (0.586 AC)
MODIFIED REAR YARD:	4,081 SF PROVIDED (6,380 SF; 25% REQ'D)
GROSS SQUARE FEET OF CONSTRUCTION:	150,753 SF TOTAL
GROSS FLOOR AREA (PER SFPC SEC.102.9):	146,244 SF TOTAL
RESIDENTIAL GROSS FLOOR AREA (PER SFPC SEC.102.9):	110,874 SF TOTAL
DWELLING UNITS:	200 TOTAL (341 DU/AC)
AVG. UNIT SIZE:	555 SF
BEDS:	618
OPEN SPACE:	UP TO 11,770 SF PROVIDED
BICYCLE PARKING:	188 TOTAL SPACES - RESIDENTIAL CLASS I (188 REQ'D) - PLUS (15) RESIDENTIAL CLASS II (15 REQ'D) <small>PER SF PLANNING CODE TABLE 155.2, STUDENT HOUSING THAT ARE DWELLING UNITS*</small>
AUTOMOBILE PARKING:	0 SPACES - 0 REQ'D ; 0.25/DU PERMITTED (UP TO .75/DU VIA C.U.) 0 TOTAL (0 REQ'D)
CARSHARE:	0 SPACES - 2 ON-STREET SPACES SUGGESTED
OFF-STREET LOADING:	0 SPACES (1 REQ'D, PER SFPC TABLE 152.1) - WAIVER REQ'D - 1 ON-STREET SPACES SUGGESTED
BETTER STREETS IMPROVEMENTS:	REQ'D. PER SFPC SEC. 138!

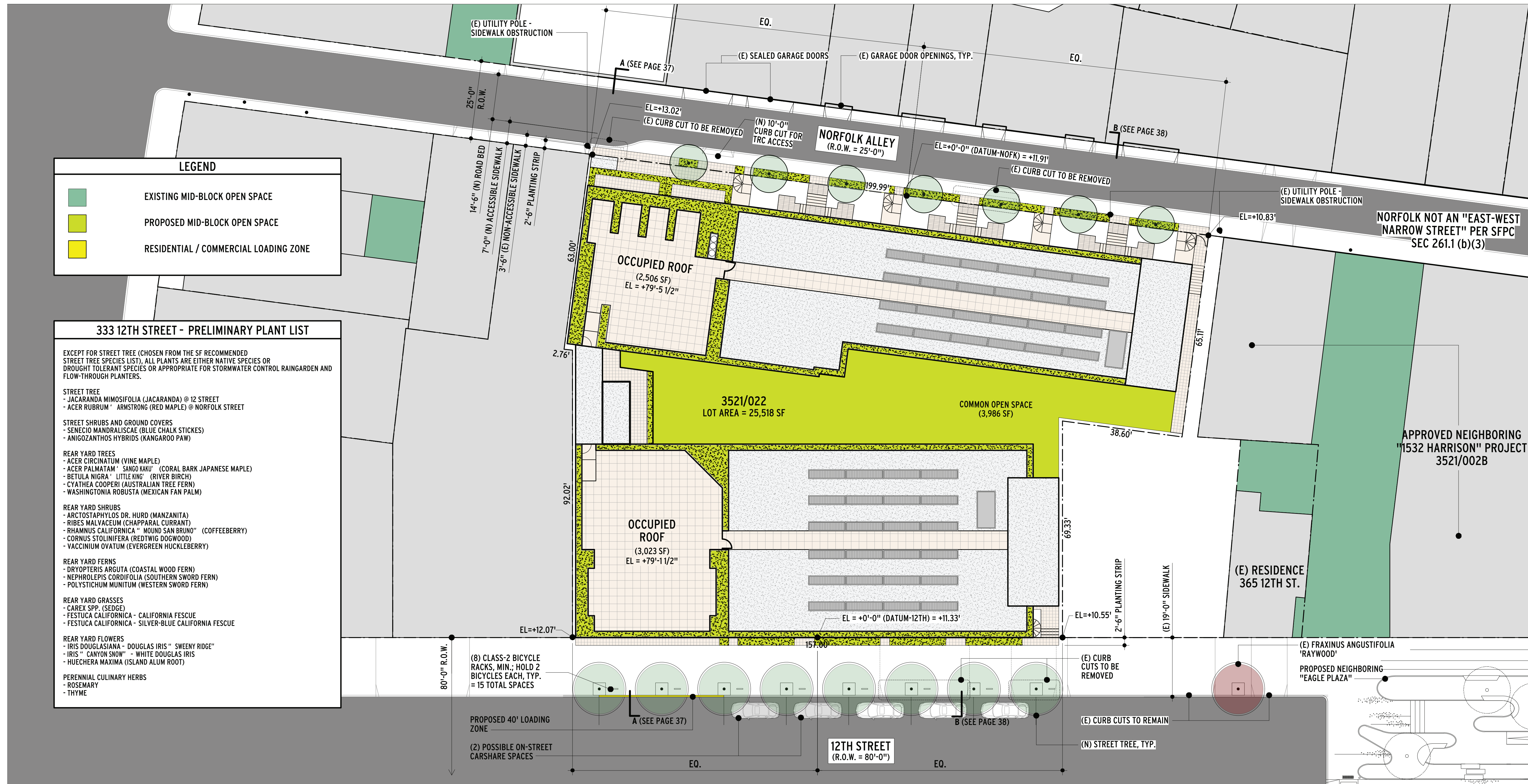
BUILDING DATA	
STORIES:	7 + BASEMENT
CONSTRUCTION TYPE:	TYPE IB THROUGHOUT -FULLY SPRINKLERED
BUILDING HEIGHT:	80 FEET, APPROX
BUILDING USE:	STUDENT HOUSING (W/ ACCESSORY USES)
OCCUPANCY TYPE(S):	R2, U, S

AREA SUMMARY											
LEVEL	G	1	2	3	4	5	6	7	R	TOTAL GSF	TOTAL GFA*
RESIDENTIAL	11,369	11,369	15,051	14,617	14,617	14,617	14,617	14,617	0	110,874	110,874
BICYCLE PARKING	2,721	0	0	0	0	0	0	0	0	2,721	0
CIRCULATION /UTILITY	4,039	6,347	4,164	4,164	4,164	4,164	4,164	4,164	1,788	37,158	35,370
TOTAL	18,129	17,716	19,215	18,781	18,781	18,781	18,781	18,781	1,788	150,753	146,244

*GFA per San Francisco Planning Code Sec. 102.9

UNIT TYPE SUMMARY											
LEVEL	G	1	2	3	4	5	6	7	R	TOTAL GSF	TOTAL GFA*
2B (AVG=427 SF)	QTY	14	14	10	12	12	12	12	12	98	41,846
	SF	5,978	5,978	4,270	5,124	5,124	5,124	5,124	5,124	41,846	
4B (AVG=644 SF)	QTY	7	7	14	12	12	12	12	12	88	56,680
	SF	4,509	4,509	9,017	7,729	7,729	7,729	7,729	7,729	56,680	
5B (AVG=882 SF)	QTY	1	1	2	2	2	2	2	2	14	12,348
	SF	882	882	1,764	1,764	1,764	1,764	1,764	1,764	12,348	
TOTAL (AVG=555 SF)	QTY	22	22	26	26	26	26	26	26	200	110,874
	SF	11,369	11,369	15,051	14,617	14,617	14,617	14,617	14,617	110,874	

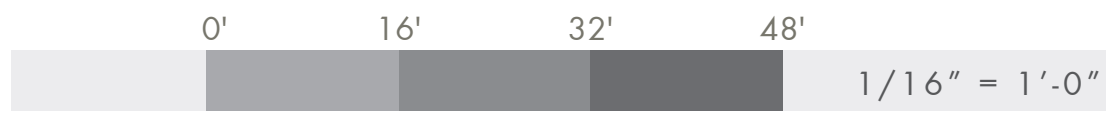
OUTDOOR AREAS SUMMARY SUMMARY											
LEVEL	G	1	2	3	4	5	6	7	R	TOTALS	
OUTDOOR AREAS	5,710	0	523	0	0	0	0	0	5,607	11,840	

