



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: MAY 18, 2017

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

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*Date:* May 8, 2017  
*Case No.:* **2015-005329CUAENVTDMMVAR**  
*Project Address:* **719 Larkin Street**  
*Zoning:* RC-4 (Residential-Commercial, High-Density) District  
80-T Height and Bulk District  
North of Market Residential Special Use District 1  
*Block/Lot:* 0717/003  
*Project Sponsor:* Jon Heimdahl  
JS Sullivan  
2044 Fillmore Street, Third Floor  
San Francisco, CA 94115  
*Staff Contact:* Carly Grob – (415) 575-9138  
[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The applicant proposes to demolish the existing single-story commercial building and to construct an eight-story mixed-use building that is approximately 80 foot tall with 42 residential units over ground floor retail. The proposed building would include 42 one-bedroom units which range from 556 square feet to 683 square feet, as well as four commercial storefronts ranging from 544 square feet to 921 square feet. The project also includes 42 Class 1 and six Class 2 bicycle parking spaces at the ground floor. Common usable open space for residents is provided on the 2,016 square foot roof deck. The rear yard setback, which begins at the second floor, would be landscaped with both traditional and flow-through planters, and would not be considered private open space, as it is not open to residents. The building would be clad with a dark brick at the ground floor and the eighth (top) floor, and would incorporate a dark brick beltcourse between the first and second floors and between the cornice and the top floor. The body of the building would be clad with a lightly-colored, smooth, hard-troweled cement plaster.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the southwest side of the intersection of Olive Street and Larkin Street, Block 0717, Lot 003. The property is located within the RC-4 (Residential-Commercial, High-Density) District with 80-T height and bulk district. The property is developed with a one-story commercial building. The ground floor of the existing building is currently occupied by a massage business (d.b.a. Susan's Massage), Vietnamese restaurant (d.b.a. Four Seasons), and dry cleaner (d.b.a. Excellent Dry Cleaners). The subject property is a corner lot, with approximately 60 feet of frontage on Larkin Street and 100 feet of frontage on Olive Street. The total lot area is approximately 6,000 square feet. The existing building

covers the majority of the subject lot, except for an 11 foot wide driveway at the western edge of the lot that exits onto Olive Street.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located within the Downtown/Civic Center neighborhood and is also within the Uptown Tenderloin National Register Historic District. Land uses in the vicinity primarily include dwelling units above ground floor commercial uses, residential and tourist hotels. The Historic District is described as “largely intact, visually consistent, inner-city high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. It comprises 18 whole and 15 partial city blocks in the zone where the city has required fire-resistant construction since 1906. The district is formed around its predominant building type: a three- to seven-story, multi-unit apartment, hotel, or apartment-hotel constructed of brick or reinforced concrete.” Surrounding properties are primarily one- to two-story commercial and automotive uses, aside from the adjacent four-story residential hotel building.

## **ENVIRONMENTAL REVIEW**

On May 11, 2017 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 28, 2017	April 26, 2017	22 days
Posted Notice	20 days	April 28, 2017	April 28, 2017	20 days
Mailed Notice	10 days	May 8, 2017	April 24, 2017	24 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

The project sponsor has provided six letters and six signatures in support of the project from neighborhood organizations, businesses, and people who live and work in the community. The Housing Action Coalition has rated the project with four of five total points. Many community members were receptive to utilizing the allowable density on the site by providing additional housing, and were supportive of activating Olive Alley further.

## **ISSUES AND OTHER CONSIDERATIONS**

- The project requires a Variance from Planning Code Section 140, as 14 of the proposed dwelling units do not face a code complying rear yard. The project also requires a Rear Yard Modification, as the rear yard is situated at the southwest corner of the lot, rather than the last 25% of lot depth as measured from either frontage. The Zoning Administrator will consider the request for Variance and Rear Yard Modification immediately following the Planning Commission decision.

- The project proposes the demolition of a historic resource that contributes to the Uptown Tenderloin Historic District. The Department has determined that the proposed project would not result in an adverse impact to the District.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization pursuant to Planning Code Sections 235 and 303 to allow construction of a building exceeding 40 feet with more than 50 feet of linear frontage within the RC-4 (Residential-Commercial, High-Density Zoning District), the North of Market Residential Special Use District, and the 80-T Height and Bulk District.

## **BASIS FOR RECOMMENDATION**

- The project would add 42 dwelling units to the City's housing supply, including six onsite below market rate units, in a walkable, transit-rich area suited for dense, mixed-use development.
- The project is compatible with surrounding neighborhood character in terms of height, scale and massing.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Draft Motion

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence (see also Project Sponsor Submittal)

Inclusionary Affordable Housing Program: Affidavit for Compliance

First Source Hiring Affidavit

Anti-Discriminatory Housing Policy Form

Preservation Team Review Form

Categorical Exemption

Project Sponsor Submittal, including:

- Project Overview
- Letters of Support for the Project
- Site Photographs
- Reduced Plans (Exhibit B)

Attachment Checklist

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

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

CG

Planner's Initials





# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code)                         |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413)  | <input checked="" type="checkbox"/> Residential Child Care Requirement (Sec. 414A) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)             | <input type="checkbox"/> Other   |

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## Planning Commission Draft Motion

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2044 Fillmore Street, Third Floor  
San Francisco, CA 94115  
*Staff Contact:* Carly Grob – (415) 575-9138  
[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 253 AND 303 OF THE PLANNING CODE TO CONSTRUCT A BUILDING EXCEEDING 40 FEET IN HEIGHT THAT HAS MORE THAN 50 FEET OF FRONTAGE ALONG THE FRONT FAÇADE WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH-DENSITY) DISTRICT, THE NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT 1, AND AN 80-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On December 3, 2015 Nick Cranmer filed an application on behalf of JS Sullivan (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 253 and 303 to construct a building exceeding 40 feet in height with more than 50 feet of frontage along the front façade within the RC-4 (Residential-Commercial; High-Density) District, the North of Market Residential Special Use District 1, and an 80-T Height and Bulk District.

On May 18, 2017 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-005329CUA.

On May 11, 2017 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

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 requested in Application No. 2015-005329CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southwest side of the intersection of Olive Street and Larkin Street, Block 0717, Lot 003. The property is located within the RC-4 (Residential-Commercial, High-Density) District with 80-T height and bulk district. The property is developed with a one-story commercial building. The ground floor of the existing building is currently occupied by a massage business (d.b.a. Susan's Massage), Vietnamese restaurant (d.b.a. Four Seasons), and dry cleaner (d.b.a. Excellent Dry Cleaners). The subject property is a corner lot, with approximately 60 feet of frontage on Larkin Street and 100 feet of frontage on Olive Street. The total lot area is approximately 6,000 square feet. The existing building covers the majority of the subject lot, except for an 11 foot wide driveway at the western edge of the lot that exits onto Olive Street.
3. **Surrounding Properties and Neighborhood.** The project site is located within the Downtown/Civic Center neighborhood and is also within the Uptown Tenderloin National Register Historic District. Land uses in the vicinity primarily include dwelling units above ground floor commercial uses, residential and tourist hotels. The Historic District is described as "largely intact, visually consistent, inner-city high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. It comprises 18 whole and 15 partial city blocks in the zone where the city has required fire-resistant construction since 1906. The district is formed around its predominant building type: a three- to seven-story, multi-unit apartment, hotel, or apartment-hotel constructed of brick or reinforced concrete." Surrounding properties are primarily one- to two-story commercial and automotive uses, aside from the adjacent four-story residential hotel building.
4. **Project Description.** The applicant proposes to demolish the existing single-story commercial building and to construct an eight-story mixed-use building that is approximately 80 foot tall with 42 residential units over ground floor retail. The proposed building would include 42 one-bedroom units which range from 556 square feet to 683 square feet, as well as four commercial storefronts ranging from 544 square feet to 921 square feet. The project also includes 42 Class 1

and six Class 2 bicycle parking spaces at the ground floor. Common usable open space for residents is provided on the 2,016 square foot roof deck. The rear yard setback, which begins at the second floor, would be landscaped with both traditional and flow-through planters, and would not be considered private open space, as it is not open to residents. The building would be clad with a dark brick at the ground floor and the eighth (top) floor, and would incorporate a dark brick beltcourse between the first and second floors and between the cornice and the top floor. The body of the building would be clad with a lightly-colored, smooth, hard-troweled cement plaster.

5. **Public Comment.** The project sponsor has provided six letters and six signatures in support of the project from neighborhood organizations, businesses, and people who live and work in the community. The Housing Action Coalition has rated the project with four of five total points. Many community members were receptive to utilizing the allowable density on the site by providing additional housing, and were supportive of activating Olive Alley further.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Height exceeding 40 feet in an RC District. (Section 253).** Conditional Use Authorization is required to construct a building exceeding 40 feet in height in an RC Zoning District with more than 50 feet of frontage on the front façade.

*The project sponsor has elected to measure the height of the building from the Olive Street frontage, which is approximately 100 feet wide, and the Larkin Street façade is about 60 feet wide. The project sponsor is seeking Conditional Use Authorization to exceed a height of 40 feet in the RC-4 District.*

- B. **Height (Section 260).** The project is located within an 80-T Height and Bulk District, which limits the height of the building to 80 feet, excluding exemptions of up to 16 feet as permitted by Planning Code Section 260.

*The project proposes a building that is approximately 80 feet in height, with a stair/elevator shaft that rises approximately 15 feet beyond the 80-foot height limit. The project falls within the height limits prescribed by the Planning Code, and therefore meets the requirements of Section 260.*

- C. **Rear Yard (Section 134).** Projects in the RC-4 District are required to provide a minimum rear yard setback equal to 25% of lot depth at the first residential level and above. A reduction of rear yard requirements in the North of Market Residential Special Use District is permitted pursuant to Section 134(g), provided that an equivalent amount of open space is located elsewhere on the site, and that the following criteria are met:
  1. The substituted open space in the proposed new or expanding structure will improve the access of light and air to and views from existing abutting properties; and
  2. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of existing abutting properties.

*The required 25% rear yard setback would be approximately 1,500 square feet. The project sponsor has provided over 2,000 square feet of usable open space on the roof, so a greater amount of usable open*

*space is proposed on the lot than would be provided in the required rear yard. There is currently no mid-block open space on the eastern portion of the subject block, so the project would not result in an adverse impact to the block. The project sponsor is seeking a modification of the rear yard requirement from the Zoning Administrator.*

- D. Exposure (Section 140).** At least one room within a dwelling unit that is at least 120 square feet must face directly onto a public street or alley at least 20 feet in width, an open area at least 25 feet in width which increases in five foot increments beyond the second floor, or a code-compliant rear yard.

*The project proposes 42 total dwelling units, 28 of which face streets and alleys that are greater than 20 feet wide. The remaining 14 dwelling units face the rear yard setback, which is not considered a code-complying rear yard. These units are not compliant with Planning Code Section 140, and the project sponsor is seeking a Variance from Section 140.*

- E. Density (Section 207, Section 249.5).** Generally, one dwelling unit per 200 square feet of lot area is allowed in the RC-4. A greater density of one unit per 125 square feet of lot area is permitted within the North of Market Special Use District 1.

*The subject lot is 6,000 square feet; therefore, the maximum permitted density on the lot is 48 dwelling units. The project proposes 42 dwelling units, and is compliant with the allowable density of the Special Use District.*

- F. Street Frontage in Residential-Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade. The minimum floor-to-floor height at the ground floor in RC Districts is 14 feet.

*The subject commercial space has approximately 60 feet of frontage on Larkin Street and 100 feet of frontage along Olive Street. Both frontages include active uses for the first 25 feet of lot depth, except for those areas required for maintenance and egress. The proposed floor-to-floor height is ranges from 14 feet to 18 feet, 10 inches. The project is compliant with Section 145.1.*

- G. **Bicycle Parking (Section 155.1).** One Class 1 bicycle parking space is required per dwelling unit, and one Class 2 bicycle parking space is required for every 20 dwelling units. One Class 2 bicycle parking space is required for each 2,500 occupied square feet of retail space.

*The project requires 42 Class 1 bicycle parking spaces and five Class 2 bicycle parking spaces. The project provides 42 Class 1 spaces in a dedicated bicycle room on the ground floor, and six Class 2 bicycle parking spaces on the sidewalk adjacent to the subject property.*

- H. **Bulk (Section 270).** Above 50 feet in height, the maximum plan dimensions are limited to 110 feet in length and a 125 diagonal measurement.

*The project proposes a maximum length of 100 feet, and a maximum diagonal dimension of approximately 112 feet, and is therefore compliant with the bulk restrictions in Section 270 of the Planning Code.*

- I. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on September 11, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5% of the proposed dwelling units as affordable.

*The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on April 3, 2017. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on September 11, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5% of the total proposed dwelling units as affordable. Six units (all one-bedroom) of the total 42 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.*

- J. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning

Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 10 points.

*The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 5 points. As currently proposed, the Project will achieve its required 5 points through the following TDM measures:*

- *Bicycle Parking (Option B)*
- *On-Site Affordable Housing*

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

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

*The project is desirable because it would add 42 dwelling units to the City's housing supply, and is designed to be compatible with neighborhood character. The property is located within the Uptown Tenderloin National Register Historic District, which is characterized in part by denser uses, such as residential and tourist hotels, mixed with medium-density buildings, such as mid-rise apartment buildings over ground floor retail.*

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

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the proposed structure are consistent with the surrounding development. The requested rear yard modification allows the project sponsor to maintain a streetwall along Olive Street and to provide a more prominent corner building.*

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

*The Planning Code does not require parking or loading for this project. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

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

*The project includes residential and commercial uses that are typical of the neighborhood, and will not introduce any permanent operational noises or odors that are detrimental, excessive, or atypical. The proposed materials would not create any offensive glare.*

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

*The project proposes flow-through and traditional landscaping within the rear yard, as well as common usable open space on the roof deck on the top of the building. The rooftop mechanical features of the project are setback and arranged so they are minimally visible. The project does not provide any parking, loading, or service areas. Lighting along the building façade and at the street level would be consistent with neighborhood character.*

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

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

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

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.10:

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

*The proposed project would add 42 total dwelling units to the City's housing stock, including six onsite below market-rate units. The project site is located in the Downtown/Civic Center neighborhood, which is in close proximity to local and regional transit lines, including the Civic Center and Powell BART stations, and the 16X, 19, 31, 38 MUNI lines. The site is also located close to several bicycle-friendly streets, including Polk Street.*

#### OBJECTIVE 8:

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

#### Policy 8.1:

Support the production and management of permanently affordable housing.

