



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 12, 2015

Date: November 5, 2015
Case No.: **2015-007328CUA, VAR**
Project Address: **1805 Buchanan Street**
Zoning: RM-3 (Residential – Mixed, Medium Density)
Japantown Special Use District
40-X Height and Bulk District
Block/Lot: 0676/073
Project Sponsor: 3D Investments, LLC
One Bush Street, Suite 600
San Francisco, CA, 94104
Staff Contact: Alexandra Kirby – (415) 575-9133
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PROJECT DESCRIPTION

The project proposes to construct a new four-story, six-unit residential building with three stories of residential over ground floor parking on a vacant paved site. The new building would feature four two-bedroom units and two one-bedroom units, with a total of 7,724 square feet of residential space. The existing Hotel Tomo parking in the basement level beneath the subject site would be preserved. The resulting structure would be 9,898 square feet in area and 40 feet in height. The proposal includes five (5) off-street parking spaces, three (3) protected bicycle racks, and one bicycle storage space for a total of (7) Class 1 bicycle parking spaces.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303 and 249.31 to allow construction of a four-story, six-unit residential building at 1805 Buchanan Street within a RM-3 (Residential – Mixed, Medium Density) Zoning District, the Japantown Special Use District, and a 40-X Height and Bulk District. The project proposes a rear yard of 5 feet and 11 ½ inches to maintain an easement along the south (side) and west (rear) property lines, and therefore requires a variance from the rear yard requirement (Section 134) of the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Buchanan Street, between Sutter and Bush Streets, Block 0676, Lot 073. The property is located within the RM-3 (Residential – Mixed, Medium Density) Zoning District, the Japantown Special Use District, and a 40-X Height and Bulk District. A lot air space subdivision took place at the site in 2014 (Case No. 2013.1700), establishing lot 073 adjacent to 1800 Sutter Street (dba the

Tomo Hotel) to the south on lot 033, which has retained subgrade parking immediately below the subject lot. The subject property has approximately 46 feet of street frontage on Buchanan Street, with a depth of 68 feet and 9 inches, with a total lot area of approximately 3,162 square feet. The lot is currently undeveloped above grade, providing ventilation for the parking facilities below.

On October 22, 2015, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on Buchanan Street between Sutter and Bush Streets in the Japantown Neighborhood. To the south Buchanan Street terminates to become a pedestrian walkway that traverses the Japantown commercial district, and the Japantown Mall is located one block to the south, along Post Street, which provides a mixture of food establishments, personal services, and small retail establishments. The Nihonmachi Little Friends and Golden Gate Institute (2031 Bush Street) are located to the immediate west of the subject property, and a mid-block playground occupies the open space in the rear. To the north, the zoning transitions from NC-2 (Neighborhood Commercial, Small Scale) to RM-3 (Residential – Mixed, Medium Density) and RH-2 (Residential House, Two-Family) Districts.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 23, 2015	October 23, 2015	20 days
Posted Notice	20 days	October 23, 2015	October 23, 2015	20 days
Mailed Notice	20 days	October 23, 2015	October 23, 2015	20 days

The proposal requires a public notice per Planning Code Section 312, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

To date, the Department has received no public comment in support or opposition of the proposed project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization as the project proposes new construction in excess of 4,000 gross square feet in the Japantown Special Use District, pursuant to Planning Code Sections 249.31(b)(1)(A) and 303.

BASIS FOR RECOMMENDATION

The Department recommends that the construction of the new four-story, six-unit building be approved. The project is consistent with the Objectives and Policies of the General Plan and complies with the Planning Code. The project meets the criteria set forth in Planning Code Section 101.1 and 317 of the Planning Code in that:

- The proposed project would create six new dwelling units on a vacant lot, four with two bedrooms and two with one bedroom, for a total of 7,724 square feet of residential space.
- The proposed new building is compatible with the aesthetic and cultural context of the Japantown Special use District.
- The proposal is consistent with the policies and objectives of the Japantown Special Use District.
- The proposed new building would activate the sidewalk by replacing an inaccessible, fenced in lot with a residential building entry.
- Given the scale of the project, it would have no significant effect on the existing capacity of the local street system or MUNI.
- The project meets all applicable requirements of the Planning Code except Sections 134 (rear yard requirement) and 136(c)(2)(f) (permitted obstructions), for which the project is seeking variances.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Conditional Use Authorization Motion
Environmental Determination
Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Plans & Photos

Exhibit 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 type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Book Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photo | <input checked="" type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

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

AK
Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 249.31 OF THE PLANNING CODE TO ALLOW FOR THE CONSTRUCTION OF A FOUR-STORY, SIX-UNIT RESIDENTIAL BUILDING WITHIN A RM-3 (RESIDENTIAL – MIXED, MEDIUM DENSITY) ZONING DISTRICT, THE JAPANTOWN SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 10, 2015, 3D Investments, LLC, (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 249.31 to allow construction of a four-story, six-unit residential building at 1805 Buchanan Street within a RM-3 (Residential – Mixed, Medium Density) Zoning District, the Japantown Special Use District, and a 40-X Height and Bulk District.

On November 12, 2015, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-007328CUA.

On October 22, 2015, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA.