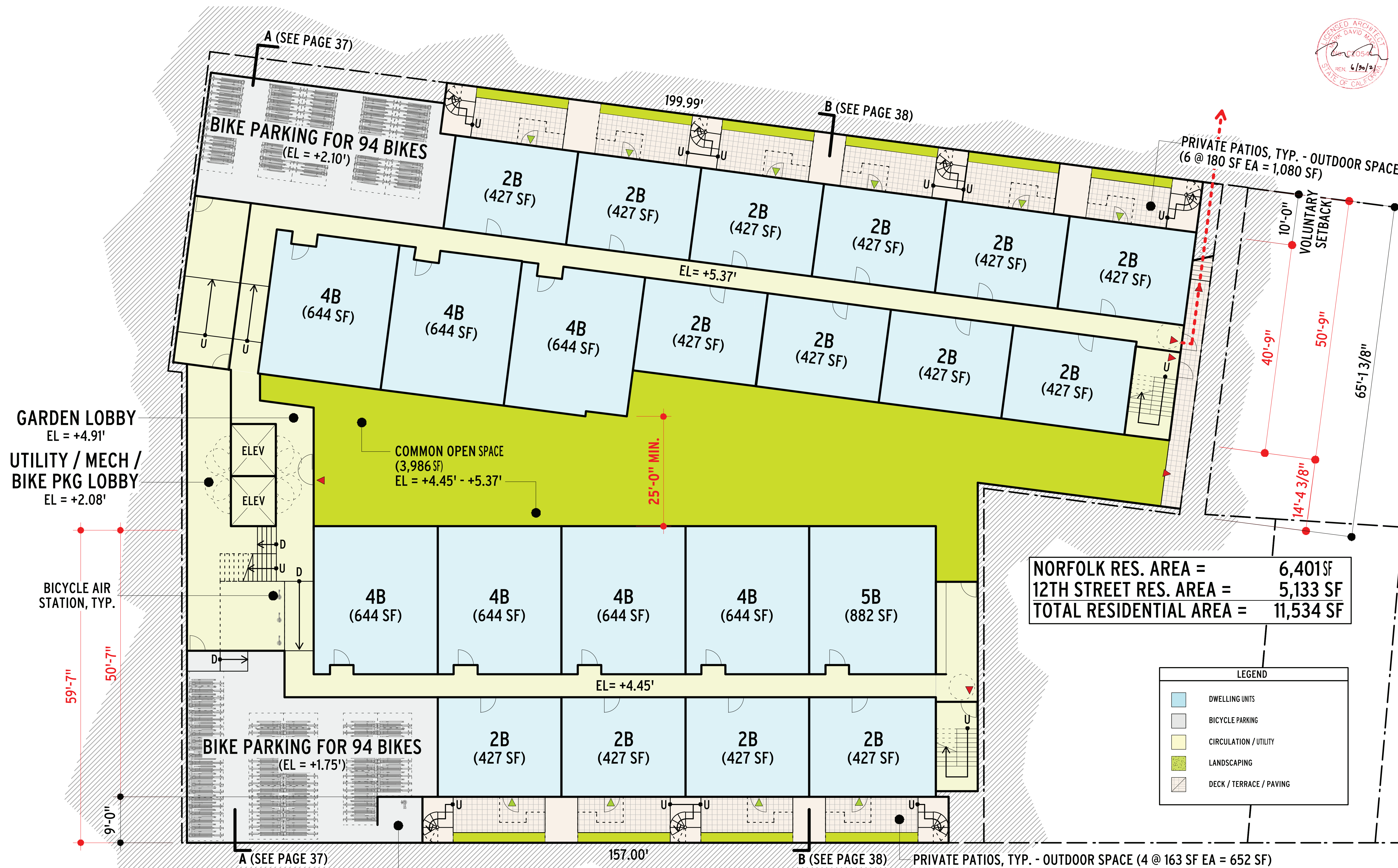


LEGEND

- EXISTING MID-BLOCK OPEN SPACE
- PROPOSED MID-BLOCK OPEN SPACE
- RESIDENTIAL / COMMERCIAL LOADING ZONE

- 333 12TH STREET - PRELIMINARY PLANT LIST**
- EXCEPT FOR STREET TREE (CHOSEN FROM THE SF RECOMMENDED STREET TREE SPECIES LIST), ALL PLANTS ARE EITHER NATIVE SPECIES OR DROUGHT TOLERANT SPECIES OR APPROPRIATE FOR STORMWATER CONTROL RAINGARDEN AND FLOW-THROUGH PLANTERS.
- STREET TREE**
- JACARANDA MIMOSIFOLIA (JACARANDA) @ 12 STREET
 - ACER RUBRUM * ARMSTRONG (RED MAPLE) @ NORFOLK STREET
- STREET SHRUBS AND GROUND COVERS**
- SENECIO MANDRALISCAE (BLUE CHALK STICKES)
 - ANIGOZANTHOS HYBRIDS (KANGAROO PAW)
- REAR YARD TREES**
- ACER CIRCINATUM (VINE MAPLE)
 - ACER PALMATUM * SANGO KAKU (CORAL BARK JAPANESE MAPLE)
 - BETULA NIGRA * LITTLE KING (RIVER BIRCH)
 - CYATHEA COOPERI (AUSTRALIAN TREE FERN)
 - WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)
- REAR YARD SHRUBS**
- ARCTOSTAPHYLOS DR. HURD (MANZANITA)
 - RIBES MALVACEUM (CHAPARRAL CURRANT)
 - RHAMNUS CALIFORNICA * MOUND SAN BRUNO (COFFEEBERRY)
 - CORNUS STOLONIFERA (REDTWIG DOGWOOD)
 - VACCINIUM OVATUM (EVERGREEN HUCKLEBERRY)
- REAR YARD FERNS**
- DRYOPTERIS ARGUTA (COASTAL WOOD FERN)
 - NEPHROLEPIS CORDIFOLIA (SOUTHERN SWORD FERN)
 - POLYSTICHUM MUNITUM (WESTERN SWORD FERN)
- REAR YARD GRASSES**
- CAREX SPP. (SEDGE)
 - FESTUCA CALIFORNICA - CALIFORNIA FESCUE
 - FESTUCA CALIFORNICA - SILVER-BLUE CALIFORNIA FESCUE
- REAR YARD FLOWERS**
- IRIS DOUGLASIANA - DOUGLAS IRIS * SWEENEY RIDGE*
 - IRIS * CANYON SNOW * WHITE DOUGLAS IRIS
 - HUECHERA MAXIMA (ISLAND ALUM ROOT)
- PERENNIAL CULINARY HERBS**
- ROSEMARY
 - THYME



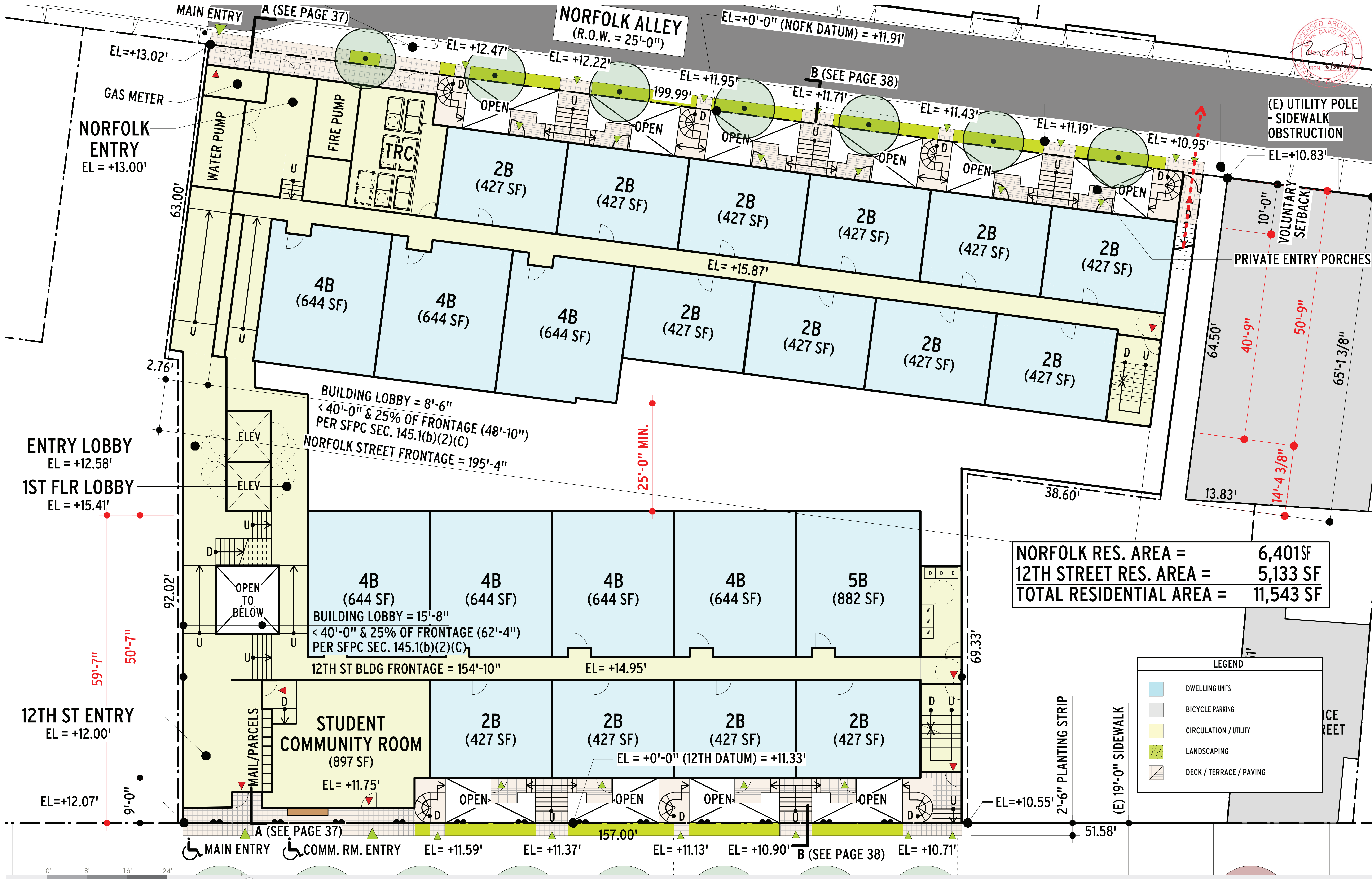
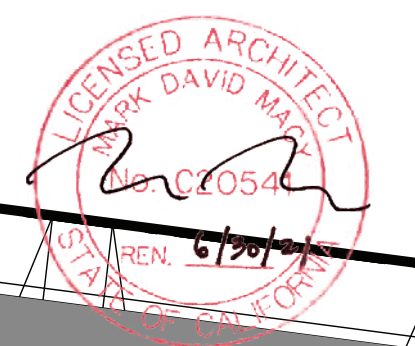


NORFOLK RES. AREA =	6,401 SF
12TH STREET RES. AREA =	5,133 SF
TOTAL RESIDENTIAL AREA =	11,534 SF

LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING



333 12TH STREET



NORFOLK RES. AREA =	6,401 SF
12TH STREET RES. AREA =	5,133 SF
TOTAL RESIDENTIAL AREA =	11,543 SF

LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING

0' 8' 16' 24' 1/8" = 1'-0"