*The project will satisfy its Inclusionary Housing requirement by providing six onsite below market rate units.*

**OBJECTIVE 11:**

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

**Policy 11.1:**

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

**Policy 11.2:**

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

**Policy 11.5:**

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

*The project proposes 42 dwelling units within close proximity to downtown, where higher densities are consistent with the surrounding character. The proposed massing is consistent with the surrounding context, as it is consistent with other 8-10 story buildings within the Tenderloin. The project has also been found to be compatible with the Uptown Tenderloin National Register Historic District, as discussed below.*

**Policy 11.7:**

Respect San Francisco's historic fabric by preserving landmark buildings and ensuring consistency with historic districts.

*Although the project would result in the loss of a contributing element from the Uptown Tenderloin National Register Historic District, the demolition would not materially impair the District. The new building has been designed to be compatible with the District, as it is organized in a tripartite vertical composition with no setbacks at Larkin or Olive Street streetwalls. The replacement structure is in conformance with the Secretary of the Interior's Standards, including Use, Visibility, and Spatial Relationship, Scale and Massing, Materials, and Ornament and Style. Additional discussion of the project's consistency with the Uptown Tenderloin National Register Historic District can be found in the attached Preservation Team Review Form.*

**OBJECTIVE 13:**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

**Policy 13.3:**

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.



*The project replaces a single-story commercial building with 42 dwelling units, increasing housing availability in an area adjacent to downtown, where higher density is consistent with surrounding character. The project site is within walking distance of the Civic Center, Nob Hill, Downtown, and SOMA neighborhoods, which provide a number of retail and entertainment options. The site is well-served by both local and regional transit.*

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

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

*There are three existing commercial uses currently located on the project site, including a dry cleaner (d.b.a. Excellent Dry Cleaners), Vietnamese restaurant (d.b.a. Four Seasons) and a massage establishment (d.b.a. Susan's Massage). Although the project would result in the loss of these existing storefronts, the project includes four retail spaces ranging from 544 square feet to 921 square feet.*

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

*The proposed massing is consistent with the surrounding context, as it is consistent with other 8-10 story buildings within the Tenderloin. The project would not have a negative impact on neighborhood character.*

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

*No housing is removed for this Project. The project would provide six below market-rate dwelling units onsite to satisfy the inclusionary housing requirement..*

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

*The project site is well-served by both local and regional transit, and is located within one block of the City's bicycle network. The project does not propose any off-street parking.*

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

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

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

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

- G. That landmarks and historic buildings be preserved.

*Although the project would result in the loss of a contributing element from the Uptown Tenderloin National Register Historic District, the demolition would not materially impair the District. The new building has been designed to be compatible with the District, as it is organized in a tripartite vertical composition with no setbacks at Larkin or Olive Street streetwalls. The replacement structure is in conformance with the Secretary of the Interior's Standards, including Use, Visibility, and Spatial Relationship, Scale and Massing, Materials, and Ornament and Style. Additional discussion of the project's consistency with the Uptown Tenderloin National Register Historic District can be found in the attached Preservation Team Review Form.*

- 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 does not have an impact on open spaces.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-005329CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 2, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. 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 May 18, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 18, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the construction of a building exceeding 40 feet in height with over 50 feet of frontage located at 719 Larkin Street, Block 0717 and Lot 003 pursuant to Planning Code Section(s) **235 and 303** within the **RC-4 (Residential-Commercial, High-Density)** District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District; in general conformance with plans, dated **May 2, 2017**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-005329CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 18, 2017** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 18, 2017** 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance from Section 140 (Dwelling Unit Exposure) and a Modification of Section 134 (Rear Yard) and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on

the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

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

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

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

## PARKING AND TRAFFIC

10. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 48 bicycle parking spaces (42 Class 1 spaces for the residential portion of the Project and 6 Class 2 spaces for the residential and commercial portions of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

12. **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](http://www.sf-planning.org)*

13. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

15. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

16. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

1. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 14.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 42 units; therefore, six affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the six affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

2. **Unit Mix.** The Project contains 42 one-bedroom units; therefore, the required affordable unit mix is six one-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

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

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

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

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one half percent (14.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

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

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

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



6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

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

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.

- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
  - f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
  - g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
  - h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.
17. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

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

## MONITORING

18. **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](http://www.sf-planning.org)*
19. **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](http://www.sf-planning.org)*

## OPERATION

20. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
21. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
22. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

**Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

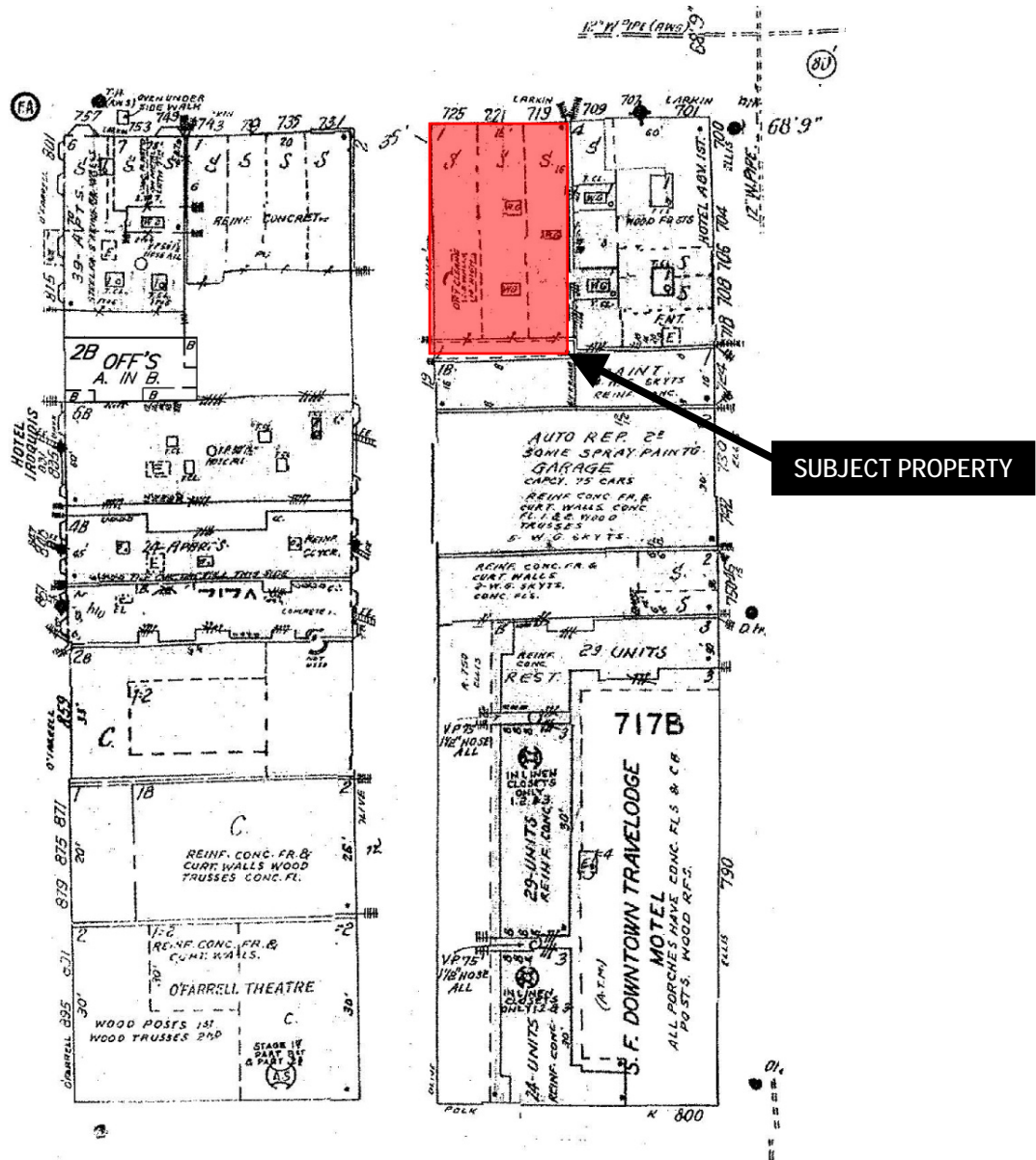
1. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
2. **Sound Study.** Project sponsor shall conduct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