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. 2015-007328CUA, 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 west side of Buchanan Street, between Sutter and Bush Streets, Block 0676, Lot 073. The property is located within the RM-3 (Residential – Mixed, Medium Density) Zoning District, the Japantown Special Use District, and a 40-X Height and Bulk District. A lot air space subdivision took place at the site in 2014 (Case No. 2013.1700), establishing lot 073 adjacent to 1800 Sutter Street (dba the Tomo Hotel) to the south on lot 033, which has retained subgrade parking immediately below the subject lot. The subject property has approximately 46 feet of street frontage on Buchanan Street, with a depth of 68 feet and 9 inches, with a total lot area of approximately 3,162 square feet. The lot is currently undeveloped above grade, providing ventilation for the parking facilities below.
3. **Surrounding Properties and Neighborhood.** The project site is located on Buchanan Street between Sutter and Bush Streets in the Japantown Neighborhood. To the south Buchanan Street terminates to become a pedestrian walkway that traverses the Japantown commercial district, and the Japantown Mall is located one block to the south, along Post Street, which provides a mixture of food establishments, personal services, and small retail establishments. The Nihonmachi Little Friends and Golden Gate Institute (2031 Bush Street) are located to the immediate west of the subject property, and a mid-block playground occupies the open space in the rear. To the north, the zoning transitions from NC-2 (Neighborhood Commercial, Small Scale) to RM-3 (Residential – Mixed, Medium Density) and RH-2 (Residential House, Two-Family) Districts.
4. **Project Description.** The project proposes to construct a new four-story, six-unit residential building with three stories of residential over ground floor parking on a vacant paved site. The new building would feature four two-bedroom units and two one-bedroom units, with a total of 7,724 square feet of residential space. The existing Hotel Tomo parking in the basement level beneath the site would be preserved. The resulting structure would be 9,898 square feet in area and 40 feet in height. The proposal includes five (5) off-street parking spaces, three (3) protected bicycle racks, and one bicycle storage space for a total of (7) Class 1 bicycle parking spaces.

3. **Public Comment.** To date, the Department has received no public comment in support of or in opposition to the proposed project.
4. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Density.** The permitted ratio of dwelling units in the RM-3 Zoning District is one dwelling unit per 400 square feet, pursuant to Planning Code Section 209.2.

The lot area is approximately 3,160 square feet, thus eight (8) dwelling units are permitted. The project proposes six (6) new dwelling units.

- B. **Rear Yard Requirement in the RM-3 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

The site requires a rear yard of approximately 17'. The Project proposes a 5'- 11 ½" rear yard at all levels, and as such the project sponsor is seeking a Variance from the requirements of Planning Code Section 134.

- C. **Open Space.** Planning Code Section 135 requires 80 square feet of common usable open space or 60 square feet of private usable open space per dwelling unit.

Per Section 135 of the Planning Code, the proposed project requires 480 square feet of common usable open space. The project proposes 1,706 square feet of common open space at the roof deck, providing adequate common open space for the six new units.

- D. **Street Frontages in Residential Districts.** Planning Code Section 144 requires the following:

1. **Entrances to Off-Street parking.** No more than one-third of the width of the ground story along the front lot line shall be devoted to entrances to off-street parking, with a minimum requirement of 10'.

The proposed garage entrance is 9' in width with a wood finish to match the adjacent horizontal wood siding and minimize the appearance of a parking entrance.

2. **Features To Be Provided.** No less than one-third of the width of the ground story along the front lot line, along a street side lot line, and along a building wall that is set back from any such lot line, shall be devoted to windows, entrances for dwelling units, landscaping, and other architectural features that provide visual relief and interest for the street frontage.

The proposed ground story provides a 17'-9" wide ribbon window that provides visual access to the residential lobby. The building is set at the front (east) property line, and as such no landscaping is provided.

- E. Off-Street Parking, Residential.** Planning Code Section 151 requires one automobile parking space per dwelling unit. However, Planning Code Sections 150(e) and 155.1(d) permit the reduction of required automobile parking for all districts when fulfilling bicycle parking requirements. Planning Code Section Table 155.2 requires one Class 1 bicycle parking space for each dwelling unit.

The Project requires a total of six (6) automotive parking spaces per Section 151 of the Planning Code, and proposes five (5) parking spaces and one Class 1 bicycle parking space beyond the required six spaces to meet the requirements of Section 155.1(d) of the Planning Code. The automotive parking includes four spaces on space-efficient stackers and one ADA-accessible space.

- F. Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space for every dwelling unit.

The project proposes seven (7) Class 1 bicycle parking spaces that satisfy the bicycle parking requirements for one space for each unit, in addition to one Class 1 bicycle parking space to offset the automotive parking requirement pursuant to Section 150(e) and 155.1(d) of the Planning Code.

- G. Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

The project proposes a new building 40 feet in height, with permitted exceptions including an elevator penthouse and two stair penthouses above the height limit.

- H. Japantown Special Use District (SUD):** Planning Code Section 249.31 establishes the Japantown SUD in order to maintain the cultural and historic integrity and neighborhood character of Japantown, and requires Conditional Use authorization for any change in use in excess of 4,000 square feet. Two criteria for Conditional Use authorization must be met.