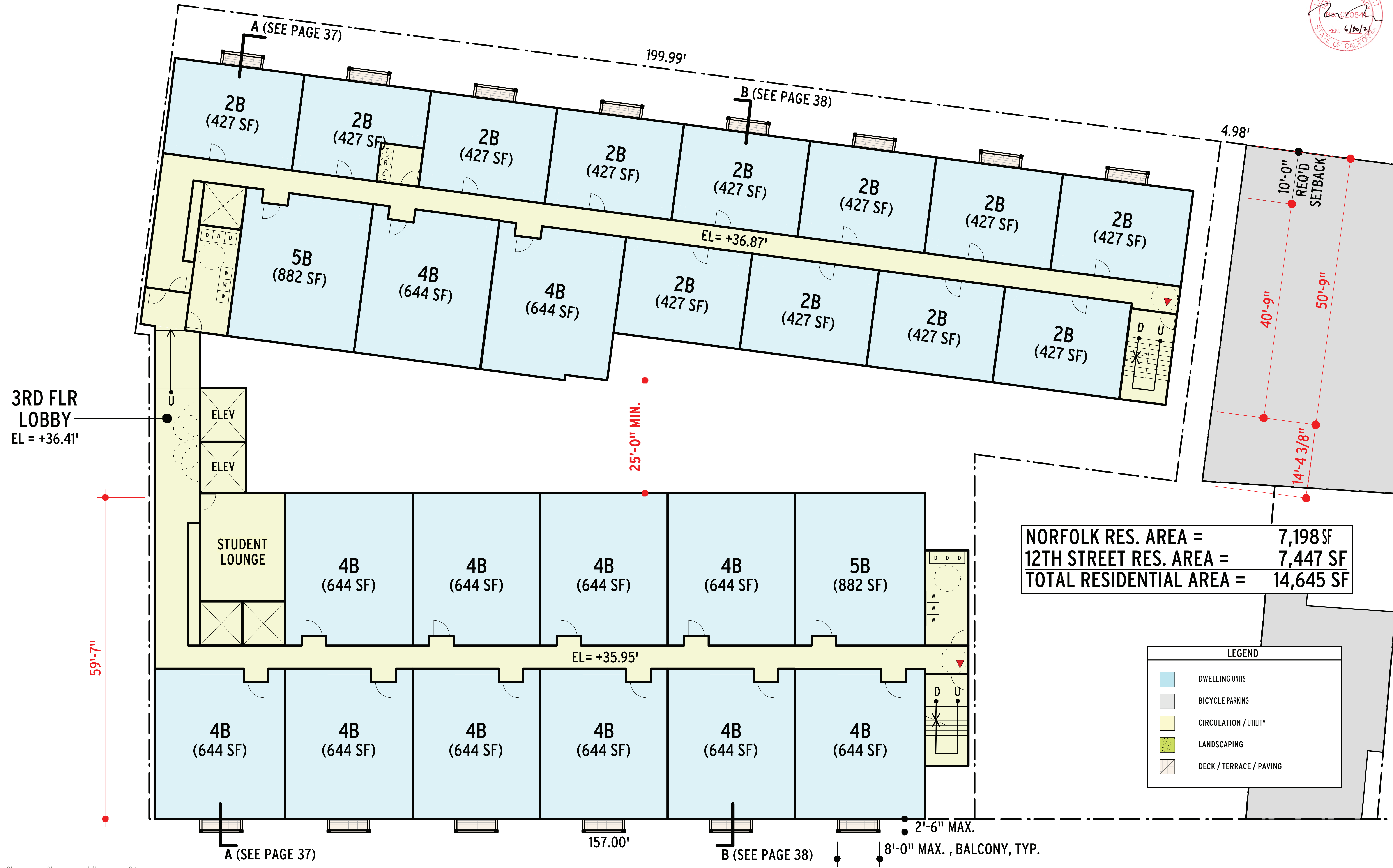
333 12TH STREET



NORFOLK RES. AREA =	7,198 SF
12TH STREET RES. AREA =	7,447 SF
TOTAL RESIDENTIAL AREA =	14,645 SF

LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING

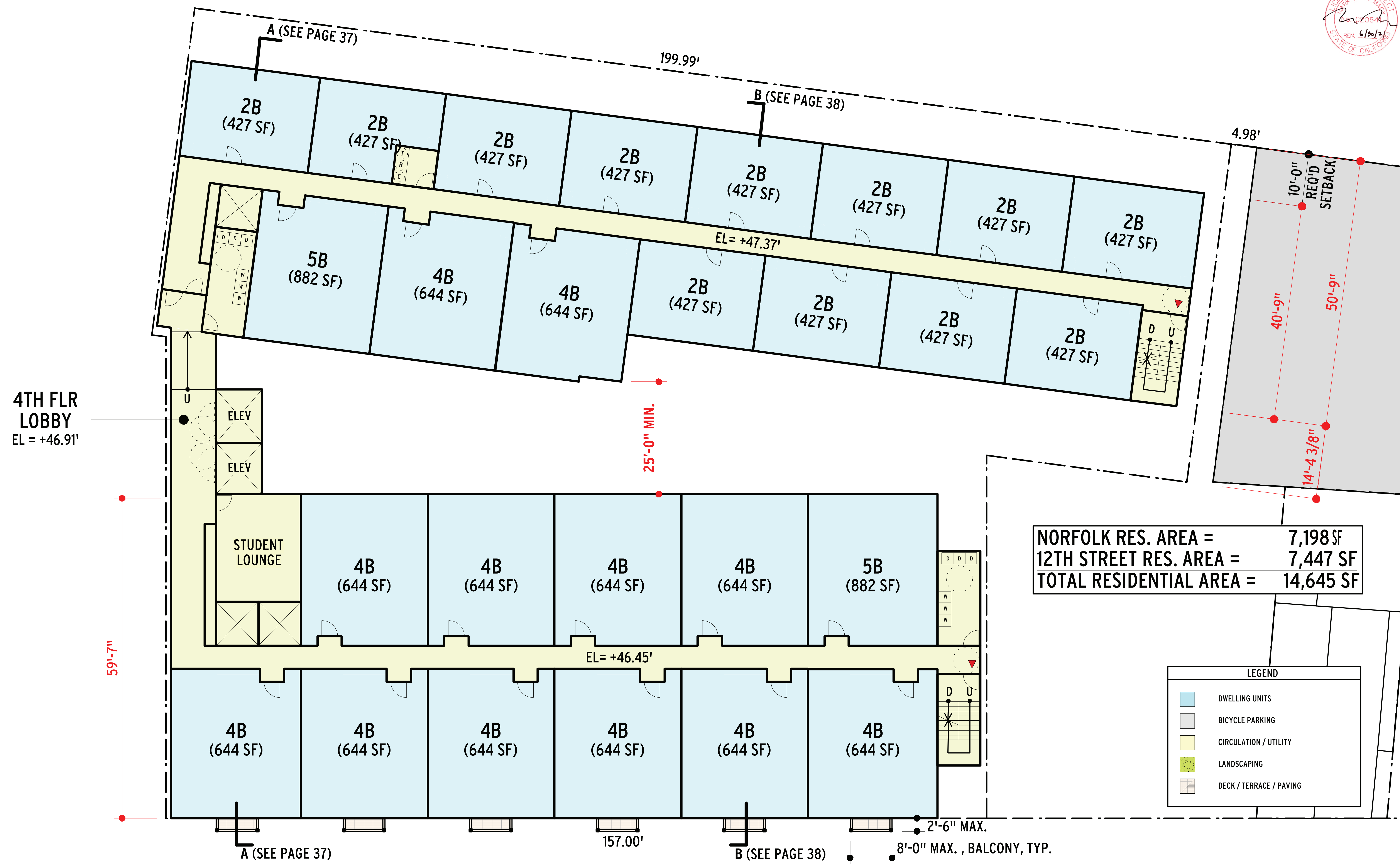




NORFOLK RES. AREA =	7,198 SF
12TH STREET RES. AREA =	7,447 SF
TOTAL RESIDENTIAL AREA =	14,645 SF

LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING

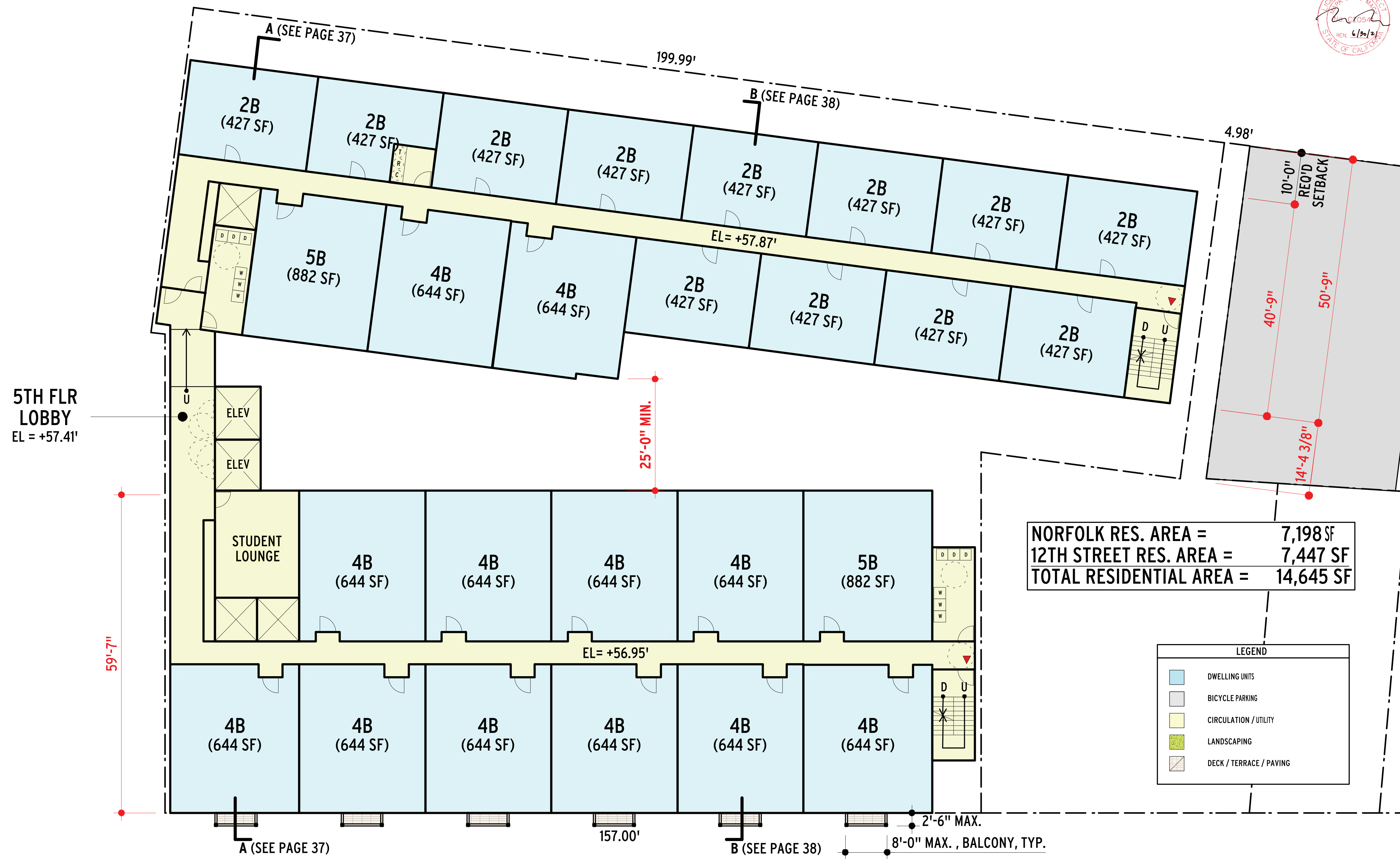
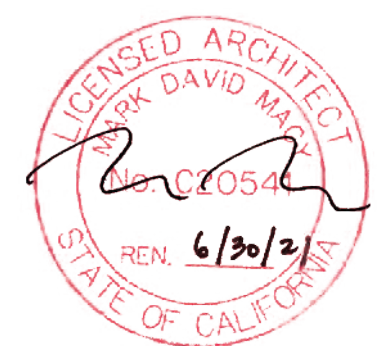




NORFOLK RES. AREA =	7,198 SF
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LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING





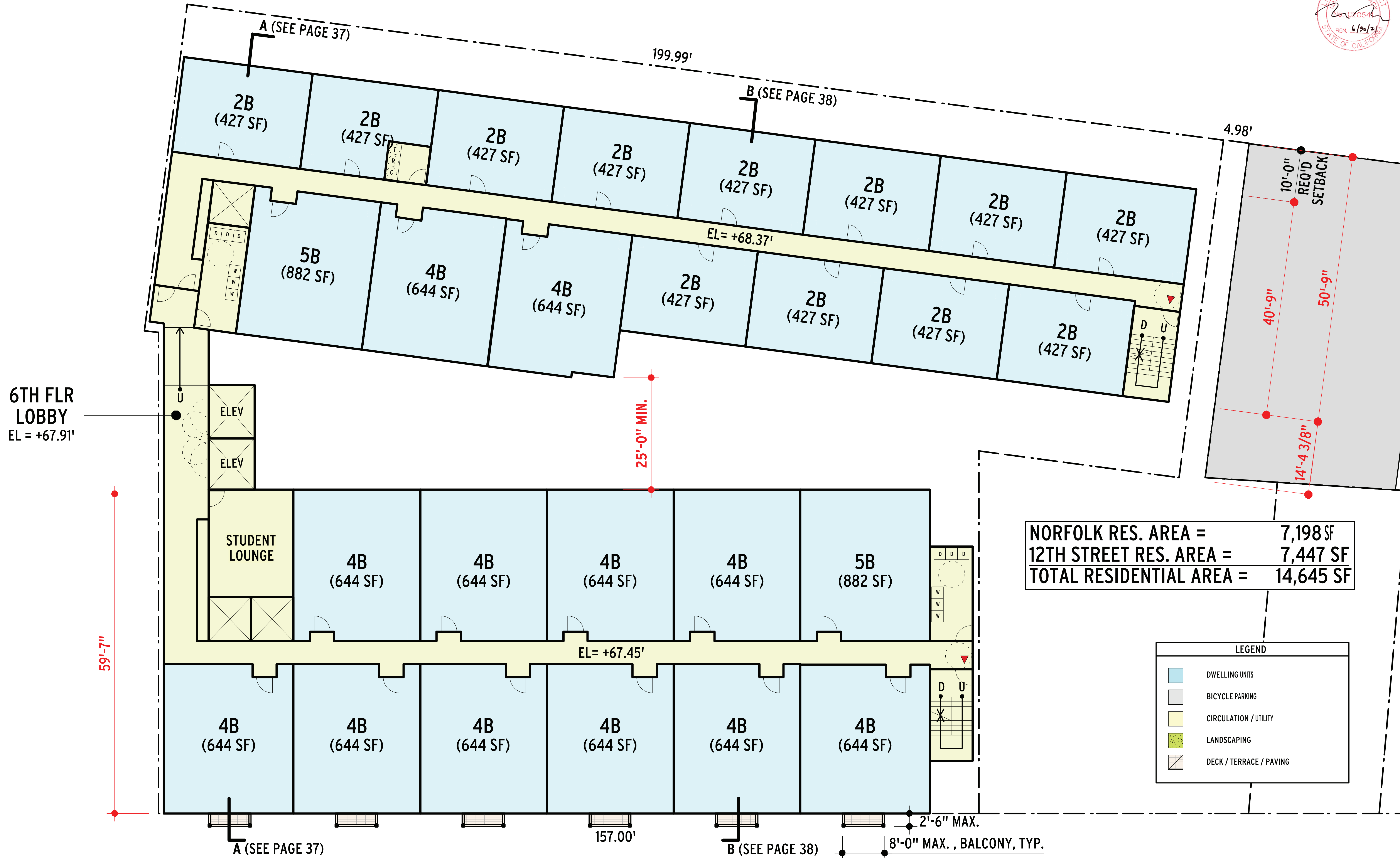
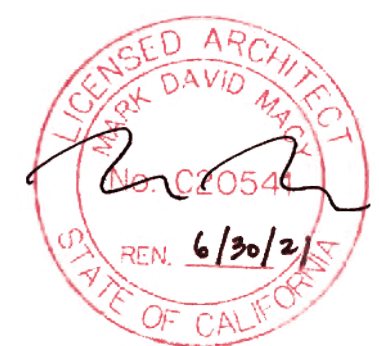
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LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING

0' 8' 16' 24' 1/8" = 1'-0"



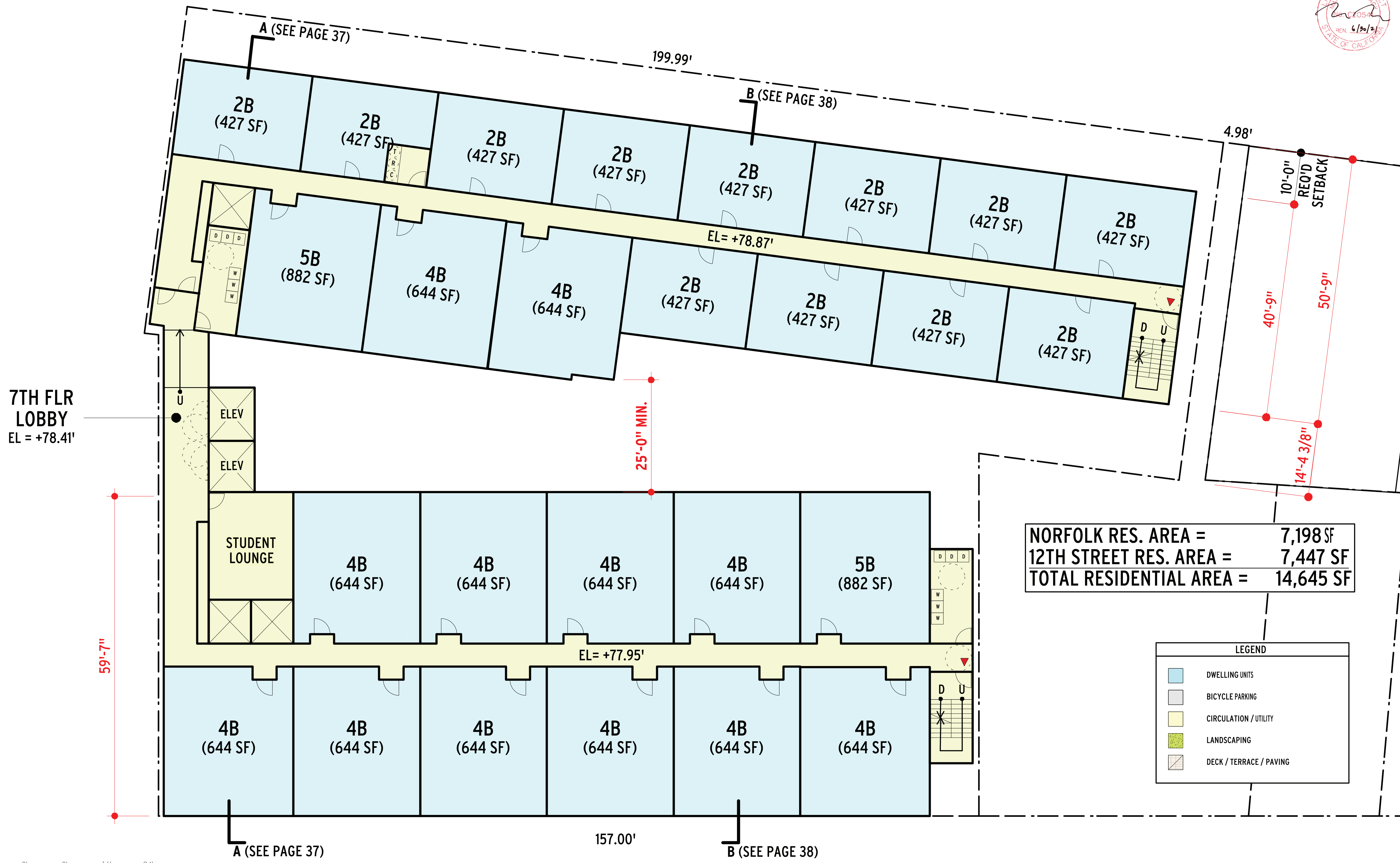
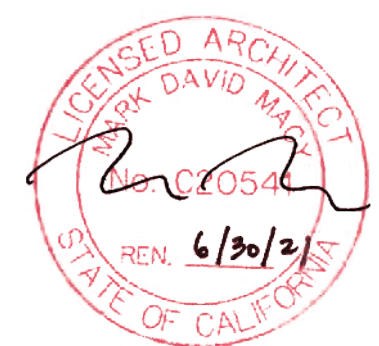
333 12TH STREET



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LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
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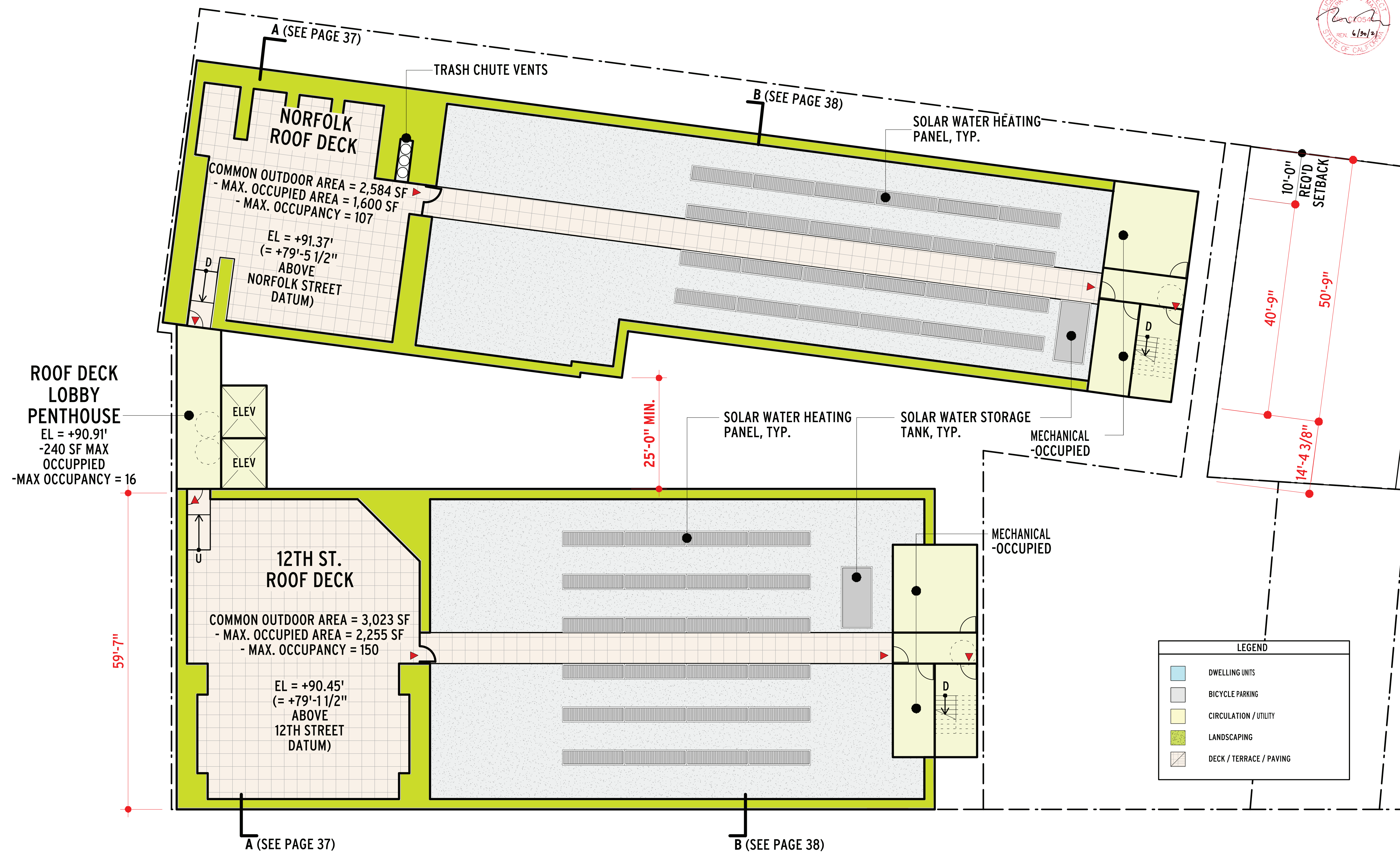




NORFOLK RES. AREA =	7,198 SF
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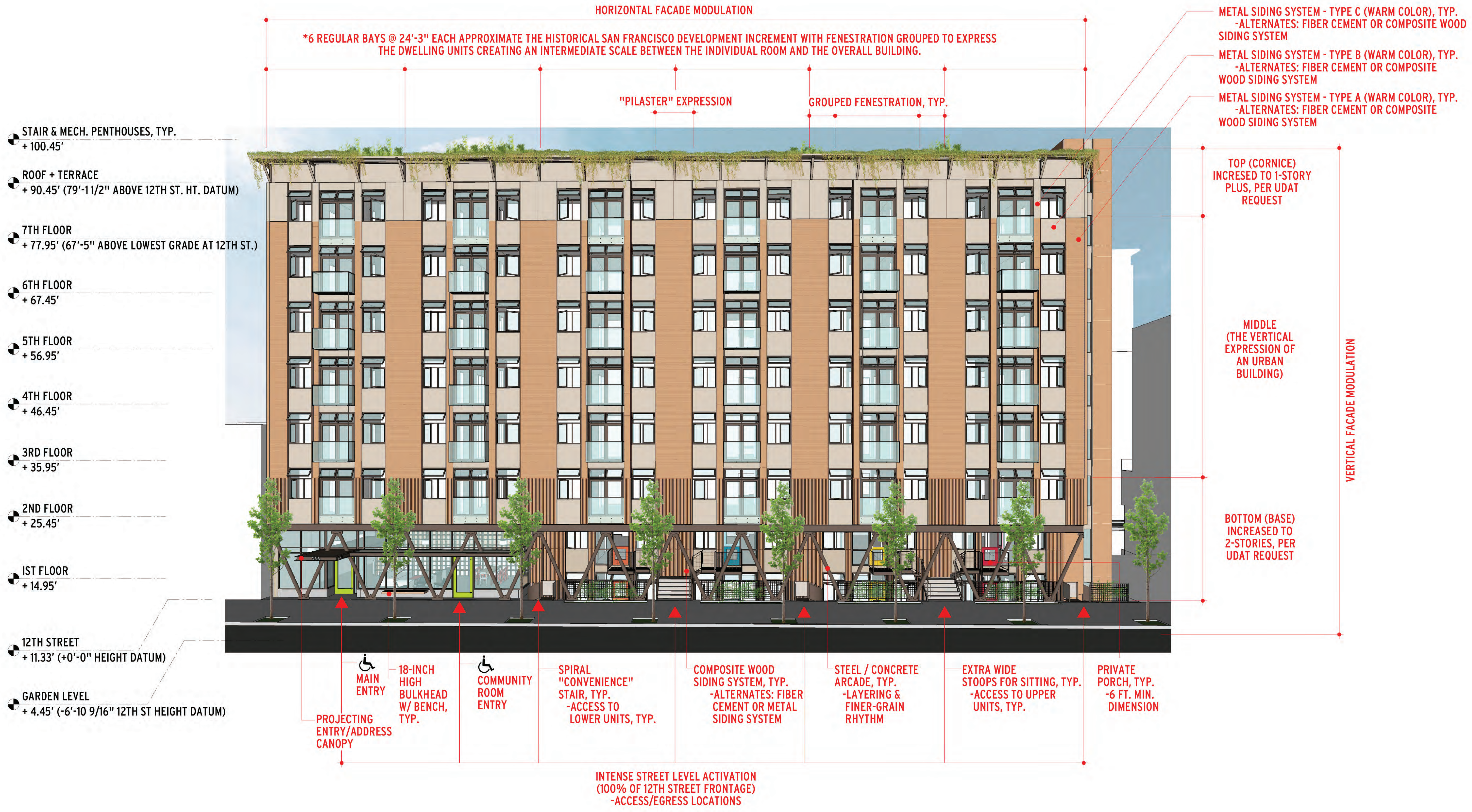
LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING





LEGEND	
	DWELLING UNITS
	BICYCLE PARKING
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING





0' 8' 16' 24'
 1/8" = 1'-0"

12TH STREET ELEVATION (WEST)



HORIZONTAL FACADE MODULATION

*8 REGULAR BAYS @ 24'-3" EACH APPROXIMATE THE HISTORICAL SAN FRANCISCO DEVELOPMENT INCREMENT WITH FENESTRATION GROUPED TO EXPRESS INDIVIDUAL DWELLING UNITS CREATING AN INTERMEDIATE SCALE BETWEEN THE INDIVIDUAL ROOM AND THE OVERALL BUILDING

"PILASTER" EXPRESSION

GROUPED FENESTRATION, TYP.

VERTICAL FACADE MODULATION

TOP (CORNICE) INCREASED TO 1-STORY PLUS, PER UDAT REQUEST

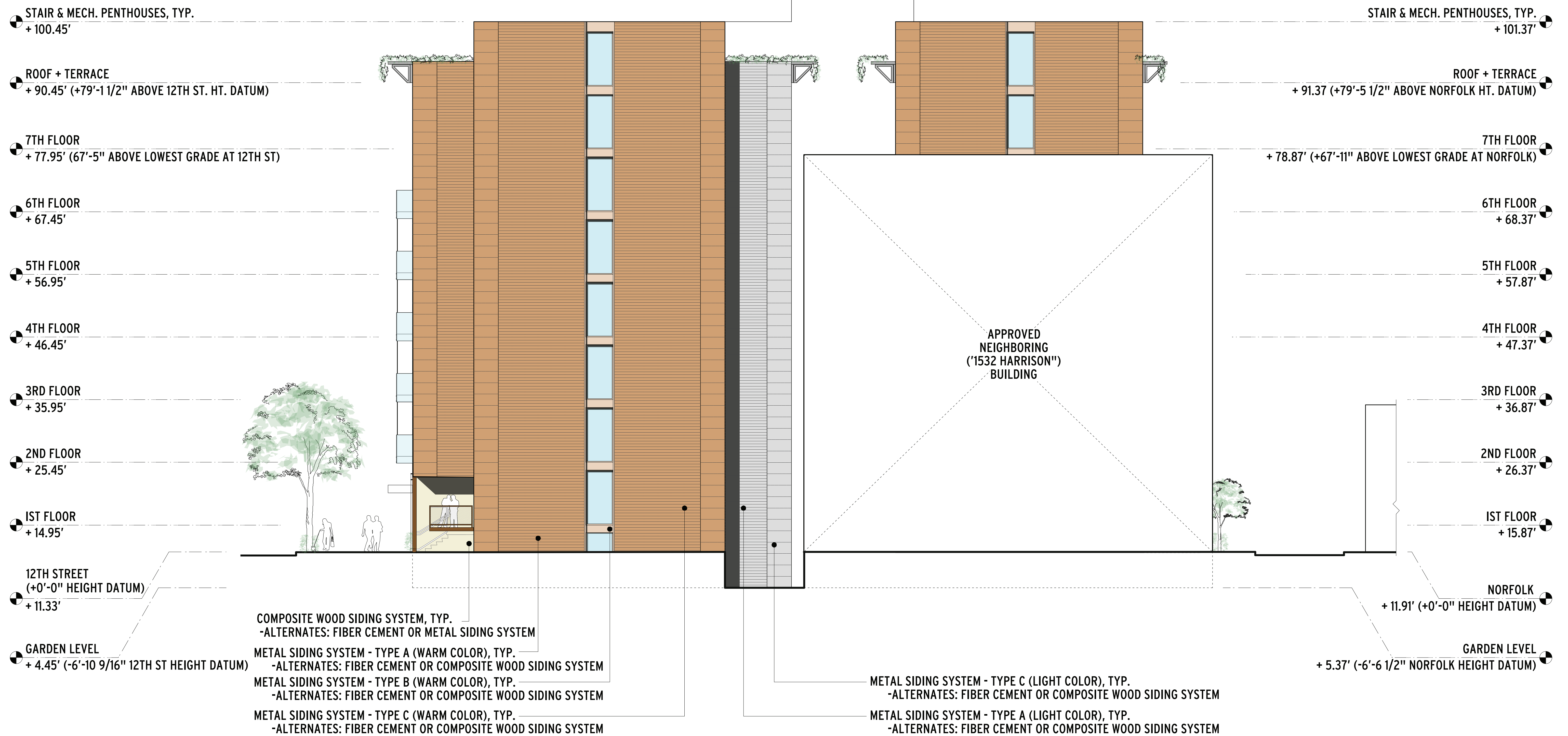
MIDDLE (THE VERTICAL EXPRESSION OF AN URBAN BUILDING)