SAN FRANCISCO  
**PLANNING DEPARTMENT**





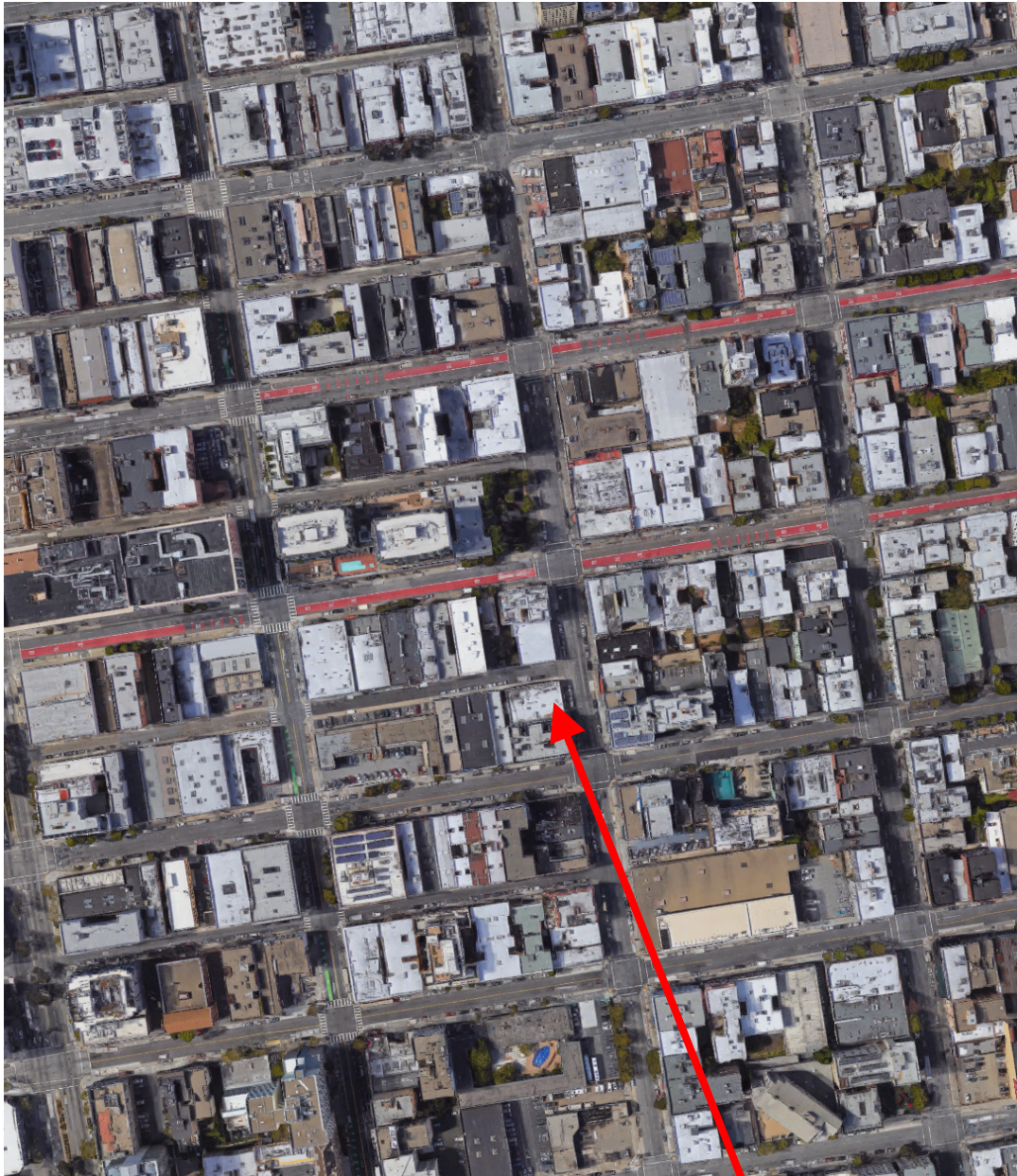
# Sanborn Map\*



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



# Aerial Photo

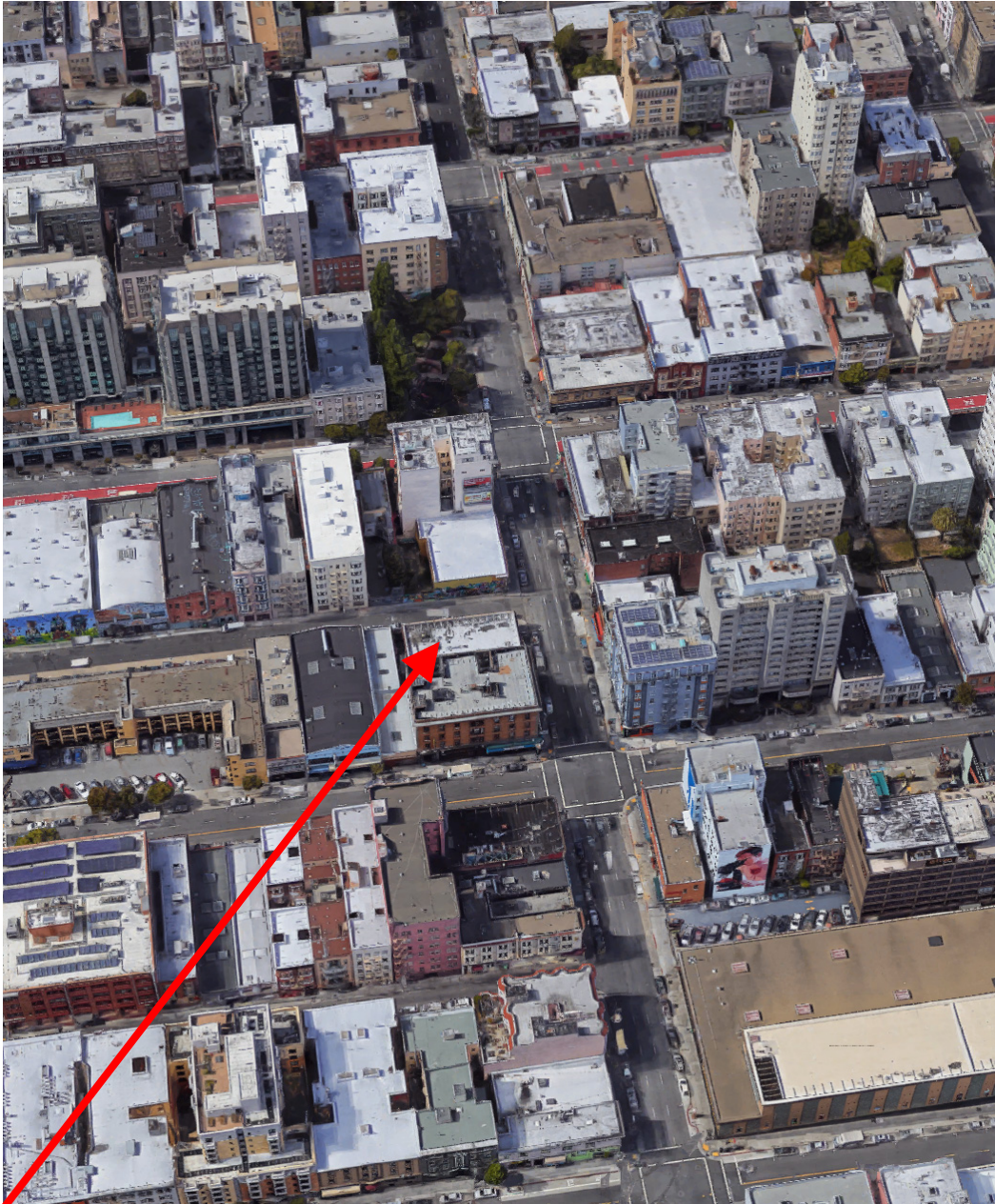


SUBJECT PROPERTY





# Aerial Photo



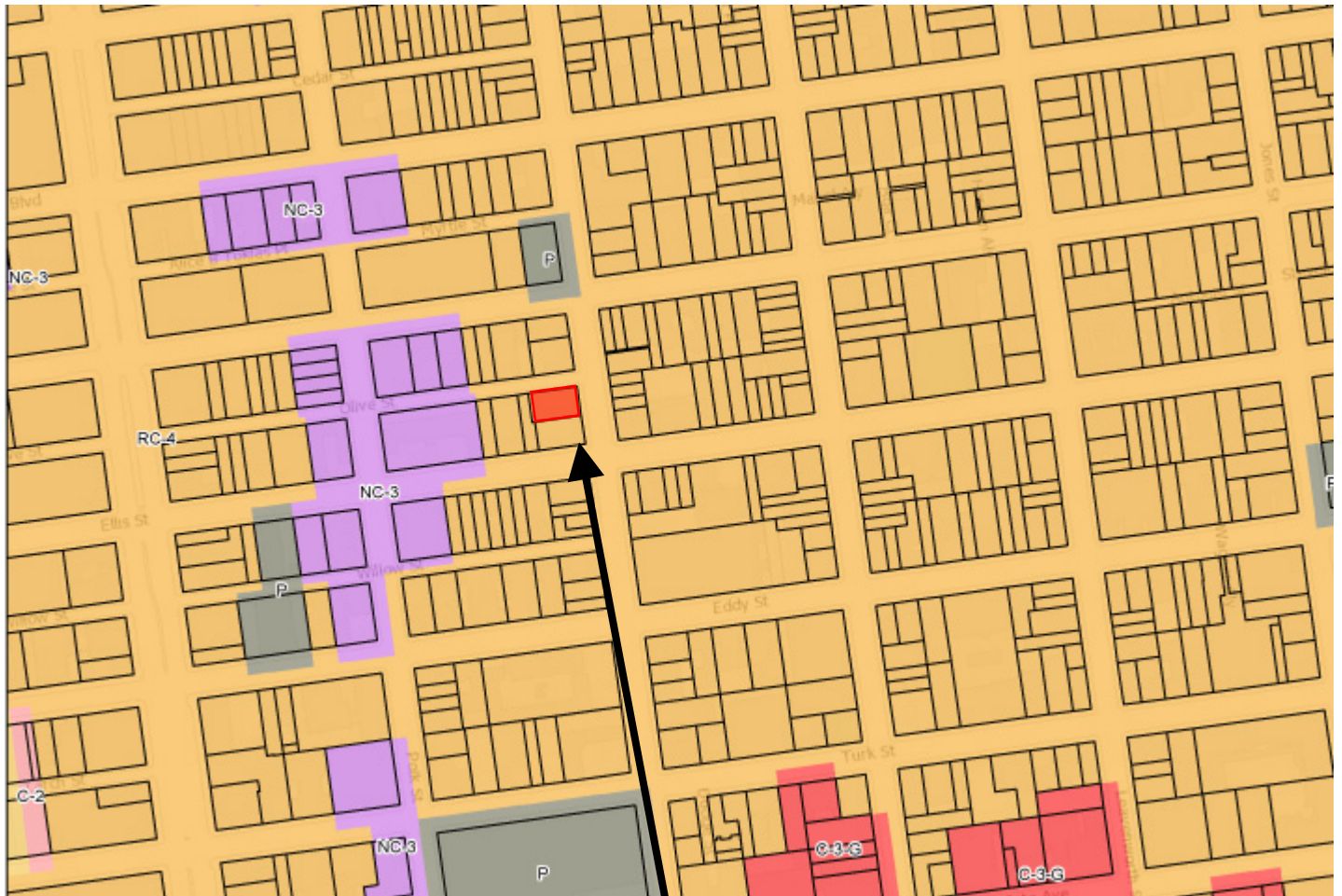
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-005329CUA  
Height exceeding 40 feet in RC-4 District  
719 Larkin Street



# Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-005329CUA  
Height exceeding 40 feet in RC-4 District  
719 Larkin Street

# Site Photo



Conditional Use Authorization Hearing  
Case Number 2015-005329CUA  
Height exceeding 40 feet in RC-4 District  
719 Larkin Street

**PROJECT SPONSOR'S SUBMITTAL IN SUPPORT OF  
CONDITIONAL USE AUTHORIZATION FOR A MIXED-USE  
PROJECT INCLUDING 42 DWELLING UNITS and GROUND  
FLOOR COMMERCIAL SPACE**

**(PLANNING CODE SECTIONS 303 and 253)**

**for**

**Property Located at 719 Larkin Street  
Block 0717, Lot 003**

**Project Sponsor:  
JS Sullivan Development, LLC**

**Planning Department Case No. 2015.005329**

**Hearing Date: May 18, 2017**

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**REUBEN, JUNIUS & ROSE, LLP**

One Bush Street, Suite 600, San Francisco, CA 94104  
t] 415 567 9000 f] 415 399 9480

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## **A.     INTRODUCTION**

JS Sullivan Development, LLC (“Project Sponsor”) proposes to demolish a one-story commercial building and construct a new 8 story mixed-use building at 719 Larkin Street, Block 0717, Lot 003 (“Project Site”), comprised of 42 dwelling units, approximately 2,900 square feet of ground floor commercial space, and no proposed parking. The proposed Project is located in an established residential neighborhood on Larkin Street between Ellis and O’Farrell Streets, and is within the RC-4 Zoning District, and the 80-T Height and Bulk District. The Project will replace a one-story commercial building used by “Susan’s Massage”, a Vietnamese Restaurant, and a dry cleaners.

The Project requires Conditional Use Authorization to exceed a height of 40 feet in an RC (Residential) Zoning District and has a street frontage greater than 50 feet pursuant to Planning Code Section 253. The Project promotes the public welfare, convenience and necessity, and meets all other requirements of San Francisco’s General Plan and the Planning Code for conditional use authorization.

## **B.     SITE INFORMATION**

<b>Street Address:</b>	719 Larkin Street
<b>Cross Streets:</b>	Ellis and O’Farrell Street
<b>Assessor’s Block/Lot:</b>	0717/003
<b>Zoning District:</b>	RC-4
<b>Height/Bulk District:</b>	80-T
<b>Planning Areas:</b>	Upper Tenderloin
<b>Site Size:</b>	6,000 square feet
<b>Dimensions:</b>	Approximately 60 ft. (frontage) x 100 ft.
<b>Existing Improvements:</b>	One story over basement commercial building
<b>Existing Use:</b>	Commercial: Massage, restaurant, and dry cleaners

## **C.     PROJECT SUMMARY**

<b>Proposed Use:</b>	Mixed-use residential building with 42 residential units and ground floor commercial space
<b>Building Height:</b>	80 feet

**Gross Square Footage:**           Approx. 33,984 square feet of housing  
  Approx. 2,787 square feet of retail/commercial  
  Approx. 3,776 square feet of circulation and other space

**Number of Stories:**               8 stories

**Off Street Parking:**             None

**D.     COMPLIANCE WITH SECTION 303 (CONDITIONAL USE) CRITERIA**

The Project requires conditional use authorization by the Planning Commission to authorize construction in excess of 40 feet in an RC zoning district and street frontage greater than 50 feet, per Planning Code Section 253. Under Section 303(c), the City Planning Commission shall approve the application and authorize a conditional use if the facts presented establish the following:

1.     Desirability and Compatibility of Project

Planning Code section **303(c)(1)** requires that facts be established which demonstrate the following:

**That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

a.     Increasing city housing supply while maintaining commercial spaces

The proposed Project is desirable because it is an urban infill project that will add 42 units including 6 onsite BMR's to the City's housing supply. The Project also provides for ground floor commercial uses. This Project Site is well suited for development for a mixed-use, multi-unit residential and commercial building. The Project is located in the Upper Tenderloin neighborhood and is surrounded by large multi-story residential buildings and a variety of commercial uses. The Project Site is currently occupied by a one-story over basement commercial building.

2.     Effect of Project on Health, Safety, Convenience or General Welfare

Planning Code section **303(c)(2)** requires that facts be established which demonstrate the following:

**That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:**



- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.
- (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.
- (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.
- (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

(a) The Nature of the Project Site is appropriate for the Project

*The Project is compatible with the other buildings in the neighborhood, which are primarily multi-story residential buildings with ground floor commercial uses. A number of mid-rise and 7-story buildings are located in the neighborhood along Ellis Street.*

(b) No off-street parking

*The Project does not propose off-street parking, but rather will support the City's transit first policy.*

(c) The Project will not Produce Noxious Emissions

*The Project will consist of high quality residential units and ground floor commercial space. The proposed uses will not generate any noxious or offensive emissions, noise, glare, dust or odors.*

(d) Appropriate Treatment has been Given to Landscaping, Open Space, Parking, Loading, Service Areas and Lighting

*The proposed Project is intended to produce an environment where families can enjoy an attractive, safe and comfortable environment.*

*The Project will provide a 1,200 sq. ft. rear yard and 2,016 sq. ft of common open space on a roof deck.*

*Lighting along the building façade and at the street level, and installation of street trees, will improve neighborhood safety and esthetics.*

### 3. Compliance with the General Plan

Planning Code Section 303(c)(3) requires that facts be established that demonstrate the following:

**That such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the General Plan.**

*The Project will comply with the Planning Code and will affirmatively promote, will be consistent with, and will not adversely affect the General Plan, including the following objectives and policies:*

#### **Housing Element Objectives and Policies**

The objectives and policies of the Residence Element of the General Plan encourage the provision of new housing, the affordability of housing and a quality living environment.

#### **Housing Supply**

- Objective 1. Provide new housing, especially permanently affordable housing, in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment demand.
- Policy 1.1. Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households.
- Policy 1.7. Encourage and support the construction of quality, new family housing.

#### **Housing Density, Design and Quality of Life**

- Objective 11. In increasing the supply of housing, pursue place making and neighborhood building principles and practices to maintain San Francisco's desirable urban fabric and enhance livability in all neighborhoods.
- Policy 11.1. Use new housing development as a means to enhance neighborhood vitality and diversity.
- Policy 11.2. Ensure housing is provided with adequate public improvements, services, and amenities.
- Policy 11.8. Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.



*The Project proposes to construct a new, high density residential building with ground floor commercial space. The Project appropriately locates infill housing in an established residential neighborhood and increases the City's supply of affordable housing. The Project will create new affordable housing units within the Project. The Project's architectural design is compatible with the existing scale and character of the neighborhood.*

*The Project promotes neighborhood-serving commercial activities by providing pedestrian-friendly ground floor commercial space.*

### **Commerce and Industry Element Objectives and Policies**

Objective 6. Maintain and strengthen viable neighborhood commercial areas easily accessible to City residents.

Policy 6.9. Regulate uses so that traffic impacts and parking problems are minimized.

*The Project redevelops the Project Site with infill residential use and commercial use. The Project is consistent with the objectives of the zoning district by proposing ground floor commercial space and 42 housing units. The Project's ground floor commercial component will help the City to maintain a viable residential-commercial area that is accessible to City residents. The Project will support the City's Transit First policy by encouraging people to use abundant public transit options in the neighborhood, and promoting bicycle travel by providing secured class 1 bicycle parking for every unit.*

### **Urban Design Element Objectives and Policies**

The Project promotes the Urban Design Element's objectives and policies as follows:

#### **City Pattern**

Objective 1. Emphasis of the characteristic pattern, which gives to the City and its neighborhoods an image, a sense of purpose and a means of orientation.