1. The use is not incompatible with the cultural and historic integrity, neighborhood character, development pattern and design aesthetic of the Special Use District.
 - i. *Neighborhood character will be augmented through thoughtful design of the proposed building, including the use of contextual materials and detailing. Materials include board-formed concrete, ipe wood details, and blackened steel bay surrounds. The proposed building would replace a lot that is vacant above grade with new residential units where the neighborhood transitions from commercial to residential.*

- ii. *The proposed building is consistent with the development pattern of the area in that both adjacent properties, which are large corner lots, contain buildings that project approximately 64 feet to the rear, and the building would not be taller than those surrounding it, not including the one-story parking structure at the rear of 1875 Buchanan Street. The proposal improves the streetscape by activating the street front with a residential use where there is currently an inaccessible gated courtyard.*
2. The use supports one or more of the purposes for establishing the Japantown SUD.
- i. *The proposal will redevelop a vacant lot above below-grade off-street parking to provide additional housing, including four family-sized units. The Project would activate an under-utilized site at the street front, enhancing the character of the subject block as an extension of the Japantown Special Use District.*
 - ii. *The proposed building incorporates a Japanese-inspired shoji patterned screen louver system, "structural" expressions of traditional Japanese architecture, and board-formed concrete that relates to concrete finishes found in Japantown.*
5. **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 proposed project would provide four (4) new two-bedroom and two (2) new one-bedroom dwelling units, for a total of six (6) new dwelling units on a lot that is currently vacant at grade. The scale of the new building is consistent with the surrounding context, creating a bridge between the eight-story Tomo Hotel and adjacent four-story residential complex at the corner of Buchanan and Sutter Streets while working in a material palette that is consistent with the materials commonly found in the Japantown Special Use District.*
- 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 Project is designed to be compatible with the surrounding neighborhood character of Japantown in scale and material. The mid-block open space will be minimally affected as the proposed construction is located in the center of the block face and approximately half the height and equal depth of the adjacent eight-story hotel.*

- 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 Project includes five (5) off-street automobile parking spaces and seven (7) bicycle parking spaces. The Project would remove one metered parking space along Buchanan Street. The site is easily accessible by public transit, as it is within a quarter mile of six major MUNI lines (1A/B, 2, 3, 22, 31A/B, 38A/B/R), and is located along three marked bikeways.

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

As the proposed project is entirely residential, it is not considered to have the potential to produce noxious or offensive emissions.

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

The façade treatment and materials of the replacement buildings have been appropriately selected to be harmonious with the existing surrounding neighborhood. No landscaping is proposed as the project abuts the front property line. Two of the three existing street trees will remain and one new street tree will be planted. The new curb cut will be minimal in width, as will the proposed garage entrance to minimize the effect on the public right-of-way.

- 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 other than the rear yard requirement (Planning Code Section 134) and permitted obstructions (Planning Code Section 136(c)(2)(f)) and is consistent with objectives and policies of the General Plan as detailed below. The project is seeking a variance from the rear yard requirement and permitted obstructions element of the Planning Code.

- D. That the use as proposed would provide development that is in conformity with the purpose of the Japantown Special Use District.

The proposed project is consistent with the stated purpose of the Japantown Special Use District.

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

HOUSING ELEMENT

OBJECTIVE 4:

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

Policy 4.1:

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

This project will create four two-bedroom units and two one-bedroom units for a total of six new dwelling units.

OBJECTIVE 11:

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

Policy 11.1:

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

This new construction project will conform to the scale and character of the district, respecting the neighborhood character in design and use. Design elements such as board-formed concrete and quality wood details will relate to the character of the Japantown Special Use District.

Policy 11.4:

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

The project conforms to the zoning and height districts for the subject RM-3 Zoning District.

Policy 11.6:

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

The project's materiality, design, and scale relate thoughtfully to the surrounding neighborhood and cultural context of Japantown.

URBAN DESIGN

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:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The Project proposes a new four-story structure adjacent to the eight-story tall Tomo Hotel (1800 Sutter Street) to the immediate south and a four-story residential building to the north with a one-story parking structure adjacent to the subject site. The existing site is an enclosed courtyard that provides ventilation for the below-grade parking associated with the Tomo Hotel. The Project would reinforce the existing street pattern by infilling an under-utilized, vacant site with a new structure that is in keeping with the surrounding scale and character of the neighborhood.

Policy 1.3:

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

The proposed building reflects the existing neighborhood character and development pattern while proposing to introduce greater density. The Project proposes a building subordinate yet relative in width and mass to the existing structures to the north and south, and in keeping with the scale of residential development across the street. The front setback of the building reflects the prevailing pattern of front setbacks along Buchanan Street— built to the property line at the public right-of-way.

OBJECTIVE 2:

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

Policy 2.6:

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

The massing and design of the building have been designed to reflect the height and proportions of the surrounding residential development. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character, taking various cues from the surrounding cultural context of Japantown.

7. **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.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal. The proposed project will add six new residential units, which will support existing neighborhood-serving retail uses.

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

The Project does not propose removal of existing housing or structures that contribute to the existing character of the Japantown Special Use District. In addition, the replacement structure respects the neighborhood's character, scale, mass, and proportions.

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

The project site is currently developed as a below-grade parking facility for the adjacent hotel use. No existing housing would be removed or modified, and the replacement building will provide six new dwelling units and a total of ten new bedrooms.