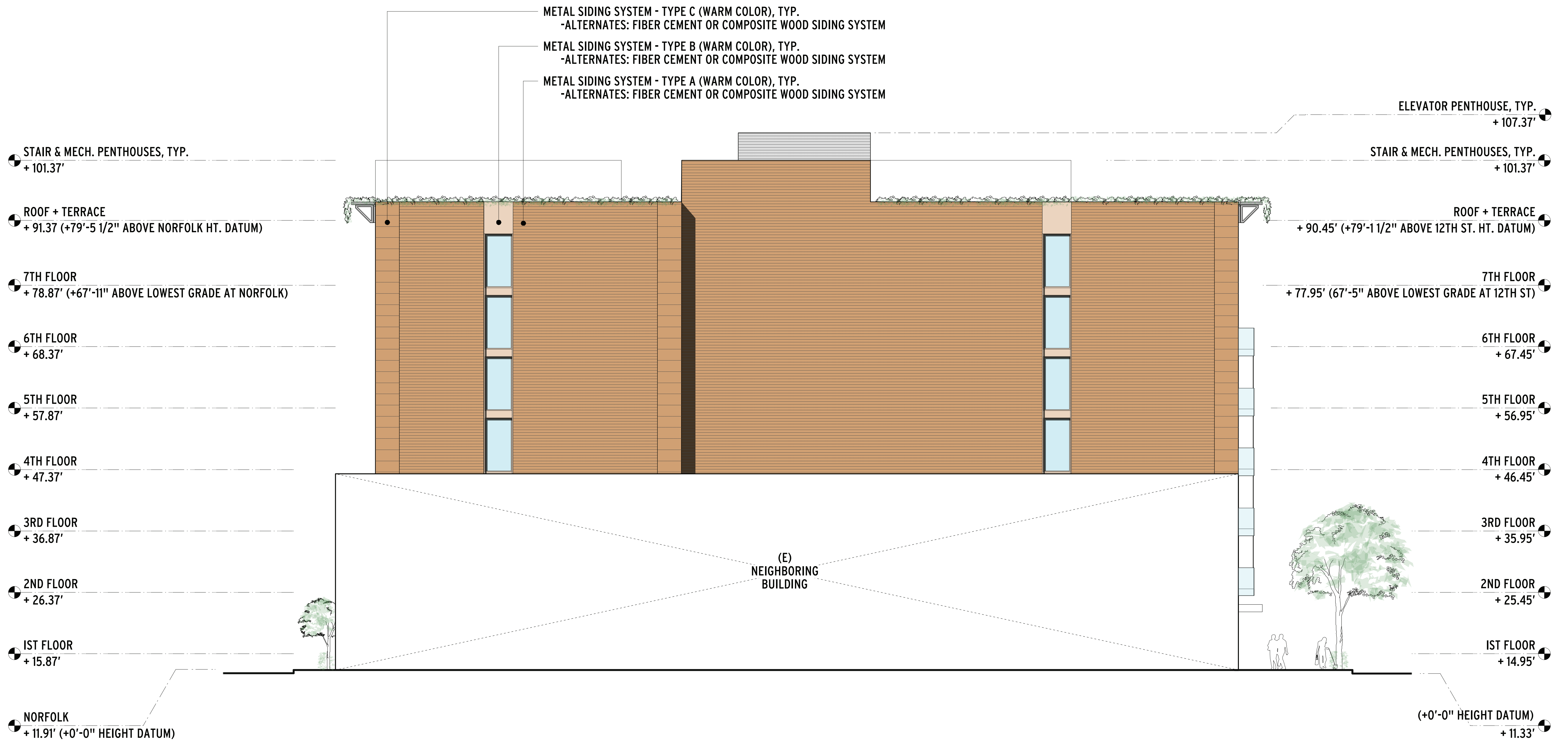
BOTTOM (BASE) INCREASED TO 2-STORIES, PER UDAT REQUEST



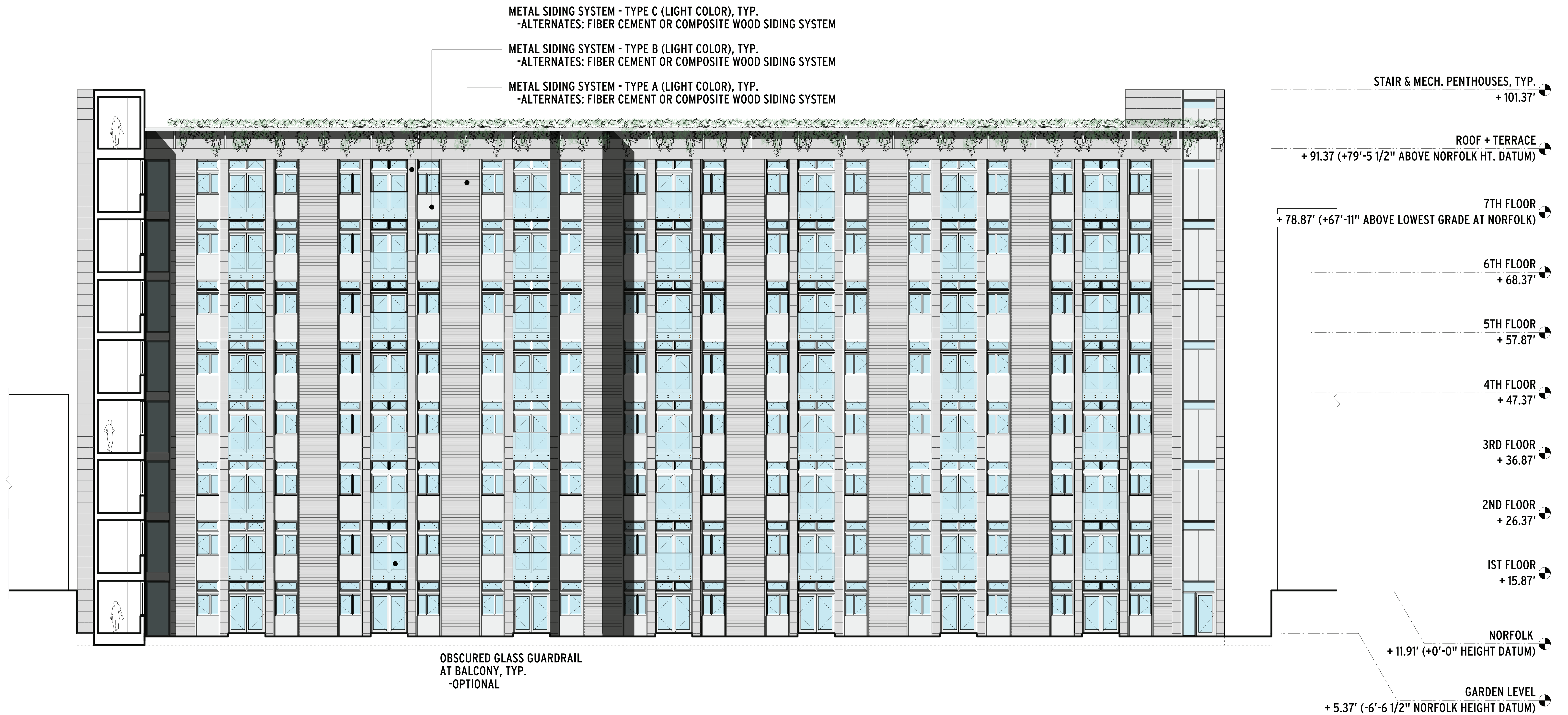
- ROOF + TERRACE
+ 91.37' (+79'-5 1/2" ABOVE NORFOLK HT. DATUM)
- 7TH FLOOR
+78.87' (+67'-11" ABOVE LOWEST GRADE AT NORFOLK)
- 6TH FLOOR
+ 68.37'
- 5TH FLOOR
+ 57.87'
- 4TH FLOOR
+ 47.37'
- 3RD FLOOR
+ 36.87'
- 2ND FLOOR
+ 26.37'
- 1ST FLOOR
+ 15.87'
- NORFOLK
+ 11.91' (+0'-0" HEIGHT DATUM)
- GARDEN LEVEL
+ 5.37' (-6'-6 1/2" NORFOLK HEIGHT DATUM)