Policy 1.2. Protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3. Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

*The Project will enhance the neighborhood by reinforcing the urban nature of the street pattern. The Project will result in a better utilization of the Project Site than that of the existing one story commercial building. The Project Site is located in an established residential neighborhood.*

## **Neighborhood Environment**

Objective 4. Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity.

Policy 4.12. Install, promote and maintain landscaping in public and private areas.

*The Project will improve the safety of the neighborhood by providing ground floor commercial uses with pedestrian level interest and by increasing the number of pedestrians in the neighborhood. Improved lighting and landscaping will benefit the neighborhood safety and aesthetics.*

## **E. MASTER PLAN PRIORITY POLICIES**

Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Conditional Use application are consistent with each of these policies as follows:

1. That Existing Neighborhood-Serving Retail Uses Be Preserved and Enhanced and Future Opportunities for Resident Employment in and Ownership of Such Businesses Enhanced

Opportunities for resident employment will be enhanced by construction of new ground floor commercial space.

2. That Existing Housing And Neighborhood Character Be Conserved And Protected In Order To Preserve The Cultural And Economic Diversity Of Our Neighborhoods

The Project conserves and enhances neighborhood character by providing a quality new residential building in an established residential neighborhood.

3. That the City's Supply Of Affordable Housing Be Preserved And Enhanced

The Project will further this priority policy by creating affordable housing units within the Project in accordance with the City's inclusionary housing program.

4. That Commuter Traffic Not Impede MUNI Transit Service Or Overburden Our Streets or Neighborhood Parking

The Project is too small to impede Muni transit service or overburden streets or parking.

5. That A Diverse Economic Base Be Maintained By Protecting Our Industrial And Service Sectors From Displacement Due To Commercial Office Development, and That Future Opportunities for Resident Employment and Ownership in These Sectors Be Enhanced

The Project does not involve any commercial office development.

6. 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 requirements of the San Francisco Building Code.

7. That Landmarks And Historic Buildings Be Preserved

The Project Site does not contain a landmark or historic building.

8. That Our Parks And Open Space And Their Access To Sunlight And Vistas Be Protected From Development

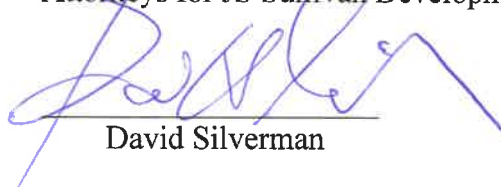
The Project will not adversely affect any parks or open space.

## **F. CONCLUSION**

The Project satisfies the criteria of the Planning Code and the Master Plan for approval of a Conditional Use Authorization for a building over 40 feet in height and with street frontage exceeding 50 feet. The Project will provide 42 units of much needed new housing, including six onsite affordable housing units. The proposal furthers the objectives and policies of the City's Master Plan, and will be a positive infill addition to the neighborhood, providing increased pedestrian activity, new lighting and landscaping, improved safety and aesthetics, and a more appropriate and productive use of the Project Site.

Respectfully,

Reuben, Junius, and Rose LLP,  
Attorneys for JS Sullivan Development, LLC



David Silverman

Dated: May 3, 2017



### **719 Larkin Street - Neighborhood Outreach and Support**

The Project Sponsor has conducted extensive outreach to the community, and has received substantial support for the proposed project. Highlights of the neighborhood outreach and responses received from neighborhood organizations are set forth below:

- SF Housing Action Coalition:** JS Sullivan presented the project to the San Francisco Housing Action Coalition on February 22, 2017. SFHAC has endorsed the project and provided a report card. (See Attachment A).
- Lower Polk Neighbors (LPN):** JS Sullivan met with the LPN board on February 8, 2017 before the community meeting. Of primary concern to LPN was activation of the Olive Street alley in line with their alley vision plan.
- LPN Community Meeting:** JS Sullivan presented at a community meeting on February 8, 2017 held at the Metropolitan Community Church of San Francisco in the Lower Polk neighborhood. Approximately 15 to 20 Lower Polk residents attended. Of primary concern was the transformer room along Olive St. The project was revised as a result of comments provided by members at this meeting. Including the addition of a UCD in place of the transformer room.
- Middle Polk Neighborhood Association (MPNA):** JS Sullivan first met with the Middle Polk Neighborhood Association board on January 24, 2017. They are very supportive of the project and provided a letter of support (See Attachment B). Of primary concern was helping current commercial tenants find new locations for their businesses.
- MPNA Community Meeting:** JS Sullivan presented at a community meeting on March 20, 2017 held at the St. Paulus Community Church of San Francisco in the Lower Polk neighborhood. Approximately 15 Middle Polk residents attended. The only concern expressed in the meeting was the lack of on-site parking.
- Local Business Outreach:** JS Sullivan has conducted outreach to neighborhood business's, workers and residents through phone calls, emails, and direct visits. Concerns expressed included the lack of parking in the neighborhood and possible disruption to Larkin street from Construction. The project received 5 letters of support from businesses (See Attachments C-G) and six signatures from workers and residents of the neighborhood(See Attachment H) .



### **Places of Entertainment Outreach**

**Great American Music Hall:** JS Sullivan met with Dennis Juarez on February 6, 2017, the manager of the Great American Music Hall. He was generally supportive of the project. He believes the project will go a long way in helping activate the alley.



# PROJECT REVIEW REPORT CARD

**Project Address:** 719 Larkin Street

**Project Sponsor:** JS Sullivan Development

**Date of SFHAC Review:** February 22, 2017

## Grading Scale

1= Fails to meet project review guideline criteria

2= Meets some project review guideline criteria

3= Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond what is required

## Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of 3/5 on any given guideline

<i><b>Guideline</b></i>	<i><b>Comments</b></i>	<i><b>Grade</b></i>
<b>Land Use</b>	The site, located at the corner of Larkin and Olive Streets, is currently occupied by a one-story building consisting of several commercial spaces. High-density housing is a much better use of the land.	<b>5</b>
<b>Affordability</b>	The rental project will include the below-market-rate (BMR) homes on-site. 14.5 percent of the homes will be BMRs.	<b>3</b>
<b>Density</b>	The plans take advantage of the building envelope by providing 42 one-bedroom units. One member did note that the units are on the larger side and it may be beneficial to provide a range of unit types instead.	<b>4</b>
<b>Community Input</b>	The project sponsor has worked diligently with the Lower Polk and Middle Polk Neighborhood Associations. They've specifically focused on activating Olive Street, currently a derelict alley.	<b>5</b>
<b>Urban Design</b>	We appreciate the efforts to remove the transformer along Olive Street and the focus on street activation. However, our members feel more can be done to enhance Olive Street and make the ground floor welcoming to residents and pedestrians. We encourage the project sponsor to focus on the landscaping and hardscaping of the alleyway.	<b>3</b>
<b>Parking &amp; Alternative Transportation</b>	We support the plans to make this project car-free. This site is within walking distance to numerous neighborhood amenities and job centers. It's also close to the Polk Street bicycle corridor. This is the type of housing that promotes San Francisco's transit-first policies.	<b>5</b>

<b>Environmental Features</b>	There are no concrete plans to enhance the building with green features or water-conservation programs. We would support greater efforts being made to reduce the building's carbon footprint and either recycle or reduce water use.	<b>3</b>
<b>Preservation</b>	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	<b>N/A</b>
<b>Additional Comments</b>	There are no comments to add.	<b>N/A</b>
<b>Final Comments</b>	The San Francisco Housing Action Coalition endorses the proposed project at 719 Larkin Street, with the reservation about the lack of streetscape improvements.	<b>4.0/5</b>



Middle Polk Neighborhood Association

Planning Commission  
City and County of San Francisco

RE: Commission Hearing, May 18, 2017  
Project: 719 Larkin Street

Dear Commissioners:

The Middle Polk Neighborhood Association supports the above item related to the development of a new 8-story mixed-use building at 719 Larkin Street.

We welcome the additional 42 housing units including the required on-site inclusionary units to the Little Saigon neighborhood as well as the new ground floor retail spaces fronting Larkin Street and Olive Alley which will further activate the neighborhood. We also appreciate the project sponsor's commitment to creating a walking and transit-oriented building by proposing zero parking spaces.

We thank the project sponsor for their proactive and collaborative approach and we look forward to them continuing to work with the city and neighborhood to making this project a success.

Regards,

Adam Mayer  
Director of Planning & Design

Middle Polk Neighborhood Association





4/26/2017

Re: 719 Larkin Street Project

Dear San Francisco Planning Department,

As a local business owner I write to you in support of the project at 719 Larkin Street. After meeting with the Developers representative I have found the project to be appropriate for the neighborhood. The buildings design and program of residential units over commercial are in line with the neighborhood. The addition of residential units and improved commercial spaces will be an asset to the neighborhood and provide much needed housing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Simon Sin", with a long, horizontal flourish extending to the right.

Simon Sin  
Owner  
Cova Hotel

Business Name: *the Great American Music Hall*  
Business Address: *859 O'Farrell St SF*  
Date: *4/21/17*

Re: 719 Larkin Street Project

Dear San Francisco Planning Department,

As a local business manager I write to you in support of the project at 719 Larkin Street. After meeting with the Developers representative I have found the project to be appropriate for the neighborhood. The buildings design and program of residential units over commercial are in line with the neighborhood. The addition of residential units and improved commercial spaces will be an asset to the neighborhood and provide much needed housing.

Sincerely,

*Dennis Jaint*

# JESSICA SILVERMAN GALLERY

Jessica Silverman Gallery  
488 Ellis Street  
San Francisco, CA 94102

March 22, 2017

Re: 719 Larkin Street Project

Dear San Francisco Planning Department,

As a local business owner I write to you in support of the project at 719 Larkin Street. After meeting with the Developers representative, I have found the project to be appropriate for the neighborhood. The buildings design and program of residential units over commercial are in line with the neighborhood. The addition of residential units and improved commercial spaces will be an asset to the neighborhood and provide much needed housing.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jessica Silverman', written over a horizontal line.

March 24, 2017

From: Daniel Fishbein  
724 Ellis Street  
San Francisco, CA

Re: 719 Larkin Street Project

Dear San Francisco Planning Department,

As a local business owner I write to you in support of the project at 719 Larkin Street. After meeting with the Developers representative I have found the project to be appropriate for the neighborhood. The buildings design and program of residential units over commercial are in line with the neighborhood. The addition commercial spaces on both Larkin Street and Olive alley will be an asset to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Fishbein', with a stylized, flowing script.

Daniel Fishbein

Business Name: Adriel Lively  
Business Address: 704 Larkin, SF 94109

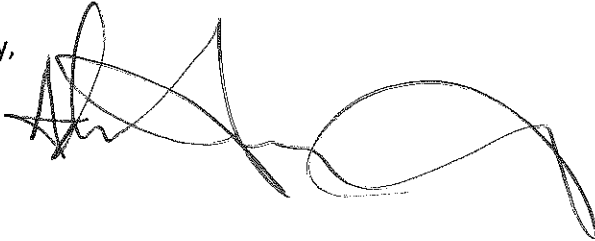
Date: 3/29/17

Re: 719 Larkin Street Project

Dear San Francisco Planning Department,

As a local business owner I write to you in support of the project at 719 Larkin Street. After meeting with the Developers representative I have found the project to be appropriate for the neighborhood. The buildings design and program of residential units over commercial are in line with the neighborhood. The addition of residential units and improved commercial spaces will be an asset to the neighborhood and provide much needed housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adriel Lively', with a long, sweeping horizontal flourish extending to the right.

May 2, 2017

City of San Francisco, Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Support letter for the proposed development at 719 Larkin Street**

Dear Planning Commissioners,

I am writing to support the proposed 40 Unit project at 719 Larkin Street.


As a city resident who lives on Polk Street I am very excited for the proposed improvements to this neglected part of Larkin Street and strongly support this project. I believe this project will provide many vital benefits to the community, will help to revitalize the currently underutilized site occupied by dilapidated building and will significantly improve pedestrian safety and help to activate the street.

More importantly, with the continuing housing crisis and skyrocketing prices in the city, we desperately need more housing!

I am looking forward to the proposed improvements and strongly encourage the planning commission to approve this project.

Thank you

Tomas Janik

A handwritten signature in blue ink, appearing to read 'T. Janik', with a large, stylized loop at the end.

## IMPROVE OUR NEIGHBORHOOD

AND

## CREATE NEW HOUSING

Dear San Francisco Planning Commission:

We want to improve our neighborhood and make it safer- PLEASE VOTE FOR THE APPROVAL of the proposed project at 719 Larkin St. We understand the building will consist of 42 residential units (six affordable units on site), 2,878 square feet of commercial retail

Name	Address	Live or Work
Nombre	Direccion	Est direccion es tu domicilio
Tên	Dia chi nha	noi o hoac noi lam viec

BEILY L BEVILACQUE	488 ELLIS ST. SAN FRANCISCO, CA 94102	L/W
--------------------	--	-----

Dennis Jauvez	859 O'Farrell St	L/W
---------------	------------------	-----

Trent Dunphy	920 LARKIN ST	L/W
--------------	---------------	-----

LINDA Yip	735 Larkin St	L/W
-----------	---------------	-----

NICOLE SCHWIBERMAN	839 LARKIN ST.	L/W
--------------------	----------------	-----

NATE TORRES	706 Larkin Street	L/W
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L/W

L/W

L/W

L/W

L/W

L/W



President Richard Hillis  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

May 8, 2017

President Hillis,

Lower Polk Neighbors (LPN) is currently reviewing the JS Sullivan Project at 719 Larkin Street. JS Sullivan has presented the project to our general membership and our organization is scheduled for a final vote on May 10, 2017. At the initial presentation meeting to our general membership, the project was well received and our feedback was incorporated in design revisions, noted below. Additional meetings have been held with the developer and our Executive Committee throughout the development process.

In the interim, and for the purposes of submitting formal comment in your packet in preparation for the May 18, 2017 Planning Commission meeting, the Lower Polk Neighbors Executive Committee is pleased to unanimously recommend approval of the project with the following comments. LPN will submit a final letter following our general membership meeting.