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

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. Five off-street automobile parking spaces are provided for the project and one on-street parking space would be removed due to the proposed curb cut. The site is within a quarter mile of six bus lines, thus offering transit opportunities for resident commuters and potential users of the commercial space. Additionally, seven Class 1 bicycle parking spaces will be provided, exceeding the requirement to balance the lack of one parking space for the proposed units.

- 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 is not a commercial office project. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The proposed structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The project will have no negative effect on existing parks and open spaces. The proposed height is less than 40 feet, and is not proximate to any properties under the jurisdiction of the Recreation and Parks Department. No shadow study was required.

8. 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.
9. 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. 2015-007328CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 26, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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 November 12, 2015.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow construction of a six-unit residential building located at 1805 Buchanan Street, Block 0676, Lot 073, pursuant to Planning Code Section(s) **303, 249.31** within the **RM-3 (Residential – Mixed, Moderate Density) District** and a **40-X Height and Bulk District**; in general conformance with plans, dated **October 26, 2015**, and stamped “EXHIBIT B” included in the docket for Case No. **2015-007328CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 12, 2015** under Motion No **xxxx**. 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 **November 12, 2015** under Motion No. **xxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **xxxx** 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of

Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

2. **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

3. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

1. **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

2. **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.

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

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

PARKING AND TRAFFIC

1. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 6 Class 1 bicycle parking spaces

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

MONITORING - AFTER ENTITLEMENT

1. **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

OPERATION

2. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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/>

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1805 Buchanan Street		0676/073	
Case No.	Permit No.	Plans Dated	
2015-007328CUA		10/22/2015	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construction of a 4-story, six unit residential building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input checked="" type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Traffic impacts reviewed July 22, 2015.	

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

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

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

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


STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: A. Kirby	Signature:  Digitally signed by Alexandra Kirby DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.10.22 17:01:42 -0700
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

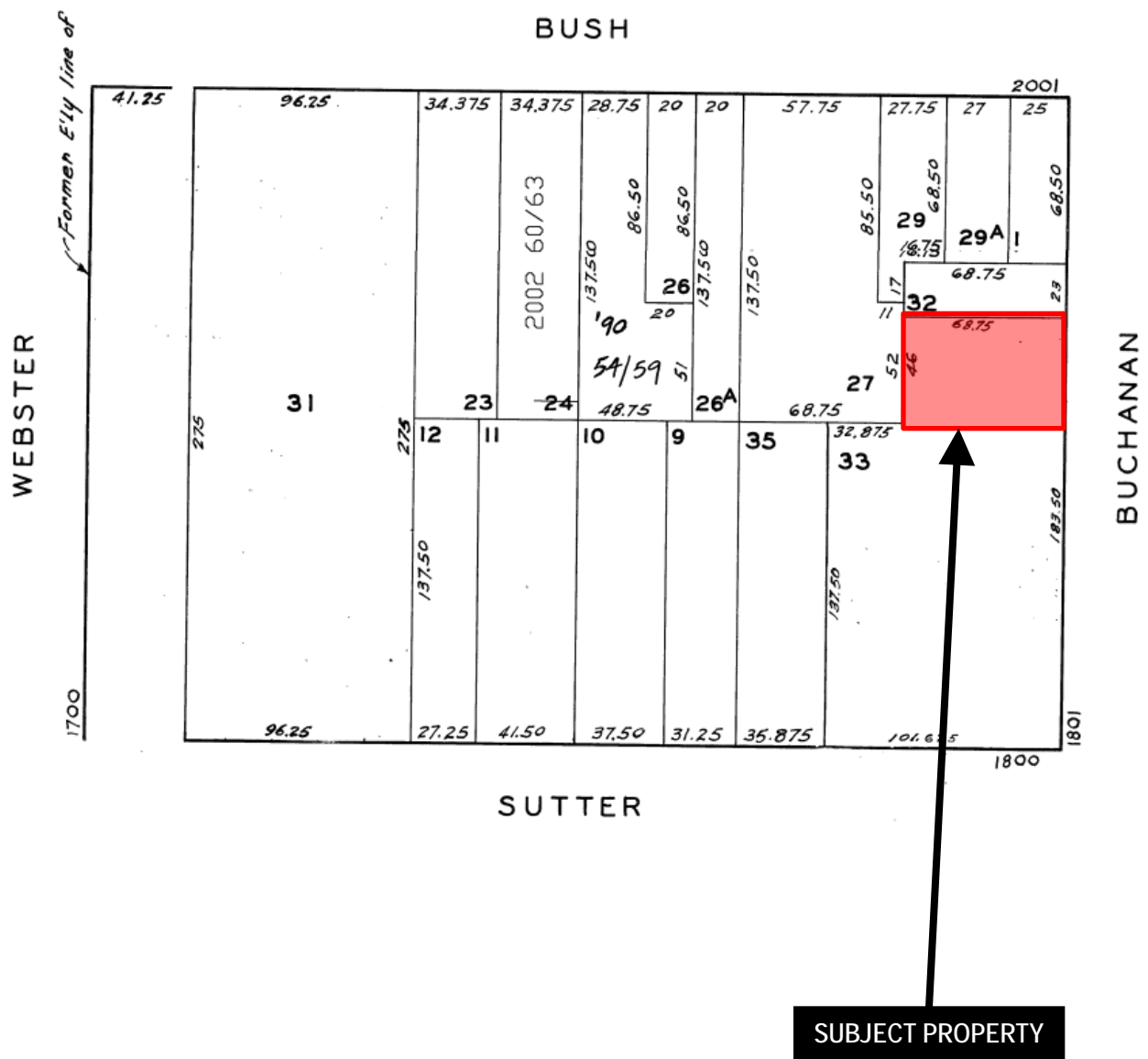
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