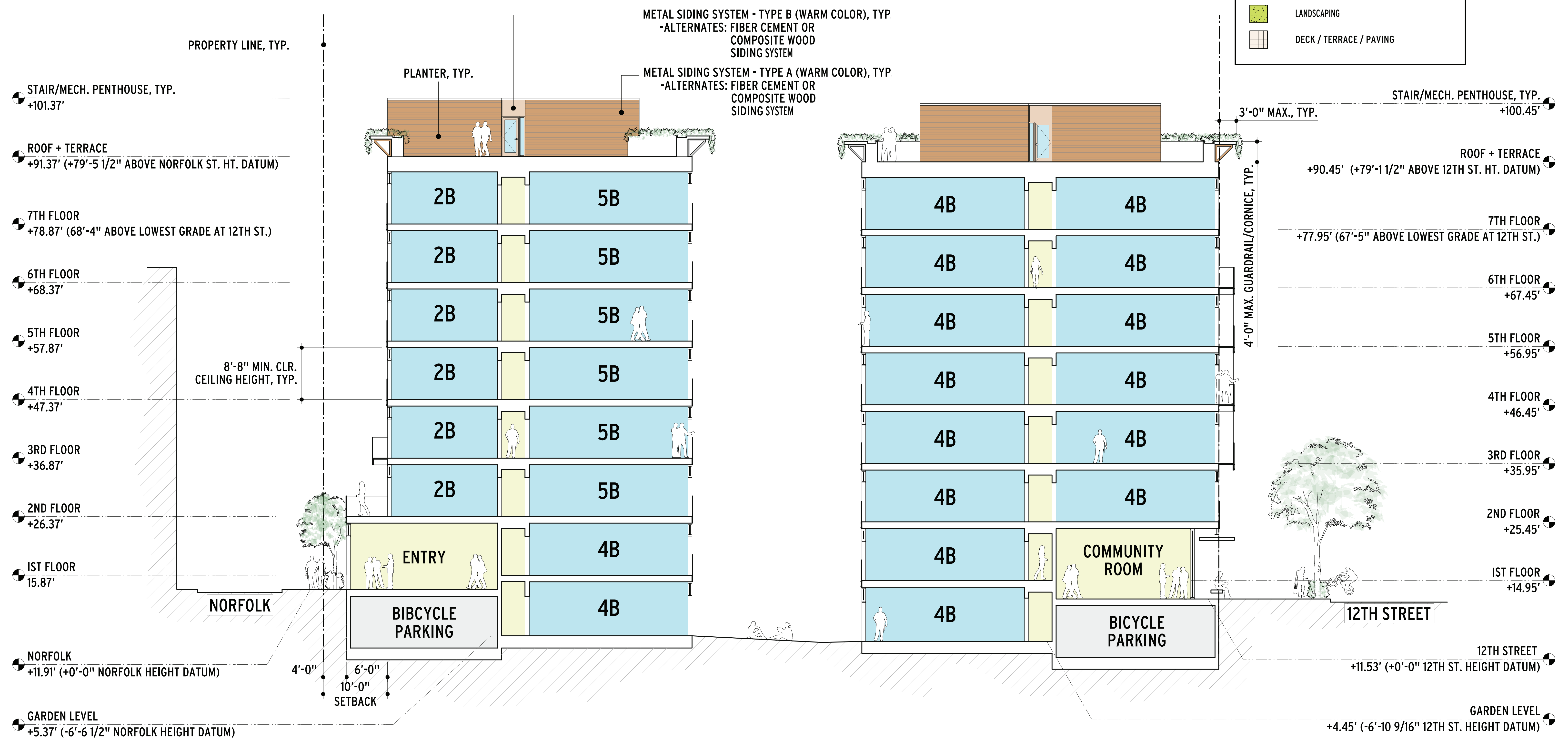




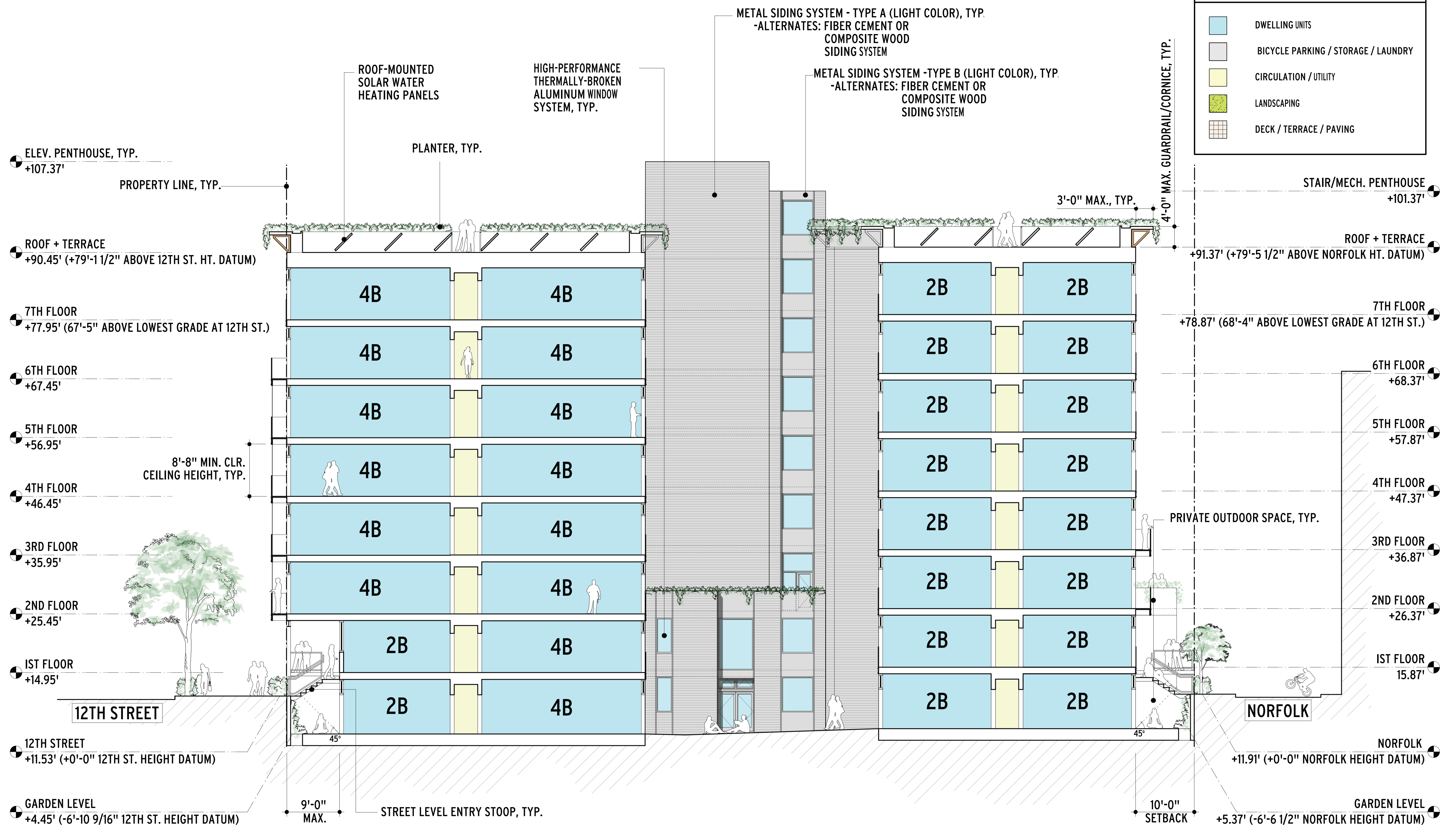
WEST ELEVATION AT REAR YARD

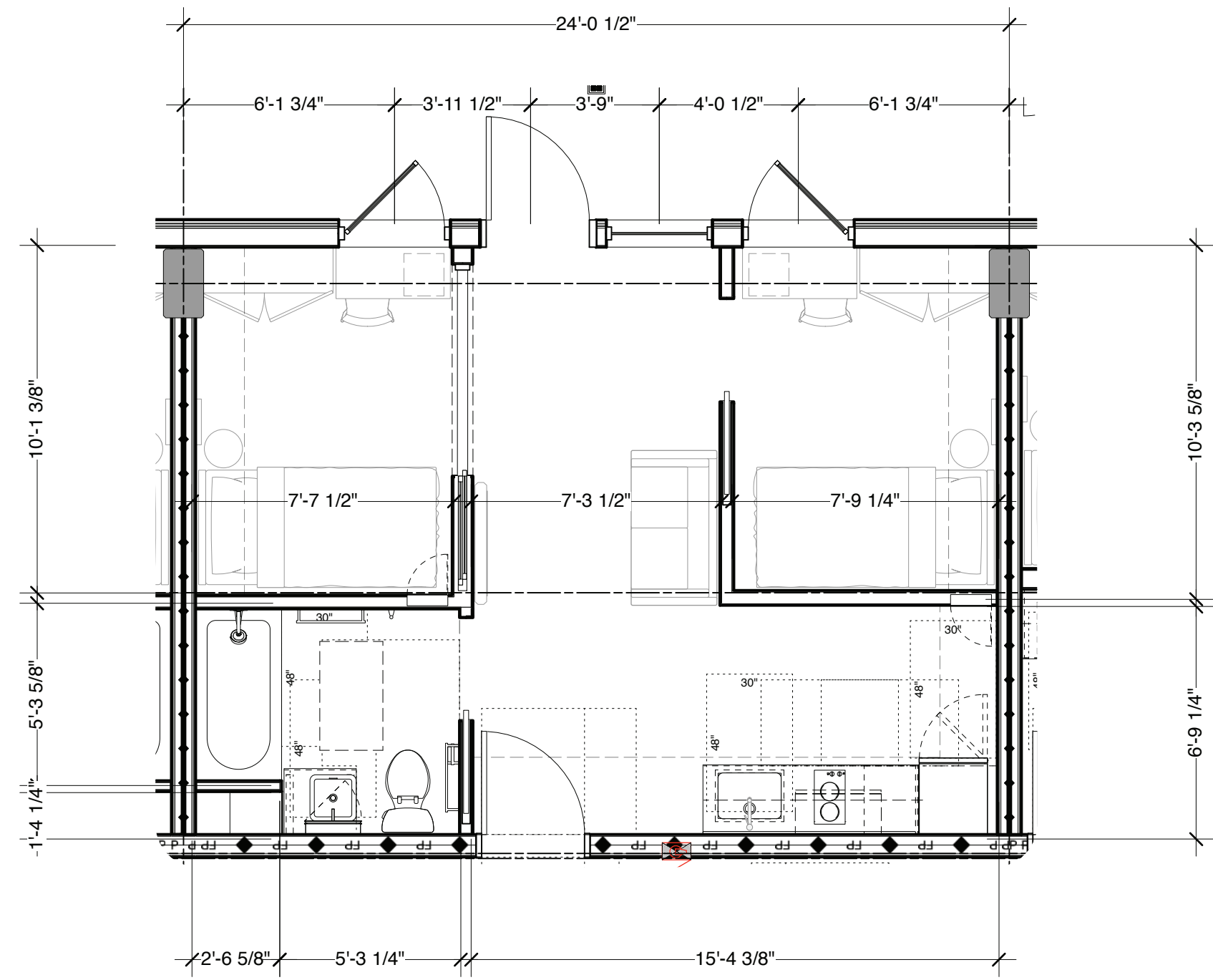


LEGEND	
	DWELLING UNITS
	BICYCLE PARKING / STORAGE / LAUNDRY
	CIRCULATION / UTILITY
	LANDSCAPING
	DECK / TERRACE / PAVING

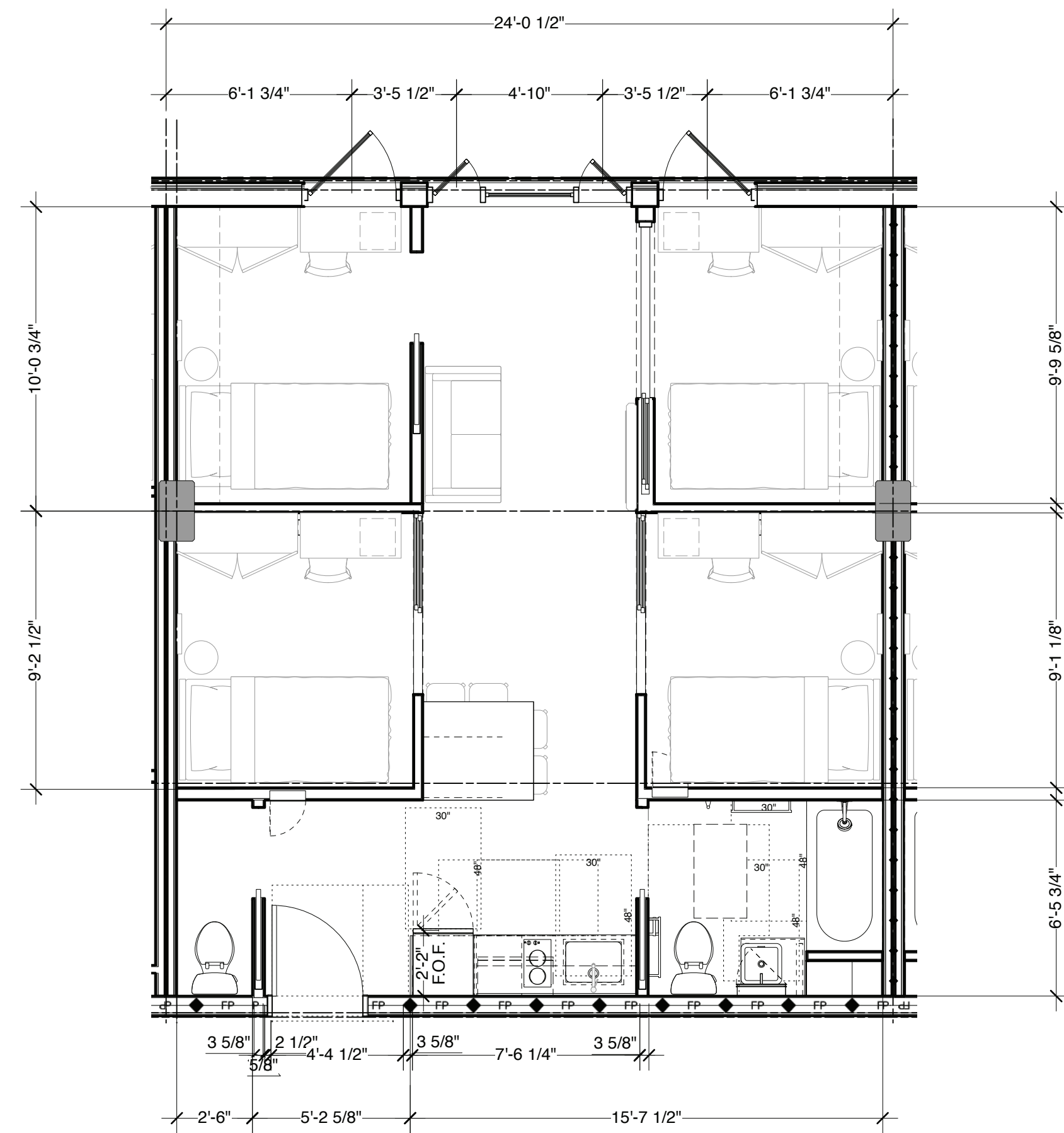


LEGEND	
	DWELLING UNITS
	BICYCLE PARKING / STORAGE / LAUNDRY
	CIRCULATION / UTILITY
	LANDSCAPING
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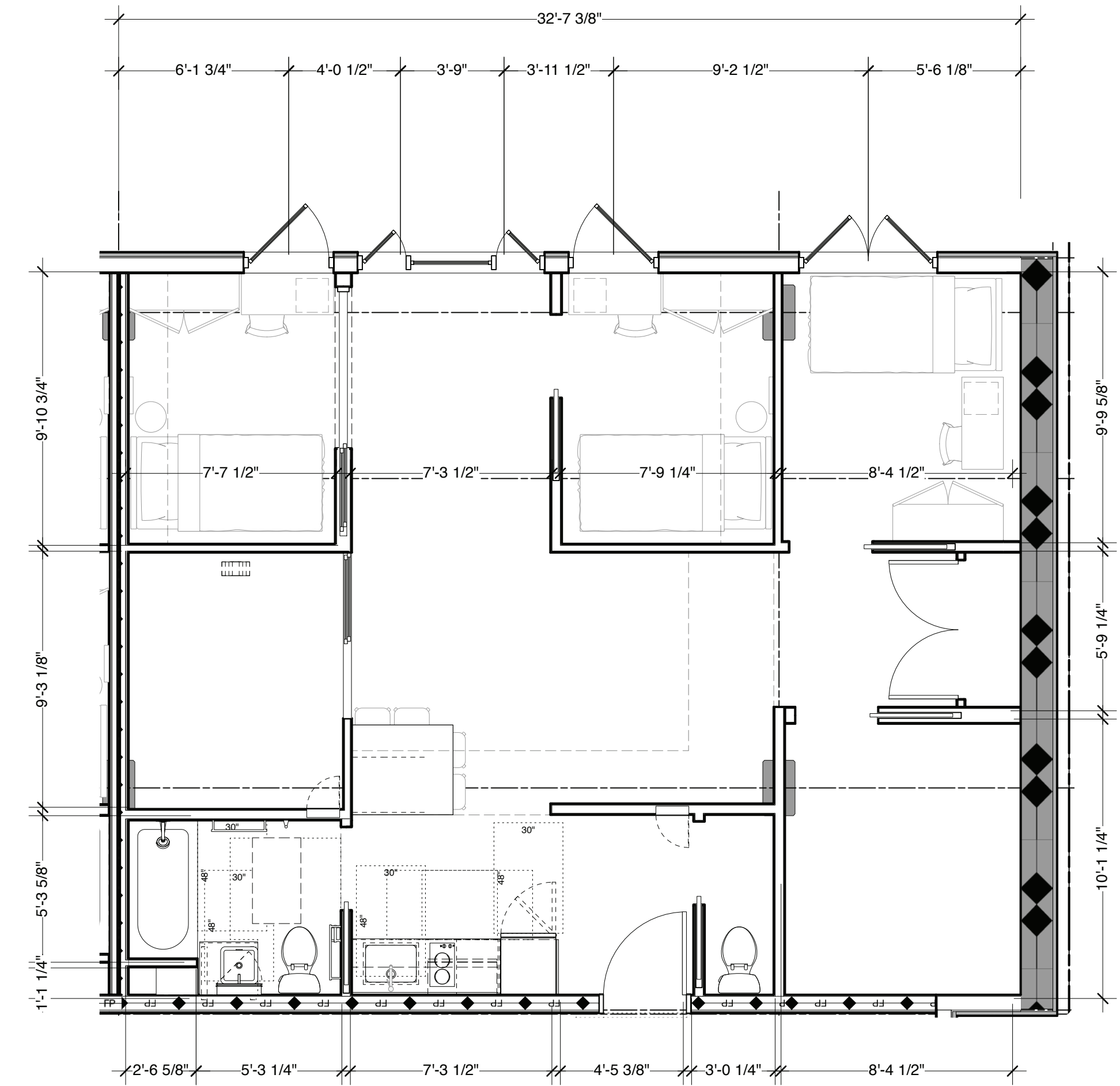




TYPICAL 2B UNIT
AVG. AREA = 427 GSF



TYPICAL 4B UNIT
AVG. AREA = 644 GSF



TYPICAL 5B UNIT
AVG. AREA = 882 GSF



Project Sponsor Submittal: Reuben, Junius, and Rose Brief



REUBEN, JUNIUS & ROSE, LLP

Daniel A. Frattin
dfrattin@reubenlaw.com

January 13, 2020

Delivered Via Hand Delivery & E-Mail (Esmeralda.jardines@sfgov.org)

Commission President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 333 12th Street – Conditional Use Authorization
Planning Case No.: 2015-004109CUA
Hearing Date: January 23, 2020
Our File No.: 6954.10

Dear President Melgar and Commissioners:

Our office represents Panoramic Interests (“**Panoramic**”), the sponsor of a 200-unit residential project approved by the Planning Commission on December 8, 2016, which is nearing completion of construction at 333 12th Street in San Francisco, CA (the “**Property**”). Panoramic has an extensive record of developing and operating student housing in both San Francisco and Berkeley. Its 160-unit building at Ninth & Mission completed in 2015 and is currently leased to the California College of the Arts and the Conservatory of Music.

The Project would convert the previously-approved residential development to student housing containing up to 618 beds, 20 percent of which would be set aside as affordable to low-income students. The San Francisco Art Institute has executed a lease for 59 of the 200 units, and Panoramic is actively negotiating with San Francisco State University for the remainder. There are no changes proposed to the physical envelope of the previously-approved project. However, a student housing use requires a Conditional Use in this zoning district.