In 2016, LPN developed a comprehensive set of Development Principles that we have published and made available to the public that set forth our priorities in developments within our boundaries. These principles, which cover areas such as design, inclusionary housing, social and economic justice, traffic/parking, pedestrian interface, and more are meant to provide a reference to developers on what our organization will look at when evaluating projects. Furthermore, LPN has published a Lower Polk Alleyway Vision Plan, creating a vision for our alleyways in the years to come.

From our first meeting, JS Sullivan noted that they referenced both our Development Principles and the Alleyway Vision Plan during their design and planning process. LPN leadership believes that this created a stronger project. We commend JS Sullivan for their efforts to incorporate elements of both documents in their plan and working with JS Sullivan on this project should serve as an example of community engagement. Many of our principals and Vision Plan components are present in this project. One key item is the on-site inclusionary housing, of which six units will be reserved for low income housing for our neighborhood.

One of the feedback comments on the design presented at our general membership meeting and Executive Committee feedback was a preference to re-locate a transformer room from a ground floor alley location, to a sub sidewalk basement, allowing for an additional commercial space in Olive Alley. We are pleased that JS Sullivan was able to accommodate this request and believe that the design before you is stronger because of this. We also note some additional alley treatments proposed, including catenary lighting. We also note that in revised plans there is no parking for this project. We



find that this project is in a transit rich corridor and that the lack of parking is consistent with our principles.

While we are overall pleased with the project, we ask that JS Sullivan work with Lower Polk Neighbors on additional Alley improvements, including bulb outs at the end of the alley for additional pedestrian space and other treatments that will further enhance the public realm. This can be achieved through developer contributions or a partnership with LPN, potentially through a grant with the Mayor's Office of Housing. LPN looks forward to working with JS Sullivan to further our efforts to improve Olive Alley and see this project as a catalyst opportunity.

Regards,

Chris Schulman  
Executive Committee Member  
Lower Polk Neighbors

Cc: Carly Grob, Planning Department  
Jon Heimdahl, JS Sullivan Development  
Lower Polk Neighbors Board



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	3/20/2017
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Marcelle Boudreaux	719 Larkin Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
0717/003	corner of Larkin and Olive Streets	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
A	N/A	2015-005329ENV(CUAVAR)

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	03/16/17
------------------------------------	----------

PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: LSA Associates, Inc. [LSA] submitted an analysis of individual significance (Part 1), and historic district impacts analysis/compatibility statement for replacement structure (Part 2) - final version dated March 2017. Proposed Project: Demolish (E) one-story commercial building and construct (N) 8-story, residential over ground floor commercial building (plans dated 03/16/17)	

PRESERVATION TEAM REVIEW:	
<b>Category:</b>	<input checked="" type="radio"/> A <input type="radio"/> B <input type="radio"/> C
<b>Individual</b>	<b>Historic District/Context</b>
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No
Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>
	<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	


**PRESERVATION TEAM COMMENTS:**

719 Larkin Street is a one-story, three-unit unreinforced masonry commercial building located at the corner of Larkin and Olive Streets, which exhibits minimal architectural detailing in the form of a classical cornice, a rectilinear massing, and three contemporary storefronts. Architect Arthur T. Ehrenpfort, a San Francisco-based architect, designed the subject building circa 1913 and several other residential hotels and small commercial buildings typical of the contributors to the District.

The Uptown Tenderloin National Register Historic District [UTNRHD], was listed in the National Register in 2009 for significance under Criterion A (Events) and C (Architecture). The survey identified 409 contributing elements and 68 non-contributing elements; approximately only 32 of these 409 contributors are one-part commercial buildings. A majority of the contributors are multi-story, multiple-unit residential buildings or apartment hotels, some with ground floor commercial, and some smaller commercial buildings interspersed throughout the District, which historically served the needs of the residents in the District. The commercial building at 719 Larkin Street was determined a contributor to the UTNRHD in 2008, but was not evaluated for individual significance.

In a consultant report submitted by LSA, the property was evaluated for individual significance under Criteria 1 (Events), 2 (Persons), 3 (Architecture) and 4 (Archaeology), and was determined not to be eligible for listing in the California Register for Historical Resources under any of these criteria. The Department concurs with this finding.

The demolition of 719 Larkin Street will remove one contributing element to a historical resource, which is the UTNRHD. The consultant report prepared by LSA determined that the loss of a single one-part commercial building, located along the District's western boundary, would not impact the District to a degree that its cohesiveness and comprehensibility as a historical resource would be materially impaired. The Department concurs with this finding. Numerous contributors exist in the vicinity of the subject property, including: the property to the immediate south on the same block between Olive and Ellis Streets; three out of four properties on same side of Larkin Street between Ellis and Willow Streets; both properties on same side of Larkin Street between Olive and O'Farrell Streets; and on the opposite side on Larkin Street facing subject site, all of the properties are contributors. (See continuation sheet).

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-24-2017

**PTR Continuation Sheet**

A contributor (121 Golden Gate Avenue) to the UTRHD was demolished for the project known as “101 Golden Gate Avenue” (2005.0869E; EIR certified March 24, 2011). The analysis for this project found that the demolition would have a measurable adverse impact on this historic district, and that the proposed project would have a cumulative historic architectural resource impact. In this scenario, it was determined that the demolition of a highly visible contributor at the corner of Golden Gate Avenue and Jones Street at the southernmost edge of the National Register boundary would have a significant impact on the cohesiveness of the District by removing a substantial architectural corner feature and reducing the legibility of the District’s boundary. In addition, the property was found to have additional significance under Criterion A/1 (Events), for its services to the poor, and Criterion B/2 (Persons), for its association with Father Alfred Boeddeker. As for this project and future proposed demolitions within the UTRHD, each will be evaluated for project-specific and cumulative impacts.

The replacement project includes an 8-story residential over ground floor commercial building. The proposed project would introduce neither the first nor the largest modern apartment building of this type within or adjacent to the District. Organized in a tripartite vertical composition, with no setbacks at the Larkin and Olive Street streetwalls, the new building is compatibly designed as follows: base is defined by aluminum storefront systems and clad in tile bricks; the shaft is clad in troweled cement plaster and fenestrated with aluminum window systems arranged with vertically-oriented muntin patterns; and the top level is clad in tile bricks with further emphasis created by metal Juliet balconies and enhanced vertical fenestration. The entire building terminates with an overhanging cornice. The proposed project is sufficiently differentiated from the contributors to the District, while incorporating character-defining features of and appears to be compatible with the UTRHD. The consultant report prepared by LSA found the replacement structure in conformance with the Secretary of the Interior’s Standards, including Use, Visibility and Spatial Relationship, Scale and Massing, and Materials, Ornament and Style; and the Department concurs with this finding. The replacement structure does not materially impair the historical resource, the Uptown Tenderloin National Register Historic District.



SAN FRANCISCO  
PLANNING  
DEPARTMENT

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

T: 415.558.6378  
F: 415.558.6409

# SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

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

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

## WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

## HOW IS THIS INFORMATION USED?

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

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

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

## WHAT PART OF THE POLICY IS BEING REVIEWED?

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

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

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

## INSTRUCTIONS:

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

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

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

# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 719 Larkin Street, LLC	
PROPERTY OWNER'S ADDRESS: 2044 Fillmore Street, 3rd Floor San Francisco, CA 94115	TELEPHONE: ( 415 ) 206-1578 EMAIL: n.cranmer@js-sullivan.com

APPLICANT'S NAME: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
APPLICANT'S ADDRESS:	TELEPHONE: (   ) EMAIL:

CONTACT FOR PROJECT INFORMATION: Nick Cranmer <div style="text-align: right;">Same as Above <input type="checkbox"/></div>	
ADDRESS: 2044 Fillmore Street, 3rd Floor San Francisco, CA 94115	TELEPHONE: ( 415 ) 501-0931 EMAIL: n.cranmer@js-sullivan.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): <div style="text-align: right;">Same as Above <input type="checkbox"/></div>	
ADDRESS:	TELEPHONE: (   ) EMAIL:

## 2. Location and Project Description

STREET ADDRESS OF PROJECT: 719 Larkin Street, San Francisco, CA		ZIP CODE: 94115
CROSS STREETS: Ellis Street and Olive Street		
ASSESSORS BLOCK/LOT: 0717/ 003	ZONING DISTRICT: RC-4 / North of SOMA SUD #1	HEIGHT/BULK DISTRICT: 80-T

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other: _____	0	42	42

## PLANNING DEPARTMENT USE ONLY

### PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: \_\_\_\_\_ Date: \_\_\_\_\_

### BUILDING PERMIT NUMBER(S):

2016.1222.5735

### DATE FILED:

12/22/2016

### RECORD NUMBER:

2015-005329 CWA

### DATE FILED:

12/3/2015

### VERIFIED BY PLANNER:

Signature: Cary Grob Date: 2/17/17  
Printed Name: CARY GROB Phone: (415) 575 9138

### ROUTED TO HRC:

### DATE:

☐ Emailed to: hrc.info@sfgov.org 2/17/17



# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



**San Francisco  
Planning**

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

Date: August 16, 2016

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

From: San Francisco Planning Department

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

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee if the developer chooses to commit to sell the new residential units rather than offer them as rental units. Projects may be eligible to provide rental affordable units if it demonstrates the affordable units are not subject to the Costa Hawkins Rental Housing Act. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing.

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

The Affidavit is divided into two sections. This first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

On June 7, 2016, Proposition C was passed by San Francisco voters to modify Affordable Housing Requirements and trailing legislation was passed by the Board of Supervisors (Ord No. 76-16 and File No. 160255) to implement the increased requirements. Please be aware that the inclusionary requirements may differ for projects depending on when a complete Environmental Evaluation Application (EEA) was submitted with the Department. Please also note that there are different requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached tables to determine the applicable requirement.

For new projects with complete EEA's accepted after January 12, 2016, the Inclusionary Affordable Housing Program includes provisions to allow for mixed income levels. Generally speaking, if the required number of units constructed on-site is 25%, a minimum of 15% of the units must be affordable to low-income households and 10% of the units affordable to low- or moderate/middle-income households. The Average Median Income (AMI) for low income is 55% for rental and 80% for ownership. The AMI for moderate/middle income units is 100% for rental and 120% for ownership. Projects subject to grandfathering must provide the all of the inclusionary units at the low income AMI.

**Summary of requirements.** Please determine what percentage is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) was submitted. Chart A applies throughout San Francisco whereas Chart B addresses UMU (Urban Mixed Use District) Zoning Districts.

If the project received its first discretionary approval prior to January 12, 2016, please use the EEA accepted before 1/1/13 column to determine the applicable percentage because projects that received a first discretionary approval prior to January 12, 2016 are not subject to the new requirements included in the trailing legislation associated with Proposition C (Ord. No. 76-16 and File No. 160255).



The Project contains:	42 UNITS	The zoning of the property is: RC-4; Residential - Commercial - High Density North of Market - SUD Sub Area-1	Complete EEA was submitted on: 7/31/2015
-----------------------	----------	---	---

### CHART A: Inclusionary Requirements for San Francisco, excluding UMU Zoning Districts.

Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16	After 1/12/16
<b>Fee or Off-site</b>					
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'	20.0%	25.0%	27.5%	30.0%	33.0%
25+ unit projects over 120' in height *	20.0%	33.0%	33.0%	33.0%	33.0%
<b>On-site</b>					
10-24 unit projects	12.0%	12.0%	12.0%	12.0%	12.0%
25+ unit projects	12.0%	13.0%	13.5%	14.5%	25.0%

\* except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet.

**CHART B: Inclusionary Requirements for UMU Districts.** Please note that the Middle Income Incentive Alternative regulated in Planning Code Section 419 was not changed by Code amendment (Ord. No. 76-16). Also, certain projects in the SOMA Youth and Family SUD rely upon UMU requirements as stipulated by the Planning Code.

Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16	After 1/12/16
<b>On-site UMU</b>					
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects	14.4%	15.4%	15.9%	16.4%	25.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	16.0%	17.0%	17.5%	18.0%	25.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	17.6%	18.6%	19.1%	19.6%	25.0%
<b>Fee or Off-site UMU</b>					
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	23.0%	28.0%	30.5%	33.0%	33.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	25.0%	30.0%	32.5%	33.0%	33.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	27.0%	32.0%	33.0%	33.0%	33.0%
<b>Land Dedication in UMU or Mission NCT</b>					
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	40.0%	42.5%	45.0%	35.0%
Tier A 25+ unit > 30K	30.0%	35.0%	37.5%	40.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	45.0%	47.5%	50.0%	40.0%
Tier B 25+ unit > 30K	35.0%	40.0%	42.5%	45.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	50.0%	52.5%	55.0%	45.0%
Tier C 25+ unit > 30K	40.0%	45.0%	47.5%	50.0%	40.0%

AFFIDAVIT

# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415 & 419



**San Francisco**  
**Planning**

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

3/24/2017

Date

I, Jon Heimdahl,  
do hereby declare as follows:

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

719 Larkin Street

Address

0717 / 003

Block / Lot

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

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

2015-005329CUA

Planning Case Number

2016-12-22-5735

Building Permit Number

This project requires the following approval:

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

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

Carly Grob

Planner Name

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

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

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

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

- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5).
- ☒ On-site Affordable Housing Alternative (Planning Code Sections 415.6).
- ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7):
- ☐ Land Dedication

**D** If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative.

- ☒ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☐ **Rental.** Exemption from Costa Hawkins Rental Housing Act.<sup>1</sup> The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
- ☐ Direct financial contribution from a public entity.
  - ☐ Development or density bonus, or other public form of assistance.
  - ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

**E** The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:

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

**F** Affordability Levels:

No. of Affordable Units:	% Affordable Units:	AMI Level:
6	14.5%	80%
No. of Affordable Units:	% Affordable Units:	AMI Level:

**G** The Project Sponsor must pay the Affordable Housing Fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

**H** I am a duly authorized agent or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day in:

San Francisco

Location

04/03/2017

Date

Sign Here

Signature

Jon Heimdahl, Project Manager

Name (Print), Title

(415) 530-2307

Contact Phone Number

cc: Mayor's Office of Housing and  
Community Development  
Planning Department Case Docket

<sup>1</sup> California Civil Code Section 1954.50 and following.