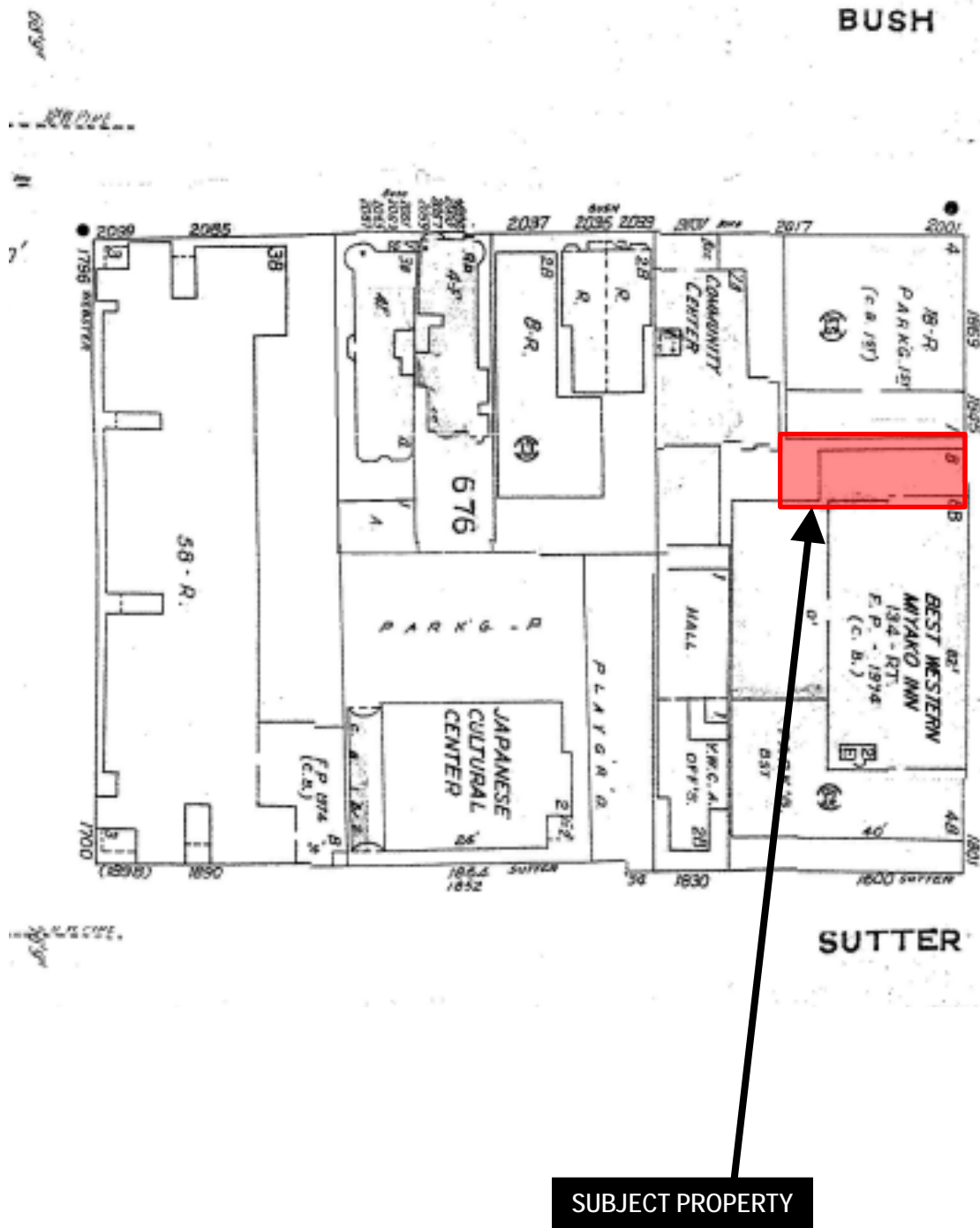
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

Parcel Map



Conditional Use Hearing
Case Number 2015-007328CUA
 1805 Buchanan Street
 Block 0676 Lot 073