We look forward to presenting this Project to the Commission on January 23, 2020, and would be happy to take you on a tour of the Project and/or Panoramic’s building at Ninth and Mission beforehand.

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
456 8th Street, 2nd Floor, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

1. PROJECT DESCRIPTION AND CONTEXT

The Project was originally approved by the Planning Commission on December 8, 2016, as a seven-story-with basement, 80-ft tall, residential building with 200 rental dwelling units, 125 Class 1 bicycle parking spaces and no off-street vehicular parking. The Project utilized state density bonus law,¹ as discussed further below.

The approved building includes approximately 11,840 square feet of open space through below-grade outdoor areas along 12th Street and Norfolk Streets, an interior courtyard, two private open areas on the second floor, and two rooftop decks. The Project also entails streetscape improvements including sidewalk widening, street trees, planting strips and installation of bicycle racks, which will activate and improve the public realm.

The approved building is under construction. Construction will be complete by May 2020, so that students may move in for the Fall 2020 semester.

The requested Conditional Use Authorization would convert 200 dwelling units in the previously-approved residential development to student housing, containing up to 618 beds. A brochure describing the student housing units is attached as **Exhibit A**.

The Project would not alter the physical envelope of the approved building. It would continue to utilize state density bonus law, as discussed below, and would provide 20% of student housing beds in the base project as affordable to “low income students,” as defined by state law.

2. PROJECT COMPLIES WITH DENSITY BONUS LAW

The Project was originally approved under California’s Density Bonus Law,² which incentivizes the production of affordable housing. It entitles a project providing on-site affordable units to additional residential density above what would otherwise be permitted under the city’s Planning Code. Specifically, in exchange for providing 11% of units in the base project as affordable to very-low income households (50% of area median income “**AMI**”), it qualified for a 35% density bonus under state law and waivers from physical development standards including (1) rear yard setback; (2) open space; (3) dwelling unit exposure; (4) height; and (5) off-street loading.

In January 2019, the State Density Bonus Law was updated to create a 35% density bonus for student housing developments, with identical opportunity for waivers and concessions from physical development controls as apply to qualifying residential development.

Following conversion to student housing, the Project will comply with all requirements of the new student housing State Density Bonus Law category, including:

¹ California Government Code § 65915, et. seq.

² California Government Code § 65915, et. seq.

- To provide 20% of total beds in a base project to “lower income students,” who are defined as students with a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients;
- Rent paid by “lower income students” must be calculated at 30 percent of 65 percent of the area median income for single-room occupancy unit type;
- To be used exclusively for undergraduate, graduate, or professional students enrolled full time in a school accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges;
- To provide for priority occupancy of the affordable beds by “lower income students” experiencing homelessness.³

The Project will be used as student housing. Panoramic Interests has a lease in place with San Francisco Art Institute (“SFAI”) to take approximately 59 units, and is actively negotiating with SFSU for the remainder. These institutions are anticipated to easily fill the Project’s affordable bed count. SFAI estimates that approximately half of its student population would meet income thresholds specified by state law.

Further, 20% of all beds in the base Project will be provided to “lower income students,” as defined by state law, at applicable below-market rental rates. To document this requirement, Panoramic Interests will enter a Regulatory Agreement with the City of San Francisco, which will be recorded on title to the Property and made binding on any future operators of the student housing development.

Panoramic Interests has worked closely with the San Francisco Planning Department and San Francisco Mayor’s Office of Housing and Community Development to ensure that the Project will meet all other applicable state law density bonus requirements for student housing, including establishing appropriate procedures for monitoring and prioritization of affordable housing for homeless students.

3. CONCLUSION

The Project will convert a previously-approved residential development to student housing containing up to 618 beds. It would not otherwise modify the physical envelope of the previously-approved building, which is under construction and anticipated to be complete in May 2020. The Project will also continue to comply with California Density Bonus Law for student housing developments, and would provide 20% of all beds in the base Project at affordable rates as defined in state law. For these reasons, and those listed in the application, we urge you to approve the Conditional Use Authorization.

³ California Government Code §65915(b)(1)(F).

San Francisco Planning Commission
Attn: Myrna Melgar
January 13, 2020
Page 4

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in black ink, reading "Daniel A. Frattin", written over a horizontal line.

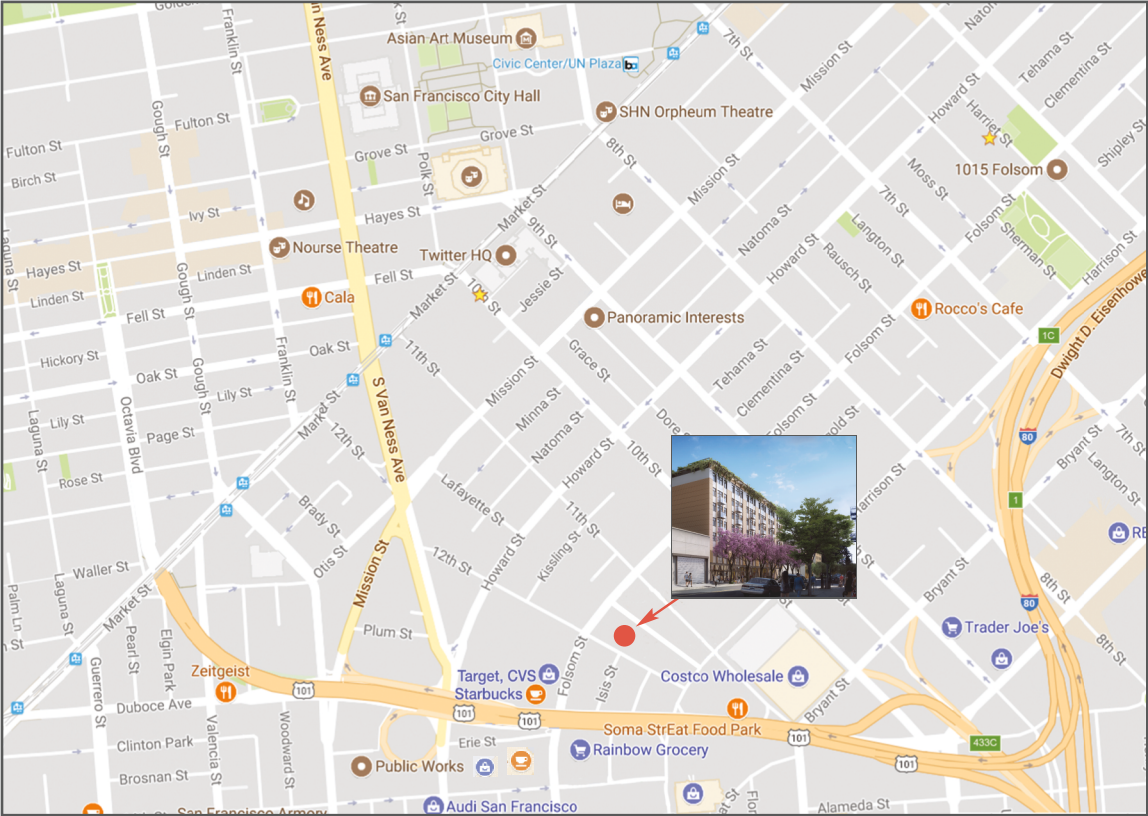
Daniel A. Frattin

cc: Vice President Joel Koppel
Commissioner Sue Diamond
Commissioner Kathryn Moore
Commissioner Dennis Richards
Commissioner Frank Fung
Commissioner Milicent Johnson
Jonas P. Ionin, Commission Secretary
Patrick Kennedy, Panoramic Interests
Zac Shore, Panoramic Interests

EXHIBIT A

CITYSPACES® 333: City Gardens

200 Apartments



City Gardens neighborhood:

- **Shopping:** Costco, Rainbow Grocery, SoMa StrEat Food Park, Trader Joe’s, Foods Co, Office Max, Best Buy, Sports Basement, Target, CVS, Starbucks, Cycle Gear, Mike’s Bikes, City Lights, Bridge Brand Chocolates, Ultimate Cookie Inc, The Cake Gallery, Petco Animal Supplies
- **Restaurants & Cafés:** Bar Agricole, Manor’s Thai Cuisine, Nihon, CatHead BBQ, DNA Pizza, Wish, Bergerac, Zuni Café, DNA Lounge, Slim’s, BTC Belly Burger, Gaslamp Café, Izakaya House, Basil Canteen, Citizen Band, Café Zazo, Triptych, Walzwerk, Public Works, The Willows, V Café

PROJECT FEATURES	
▪ Roof garden	▪ Secure bike room
▪ State-of-the-art seismic and fire safety	▪ Secure automated parcel storage
▪ Engineered soundproofing & air exchange system	▪ Transit Score: 100 (Rider’s Paradise)
▪ Lobby, lounge and work areas with Wi-Fi	▪ Bike Score: 98 (Biker’s Paradise)
▪ Lounges and meeting areas on every floor	▪ Walk Score: 94 (Walker’s Paradise)



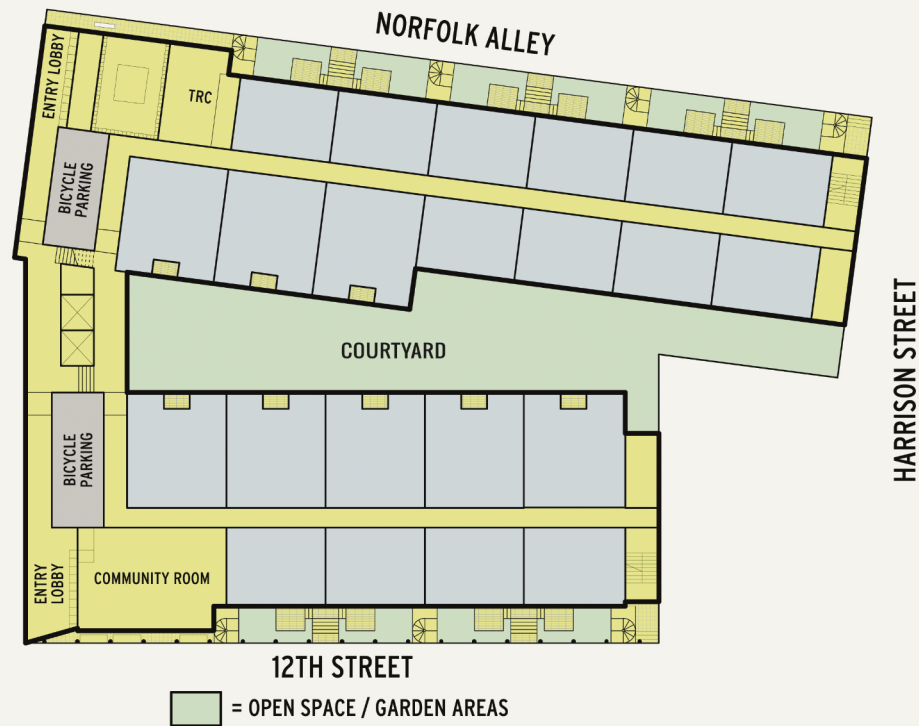
CREATORS OF CITYSPACES®

“Good design is innovative.” Dieter Rams

Panoramic.com
415.701.7000

333 12th Street • SoMa • San Francisco

First Floor Plans



Features

- 9' ceilings and operable windows
- Operable windows
- Engineered soundproofing
- Roof deck
- Secured indoor bike storage
- Furnished
- Individually-controlled heat/ventilation
- 500 mbs Internet



Garden apartments along 12th and Norfolk Streets

The Apartments

The **Duo** has 2 bedrooms, a living room, a full kitchen and a bathroom; the **Suite** has 4 bedrooms, a dining/living room, a full kitchen, and 1 1/2 bathrooms.



CITYSPACES® Duo



CITYSPACES® Suite



Expansive windows in each apartment