## UNIT MIX TABLES

### Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
42			42		

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below. If using more than one AMI to satisfy the requirement, please submit a separate sheet for each AMI level.

☒ **On-site Affordable Housing Alternative** (Planning Code Section 415.6): calculated at  % of the unit total.

### Number of Affordable Units to be Located ON-SITE:

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

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

### Number of Affordable Units to be Located OFF-SITE:

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

☐ **Combination of payment of a fee, on-site affordable units, or off-site affordable units with the following distribution:**

Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. Fee  % of affordable housing requirement.

2. On-Site  % of affordable housing requirement.

### Number of Affordable Units to be Located ON-SITE:

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

3. Off-Site  % of affordable housing requirement.

### Number of Affordable Units to be Located OFF-SITE:

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



**Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT**

719 Larkin Street, LLC

*Company Name*

Jon Heimdahl

*Name (Print) of Contact Person*

2044 Fillmore Street

*Address*

(415) 530-2307

*Phone / Fax*

San Francisco, CA 94115

*City, State, Zip*

j.heimdahl@js-sullivan.com

*Email*

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

**Sign Here**

*Signature:*

*Name (Print), Title:*

Jon Heimdahl, Project Manager

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

*Company Name*

*Name (Print) of Contact Person*

*Address*

*City, State, Zip*

*Phone / Fax*

*Email*

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

**Sign Here**

*Signature:*

*Name (Print), Title:*



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

### Chapter 83

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

#### Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
719 Larkin Street, San Francisco, CA		0717/003	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2015-005329CUA		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
JS Sullivan Development	Charles Shin	415-501-0962	
ADDRESS			
2044 Fillmore Street, 3rd Floor			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA		n.cranmer@js-sullivan.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
42	2,500 SF	80 ft/ 8 floors	\$9 million
ANTICIPATED START DATE			
Q4 2017			

#### Section 2: First Source Hiring Program Verification

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

Continued...



### Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer		0	2	Laborer		0	6
Boilermaker		-	-	Operating Engineer		0	2
Bricklayer		-	-	Painter		0	3
Carpenter		2	4	Pile Driver		-	-
Cement Mason		1	4	Plasterer		0	6
Drywall/Latherer		3	10	Plumber and Pipefitter		0	6
Electrician		2	6	Roofer/Water proofers		0	4
Elevator Constructor		0	2	Sheet Metal Worker		0	5
Floor Coverer		0	4	Sprinkler Fitter		0	4
Glazier		0	10	Taper		0	6
Heat & Frost Insulator		-	-	Tile Layer/ Finisher		0	4
Ironworker		0	5	Other:		-	-
		<b>TOTAL:</b>	<b>47</b>			<b>TOTAL:</b>	<b>46</b>

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
|  | YES                                 | NO                                  |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired?  | <u>30</u>                           |                                     |

### Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Charles Shin	c.shin@js-sullivan.com	415-501-0962
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
<i>Charles Shin</i>	10/19/16	
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)	(DATE)	

**FOR PLANNING DEPARTMENT STAFF ONLY:** PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT [CITYBUILD@SFGOV.ORG](mailto:CITYBUILD@SFGOV.ORG)

Cc: Office of Economic and Workforce Development, CityBuild  
**Address:** 1 South Van Ness 5th Floor San Francisco, CA 94103 **Phone:** 415-701-4848  
**Website:** [www.workforcedevelopmentsf.org](http://www.workforcedevelopmentsf.org) **Email:** [CityBuild@sfgov.org](mailto:CityBuild@sfgov.org)

**719 Larkin Street, San Francisco**  
42 New Residential Units

# 719 Larkin Street, San Francisco

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## PROJECT INFORMATION

■ UNITS	
- RESIDENTIAL	42 X 1 BEDROOMS FROM 573 SF TO 708 SF
- COMMERCIAL	4 RETAIL/COMMERCIAL (921 SF, 561 SF, 759 SF & 544 SF)
■ LOT AREA	6,000 SF
■ HEIGHT	8 STORIES, 79'-6" TALL (80'-0" HEIGHT LIMIT)
■ PARKING	
- AUTOMOBILE	0
- BICYCLE	42 CLASS 1, 6 CLASS 2
■ REAR YARD	25'-0" X 47'-8" = 1,175 SF (20%)
■ OPEN SPACE	
- COMMON	2,016 SF (ON ROOF DECK)
■ ACCESSIBILITY	FULLY ADAPTABLE
■ AFFORDABILITY	14.5% ∴ 6 UNITS ON-SITE
■ CONSTRUCTION TYPE	IB CONCRETE