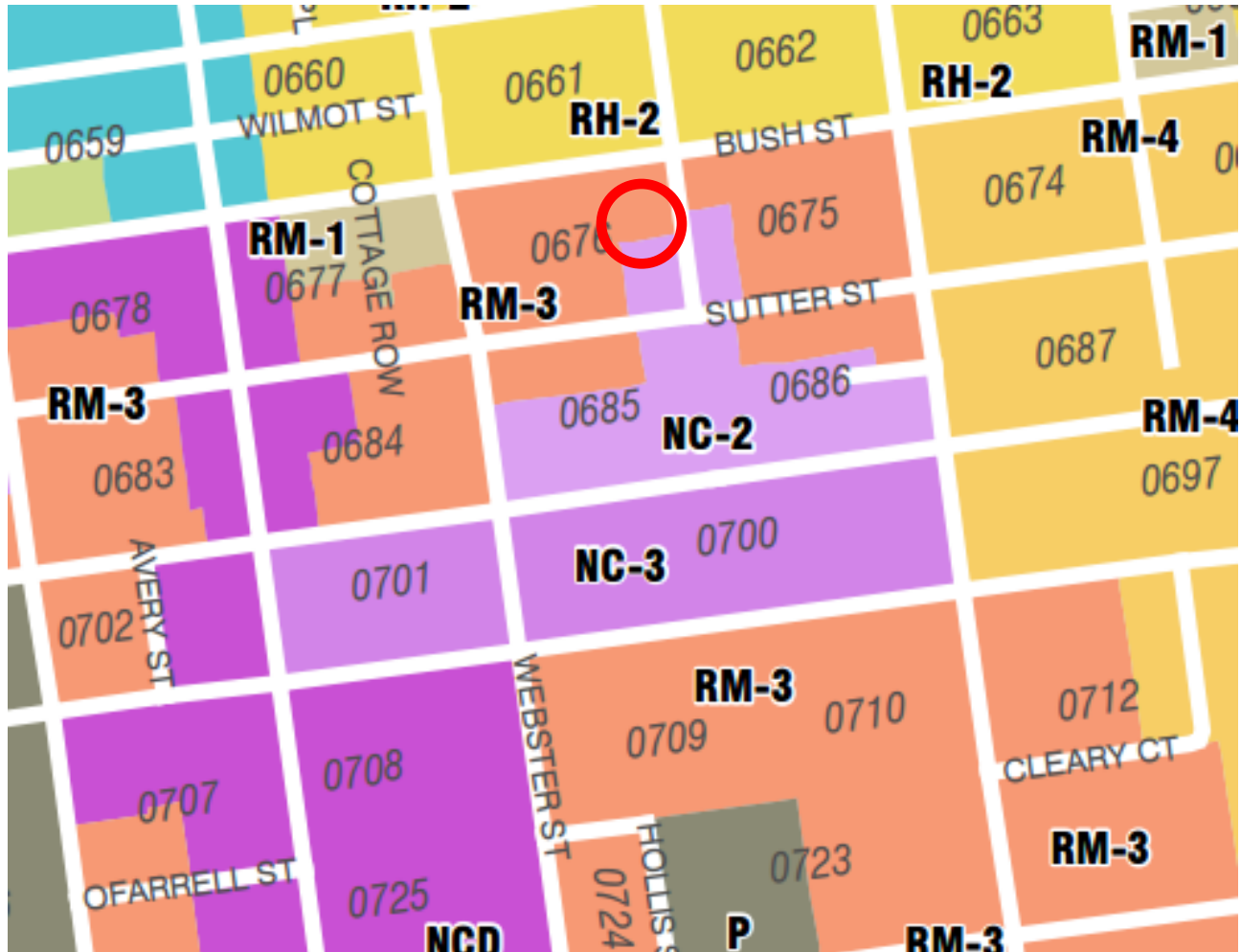
Sanborn Map*



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



Zoning Map



Aerial Photo (looking north)



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2015-007328CUA
1805 Buchanan Street
Block 0676 Lot 073

Site Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2015-007328CUA
1805 Buchanan Street
Block 0676 Lot 073

REUBEN, JUNIUS & ROSE, LLP

October 26, 2015

Via Messenger

Mr. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: 1805 Buchanan Street
Request for Conditional Use Authorization
Hearing Date: November 12, 2015
Our File No.: 6152.04**

Dear President Fong and Commissioners:

We represent 3D Investments, LLC (“Project Sponsor”) the owner of the property at 1805 Buchanan Street and sponsor of a project to construct a new 4-story residential building on an essentially vacant parcel at the site, containing six new dwelling units (“Project”).

The property is seeking Conditional Use authorization to locate a new residential use that exceeds 4,000 gross square feet within the Japantown Special Use District (“SUD”). Due to unique circumstances at the site, the Project is also seeking minor Variances from Planning Code standards for rear yard and bay window separation.

We urge the Commission to approve this desirable Project, as it will:

- Implement smart infill development that replaces an essentially vacant and neglected lot with a new residential building, consistent in use and scale with the surrounding neighborhood;
- Add six new dwelling units to the City’s housing stock, many of which will be suitable for occupancy by families and all of which will be accessible to elderly or disabled occupants or residents;
- Locate new residential development near multiple forms of public transit; and
- Incorporate thoughtful and attractive design elements that will enhance the distinctive image and unique character of Japantown.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Tuija I. Catalano | Thomas Tunny
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman^{2,3} | John McNerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

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We look forward to presenting the Project to you on November 12th.

A. Site Description

The property is located on the west side of Buchanan Street between Sutter and Bush Streets, within the Western Addition Neighborhood and Japantown SUD. It is zoned RM-3 ("Residential Mixed – Medium Density") and is within a 40-X height and bulk district.

Neighboring properties to the north, east, and west contain mostly single and multi-family residential buildings ranging from 2-4 stories, with some ground floor retail. The property is bordered to its north by a 4-story, 18-unit residential building at 875 Buchanan Street, and to its south by the 8-story Hotel Tomo at the corner of Sutter and Buchanan Streets.