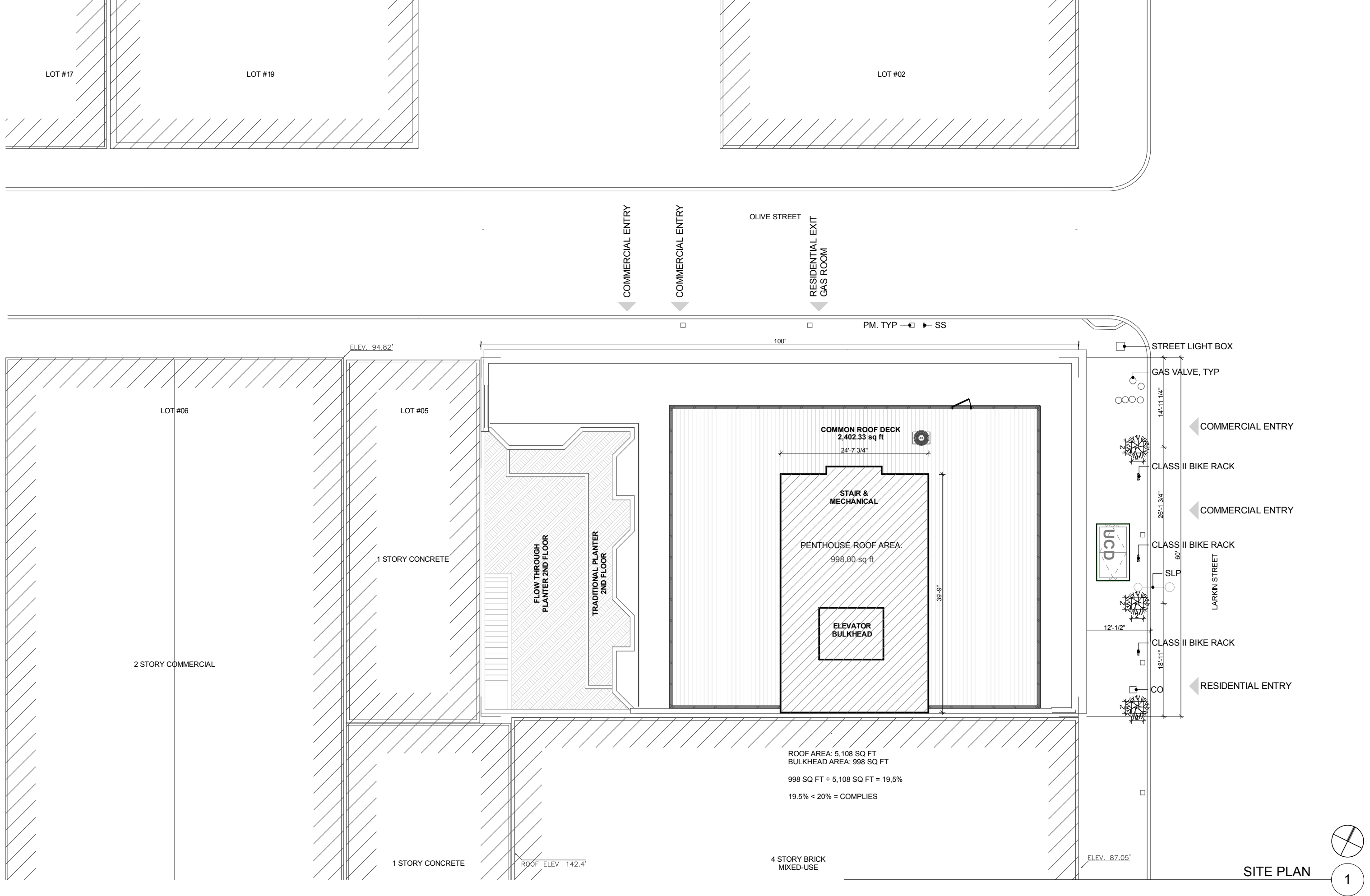


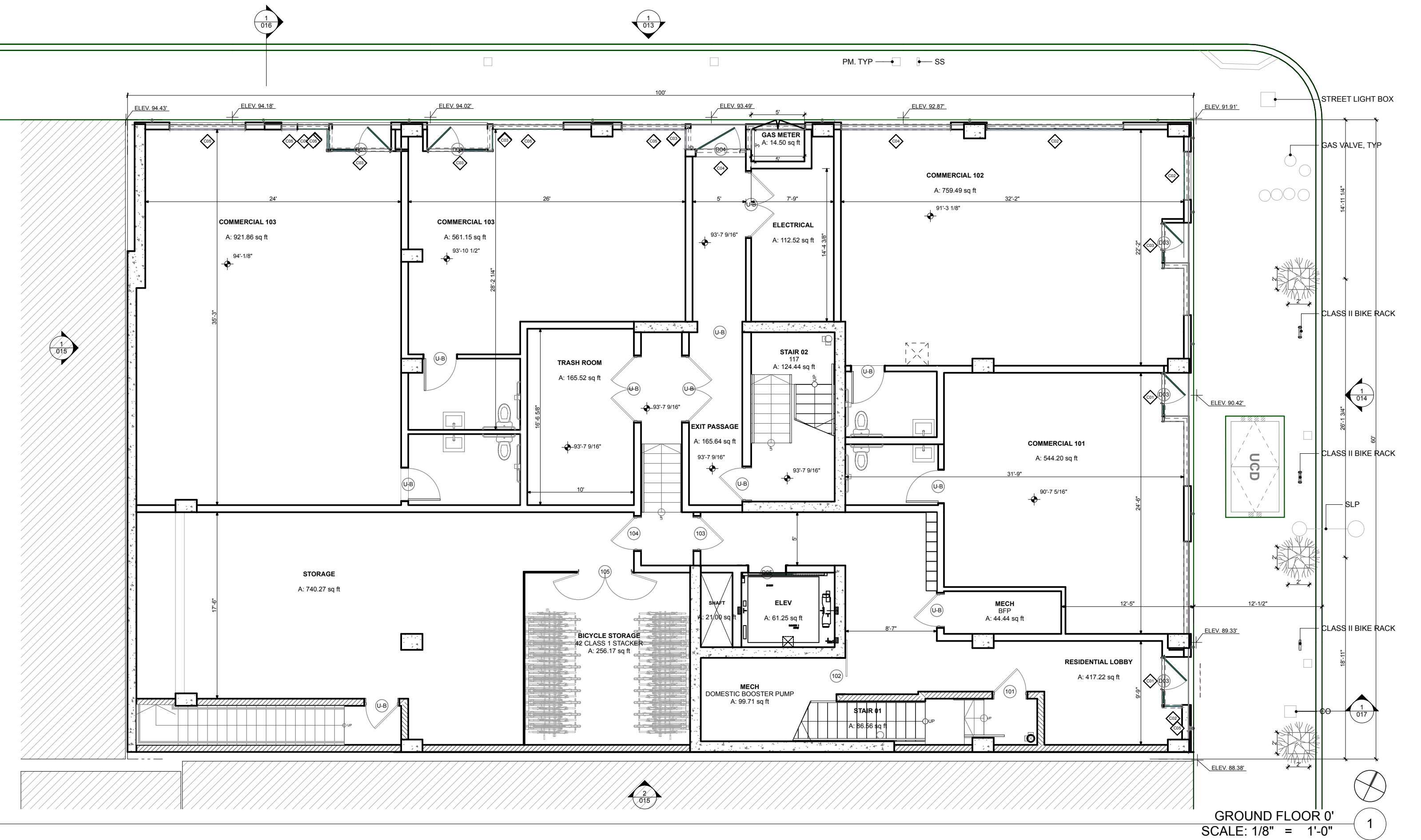


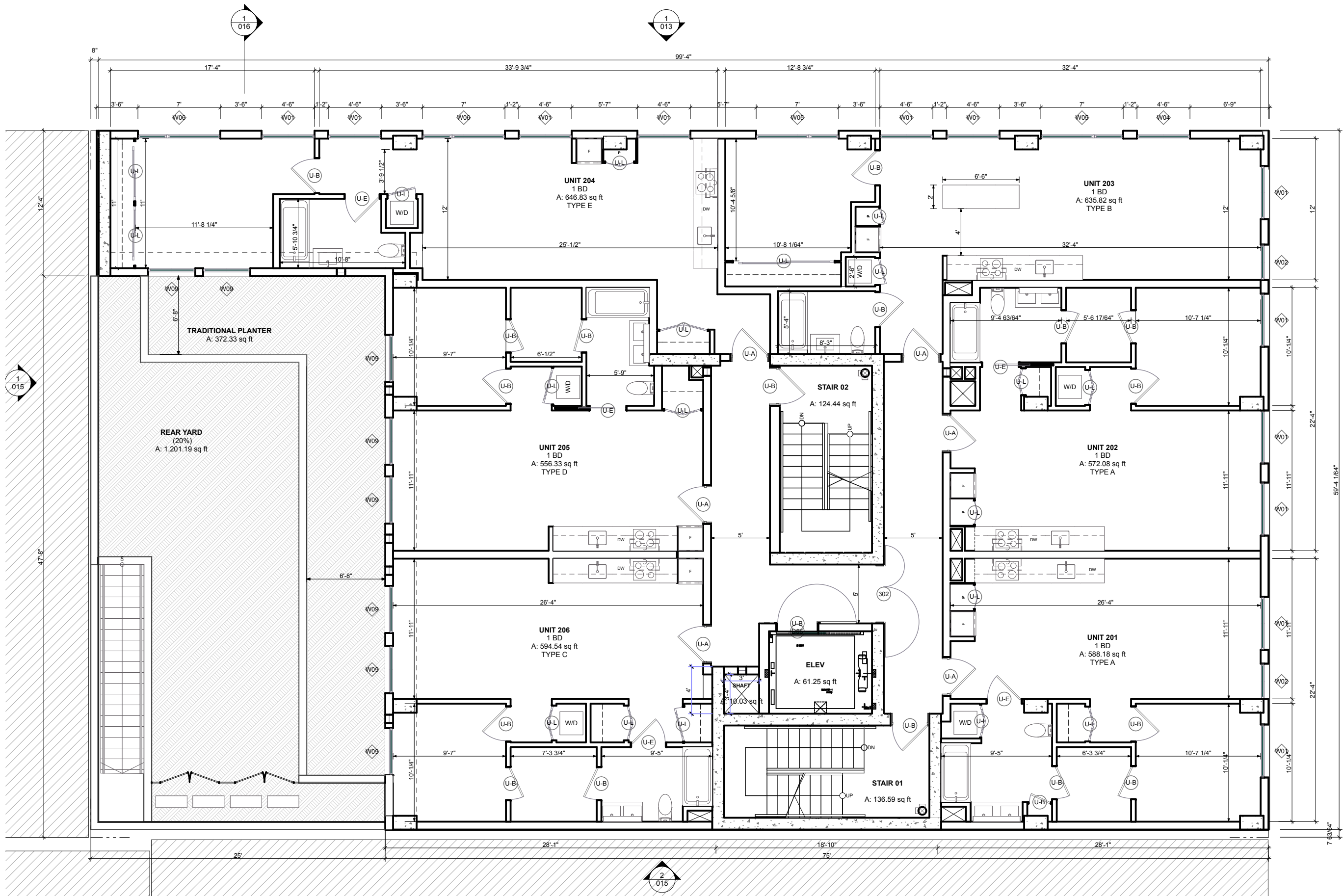




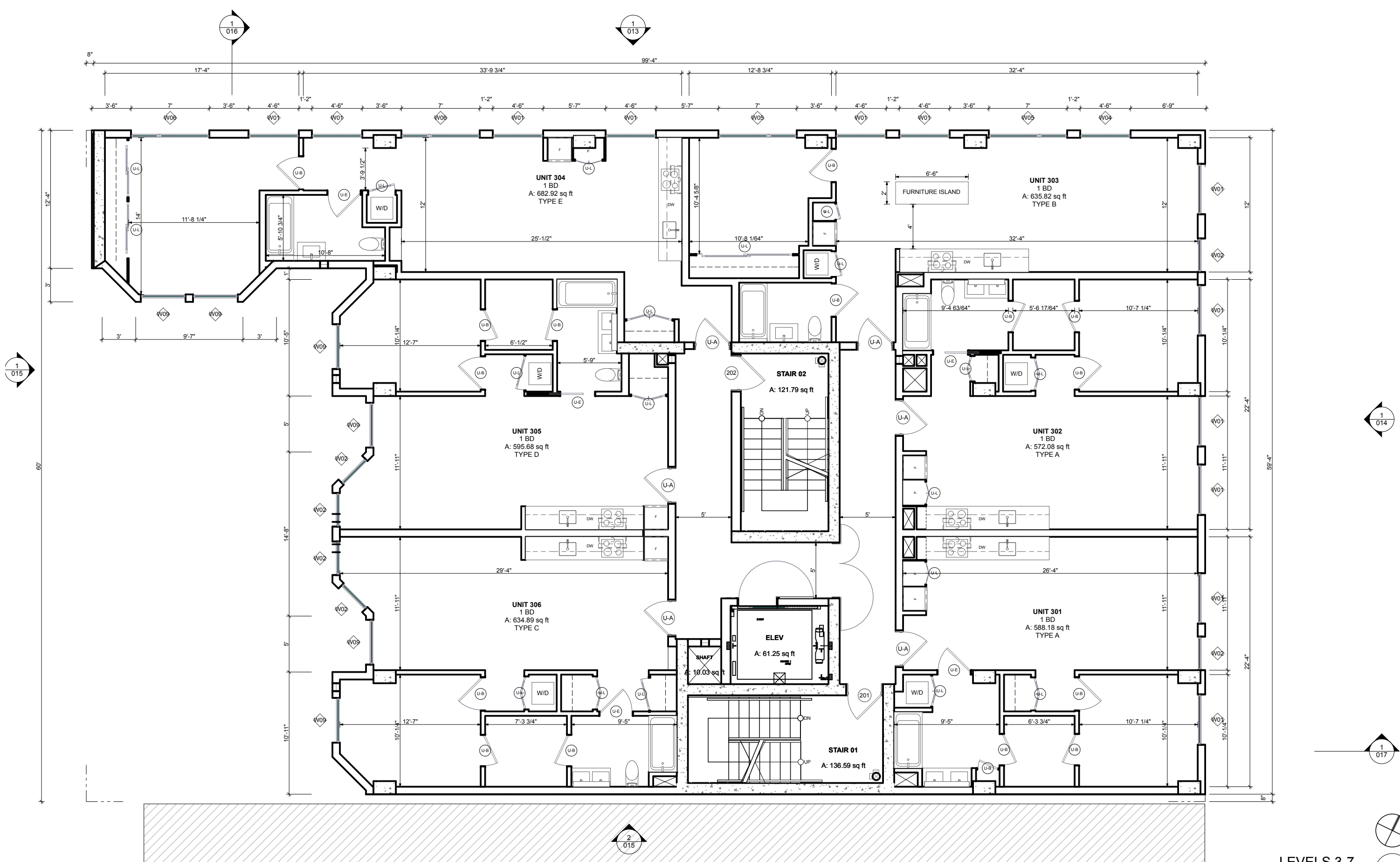




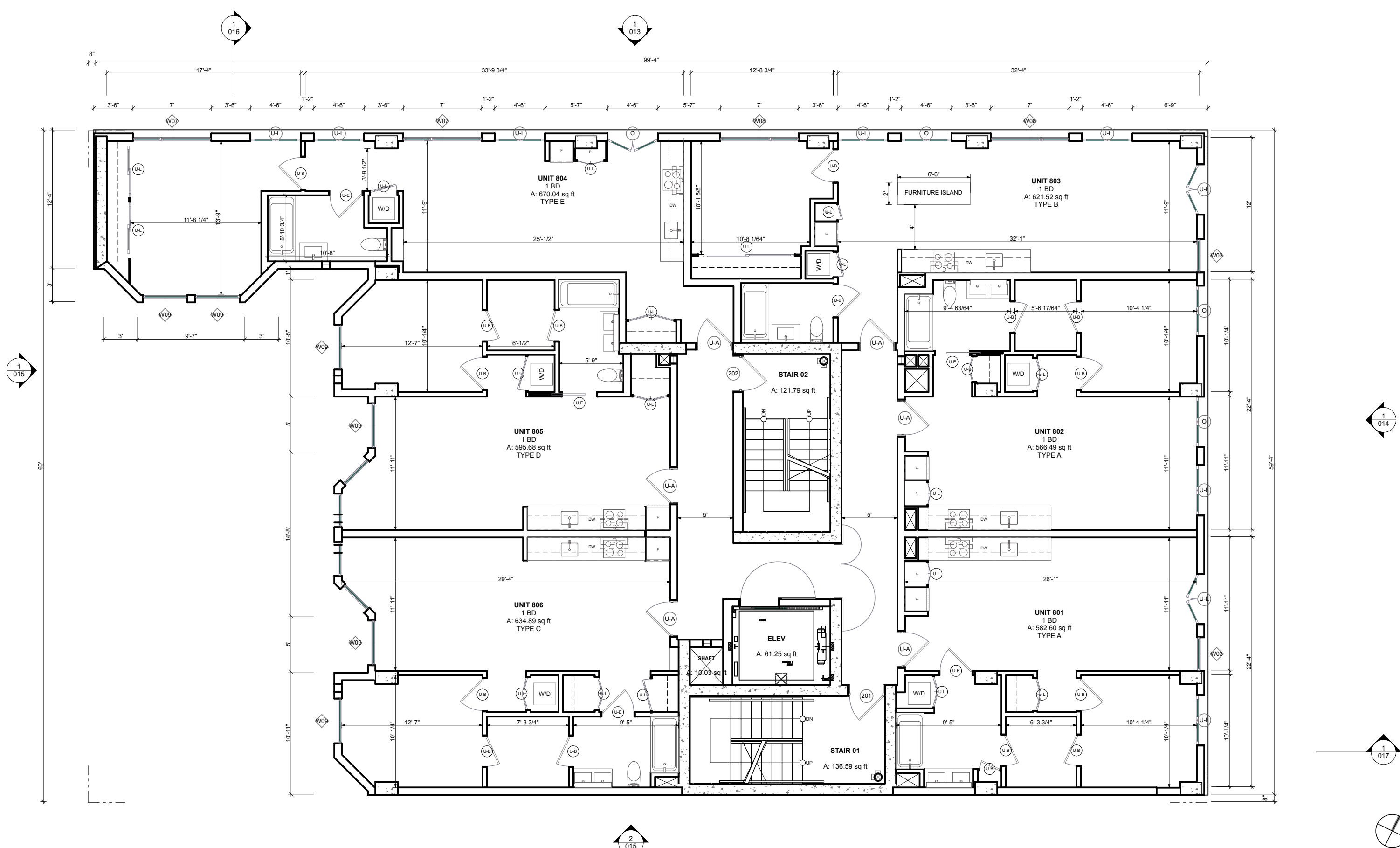




LEVEL 2  
SCALE: 1/8" = 1'-0"



LEVELS 3-7  
SCALE: 1/8" = 1'-0"









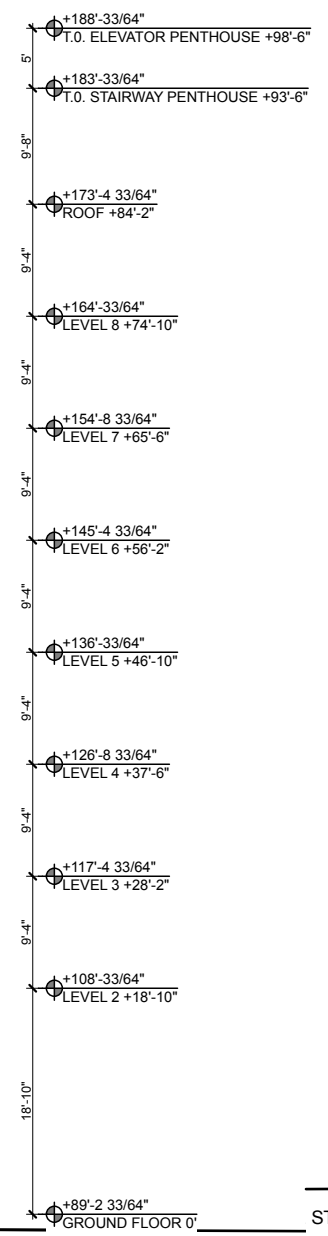
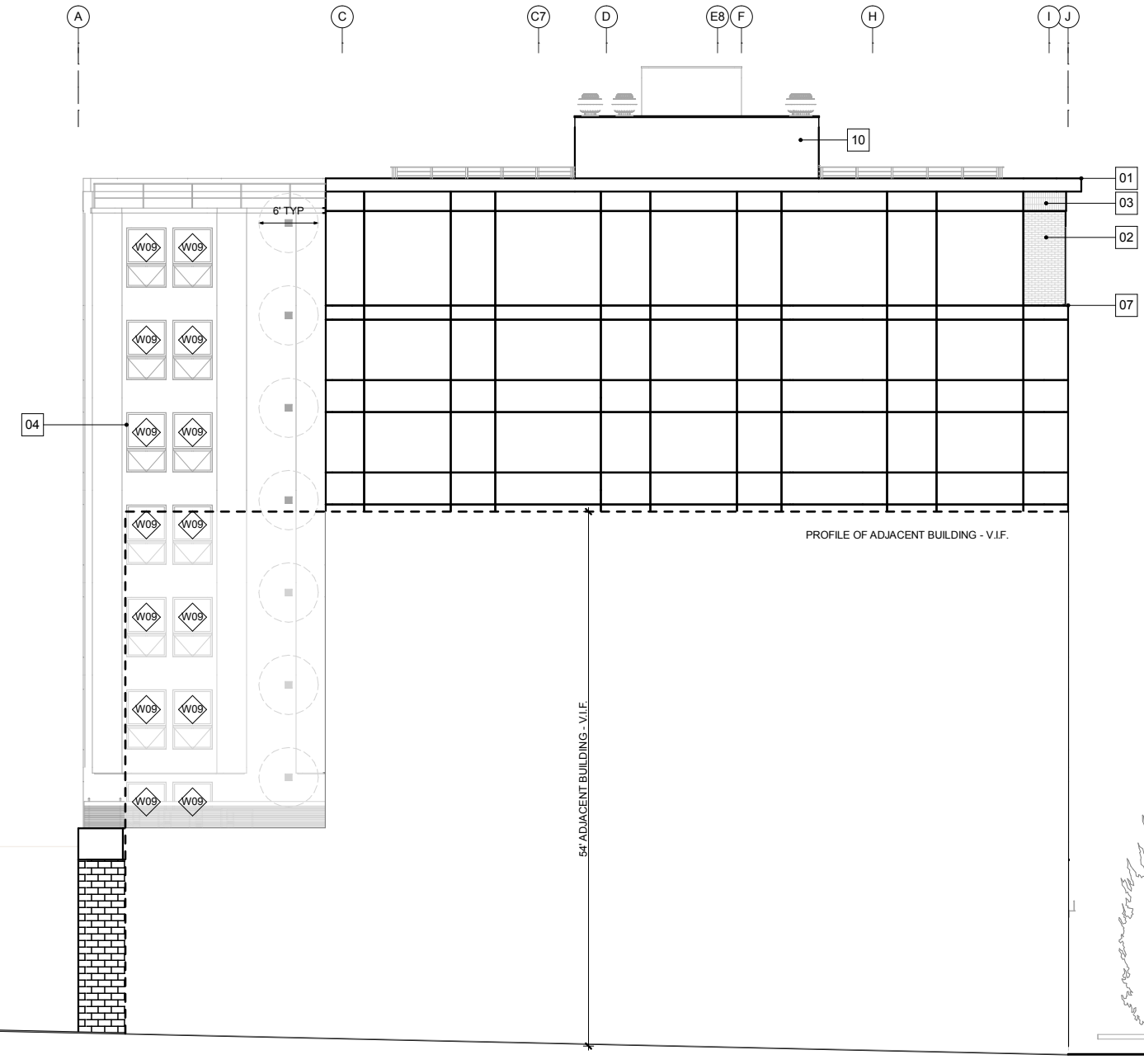
NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



ID	DESCRIPTION
01	CORNICE, SMOOTH, HARD TROWLED CEMENT PLASTER
02	DARK THIN BRICK W/ MATCHING GROUT COLOR ON BRICK - IT EXTERIOR CLADDING SYSTEM NON-POLISHED RUNNING BOND PATTERN
03	DARK BRICK BELTCOURSE W/ MATCHING GROUT COLOR ON BRICK - IT EXTERIOR CLADDING SYSTEM NON-POLISHED SOLDIER COURSE PATTERN
04	ANODIZED DARK BRONZE ALUM FRAMED WINDOWS
05	1/2" THICK PLATE ALUM. TRIM/ CASING TO FRAME PLATE GLASS STOREFRONT MATCHING ALUM PANELS BELOW. GLASS SILL TO CREATE BULKHEAD FINISH TO BE COATED NON-REFLECTIVE
06	COATED NON-REFLECTIVE METAL TRANSOM
07	SMOOTH, HARD TROWLED CEMENT PLASTER
08	METAL FLASHING
09	PAINTED METAL RAILING
10	CEMENT PLASTER



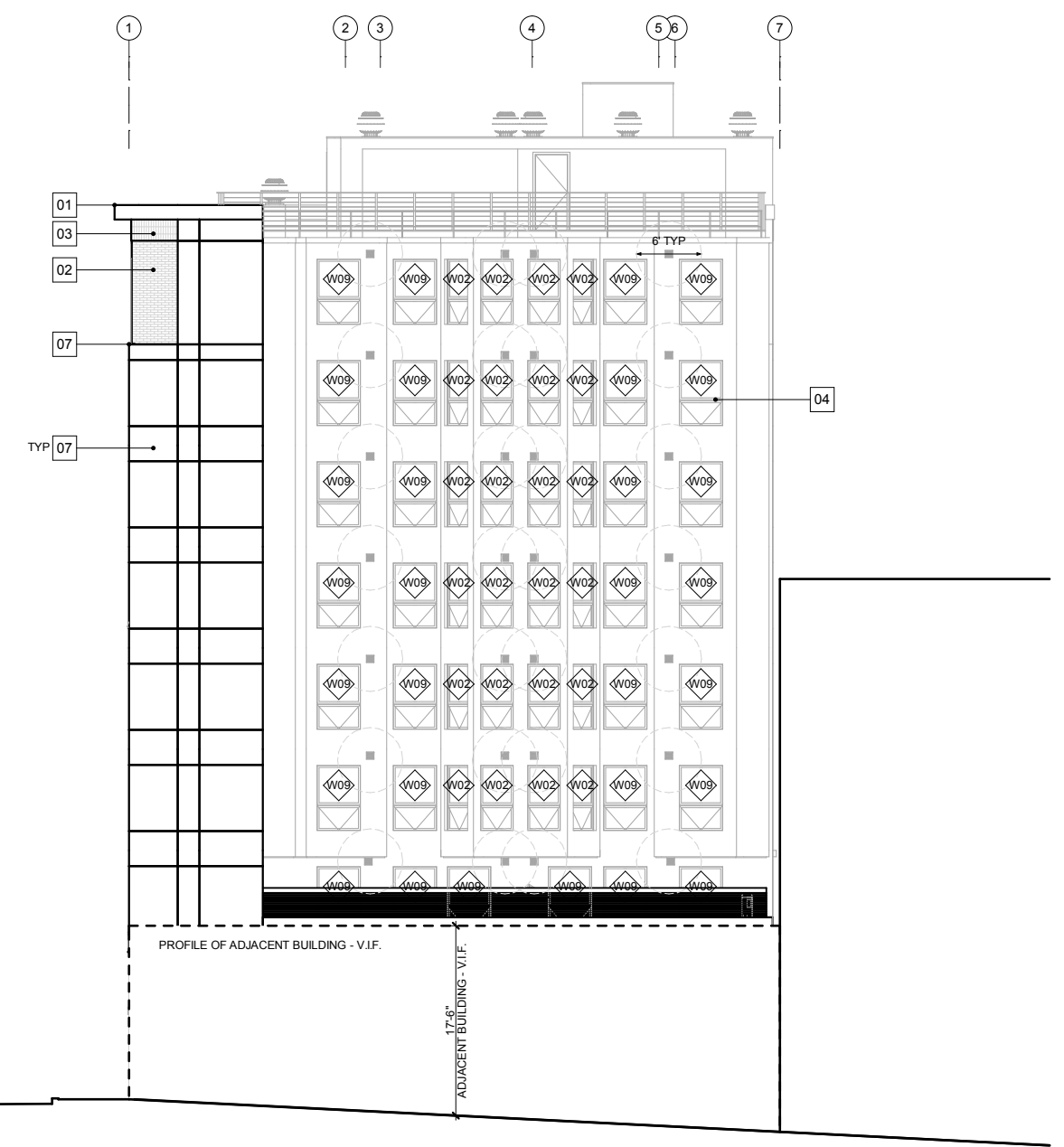
EAST ELEVATION  
SCALE: 1/16" = 1'-0"



LARKIN STREET

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

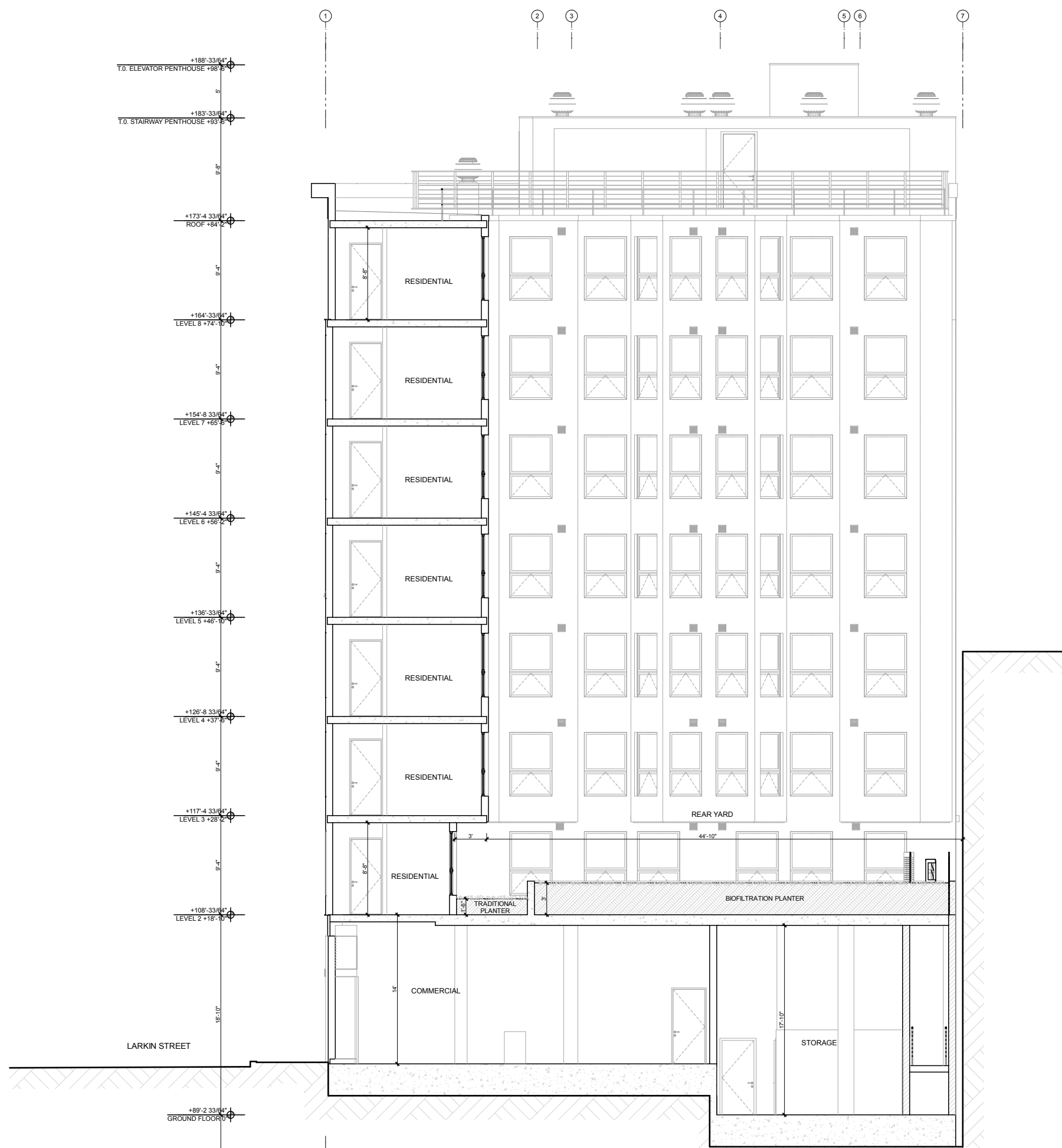
2



STREET

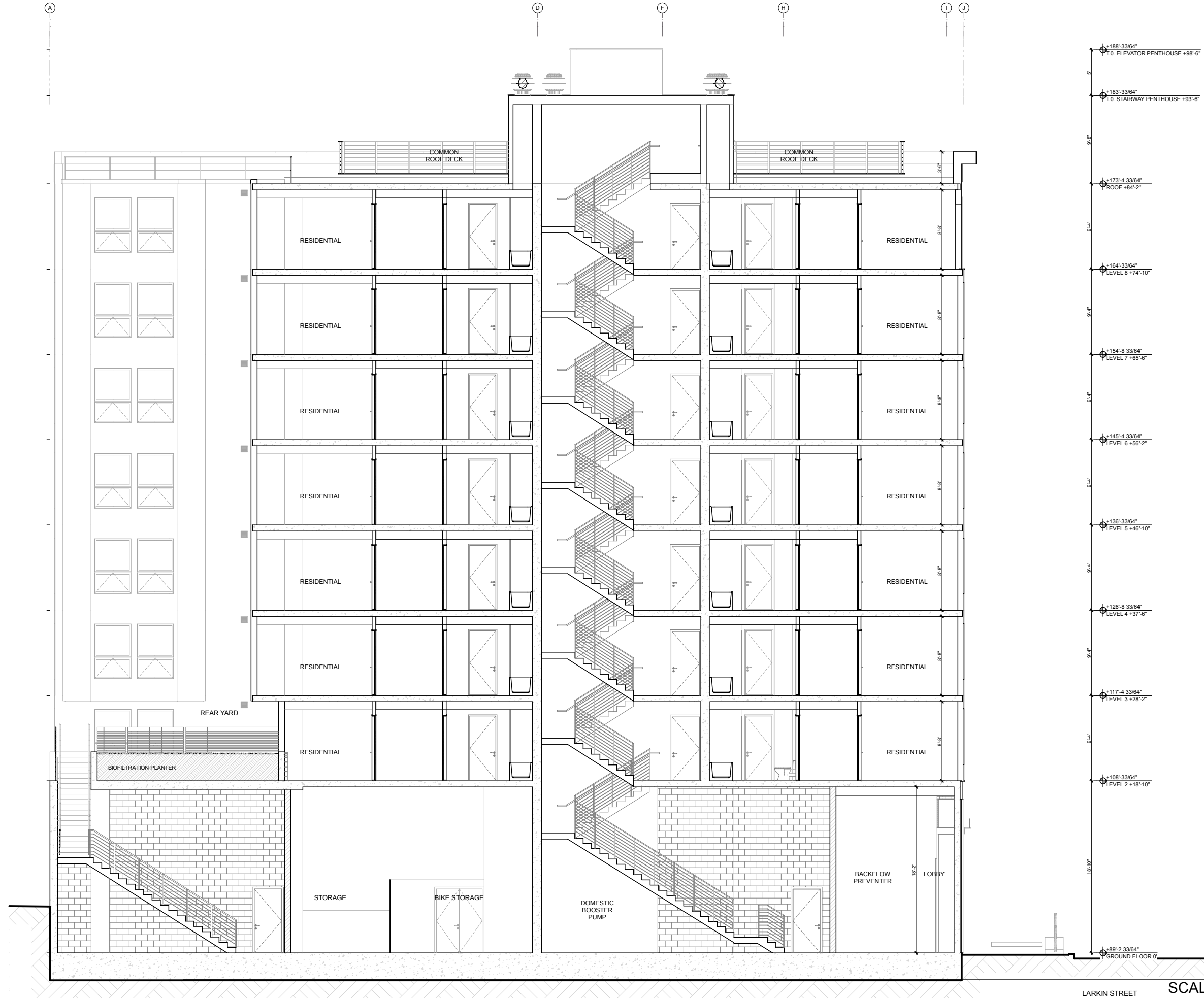
WEST ELEVATION  
SCALE: 1/16" = 1'-0"

1



SECTION  
SCALE: 3/32" = 1'-0"

1



SECTION  
SCALE: 3/32" = 1'-0"