This unique site provides an *ideal opportunity for smart infill development*. The 3,162 square foot lot was formerly part of the adjacent Hotel Tomo property. However, it was subdivided in 2013 to create a separate air space parcel, located above a portion of the Hotel Tomo's below-grade garage.

For the past 30 years, the property has been essentially vacant, occupied by an underused and neglected concrete courtyard. The Project will improve the site and neighborhood by constructing a new multi-unit building that is consistent with nearby land uses and complements the architectural character of the district.

B. Project Description

The Project would construct a new four-story building above the existing Hotel Tomo's below-grade garage. The building would have three residential floors over a partially-below-grade garage, accessible from Buchanan Street. It would reach a maximum height of 40 feet and contain five off-street parking spaces, including one space accessible to individuals with disabilities and four spaces located in mechanical stackers.

The new building would contain six new dwelling units is a mix of four two-bed and two one-bed units, ranging in size from approximately 1,122 to 1,365 square feet. The two-bedroom units would be suitable for family occupancy. Each of the units would have access to private balconies at the rear of the building, and approximately 1,706 square feet of commonly-accessible open space would be provided in an attractively landscaped rooftop terrace. A residential elevator would also provide access to all floors of the building, increasing its accessibility for elderly or disabled occupants.

The Project has been designed to complement and enhance the character and aesthetic of the Japantown SUD through the use of contextual materials, thoughtful detailing, and contemporary approaches to traditional patterns. The materiality of the building would

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include board-formed concrete, a curtain wall, blackened metal bay windows and stained wood slats. The curtain wall would be treated as a contemporary shoji pattern that is accentuated with bay windows and wood slats providing varying degrees of privacy. Projected windows and a cantilevered concrete beam over the entry would reflect 'structural' expressions of traditional Japanese architecture. The roof garden would create a miniature idealized landscape, and would also be designed to complement and enhance the character and aesthetic of the neighborhood context.

Project plans and renderings are attached as **Exhibit A.**

C. Compliance with Conditional Use Criteria

The Project would meet and exceed the requirements necessary to grant Conditional Use authorization for a new residential building in the Japantown SUD.

The Project *is an ideal example of smart infill development.* It would construct a desirable new residential building, improving a currently under-developed lot in an area zoned for residential use. The attractively-designed structure would contain four stories and reach a maximum height of 40 feet, compatible with nearby development. Further, it would add six new dwelling units to the City's housing stock in a mix of four 2-bedroom units and two 1-bedroom units.

The Project's *2-bedroom units would be suitable for occupancy by families, and its residential elevator would ensure that all new units are accessible to elderly or disabled occupants or visitors.* This will directly further policies of the City's Housing Element, which encourage the development of new housing for families with children and occupants with special needs. This moderate scale of development is also consistent with other multi-unit buildings in the area, and would have no negative impact to the health, safety, convenience or general welfare of the neighborhood.

The property would also contain five off-street parking spaces in a partially below-grade garage, serving the needs of Project occupants and minimizing on-street parking impacts. This number is anticipated to adequately serve Project residents, as the Project will include ample bicycle parking, and *the area is well-served by public transit.* There are several nearby MUNI bus lines, including the 01A and 01B California; 31A and 31B Balboa Express; 38A and 38B Geary Express; 02 Clement; 03 Jackson; 04 Sutter; 22 Fillmore; 38 Geary; and 38L Geary Limited lines.

Finally, the Project would meet all specific findings required for Conditional Use authorization within the Japantown SUD, including that (1) the use is not incompatible with the cultural and historic integrity, neighborhood character, development pattern and design aesthetic of the SUD; and (2) that the use supports one or more of the purposes for establishing the SUD.

The Project would construct new dwelling units within an area of Japantown that is primarily occupied by residential development, in a compatible scale and density. Further, the Project would support the purposes of the Japantown SUD, specifically to “*enhance the distinctive image and unique character of Japantown to passing motorist, transit riders, and pedestrians through architectural design.*” The Project has been thoughtfully designed to incorporate materials and aesthetic patterns which complement and enhance the character of the district, including projected windows and catilevered concrete beam over the building entry to reflect ‘structural’ expressions of traditional Japanese architecture, and inclusion of a curtain wall treated as a contemporary shoji pattern. The Project’s roof garden will also create a miniature idealized landscape that is reminiscent of traditional Japanese gardens.

D. Variance Approvals

In addition to the Conditional Use, the Project is also seeking Variances from the strict requirements of the Planning Code for rear yard setback and bay window spacing. These are each minor, and justified by the unique lot conditions on this infill development site.

Rear Yard Setback: Section 134 requires the Property to provide a rear yard setback equal to approximately 17’ 2 ¼”. However, the Property is one of the smallest lots on the block, with an unusually shallow lot depth. Further, due to its location above an existing below-grade garage for the Hotel Tomo, it is required to provide setback easements of five (5) feet along its south side at the garage level, and nearly six (6) feet at all levels at the rear of the site. A Variance is requested to provide the required setbacks in these areas in lieu of a traditional rear yard.

Bay Window Spacing: Planning Code Section 136(c)(2)(f) requires a minimum horizontal separation between bay windows of approximately 8 feet between the protruding bays. The Project proposes an asymmetrical bay design that would not meet this strict standard. However, the asymmetrical design is justified as it provides for a more attractive visual transition between the 8-story Hotel Tomo structure to the south and 4-story multi-unit condo building to the north. In addition, the Project’s window design is intended to complement the distinctive image and unique character of the Japantown SUD, which is requirement for its development within the district.

E. Project Conclusion

The Project would replace an essentially vacant and underutilized lot with a new, attractively-designed residential building that is compatible with the scale, character, and design aesthetic of the surrounding neighborhood. This desirable infill development will contribute six new units to the City’s housing stock, including four 2-bedroom units suitable for occupancy by families.

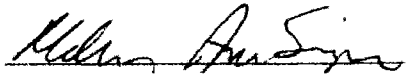
Mr. Rodney Fong, President
San Francisco Planning Commission
October 26, 2015
Page 5

For all of the reasons set forth above, we respectfully request that the Commission grant Conditional Use authorization for this Project.

Thank you.

Very truly yours,

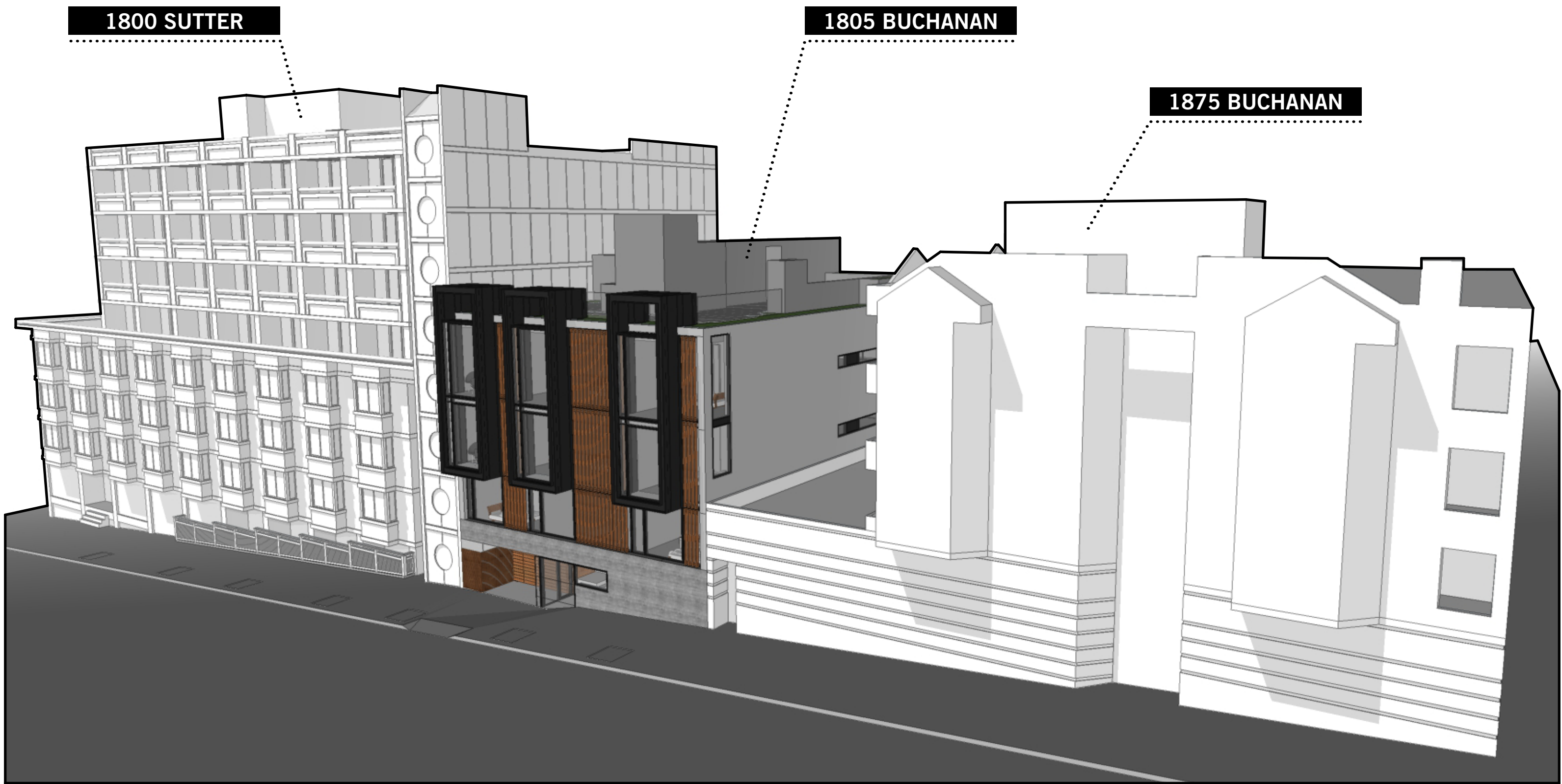
REUBEN, JUNIUS & ROSE, LLP



Melinda A. Sarjapur

Enclosures:
Exhibit A - Project plans and renderings

cc: Cindy Wu, Commission Vice-President
Michael J. Antonini, Commissioner
Rich Hillis, Commissioner
Christine D. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Alexandra Kirby, Planner
Mark Lane, 3D Investments, LLC

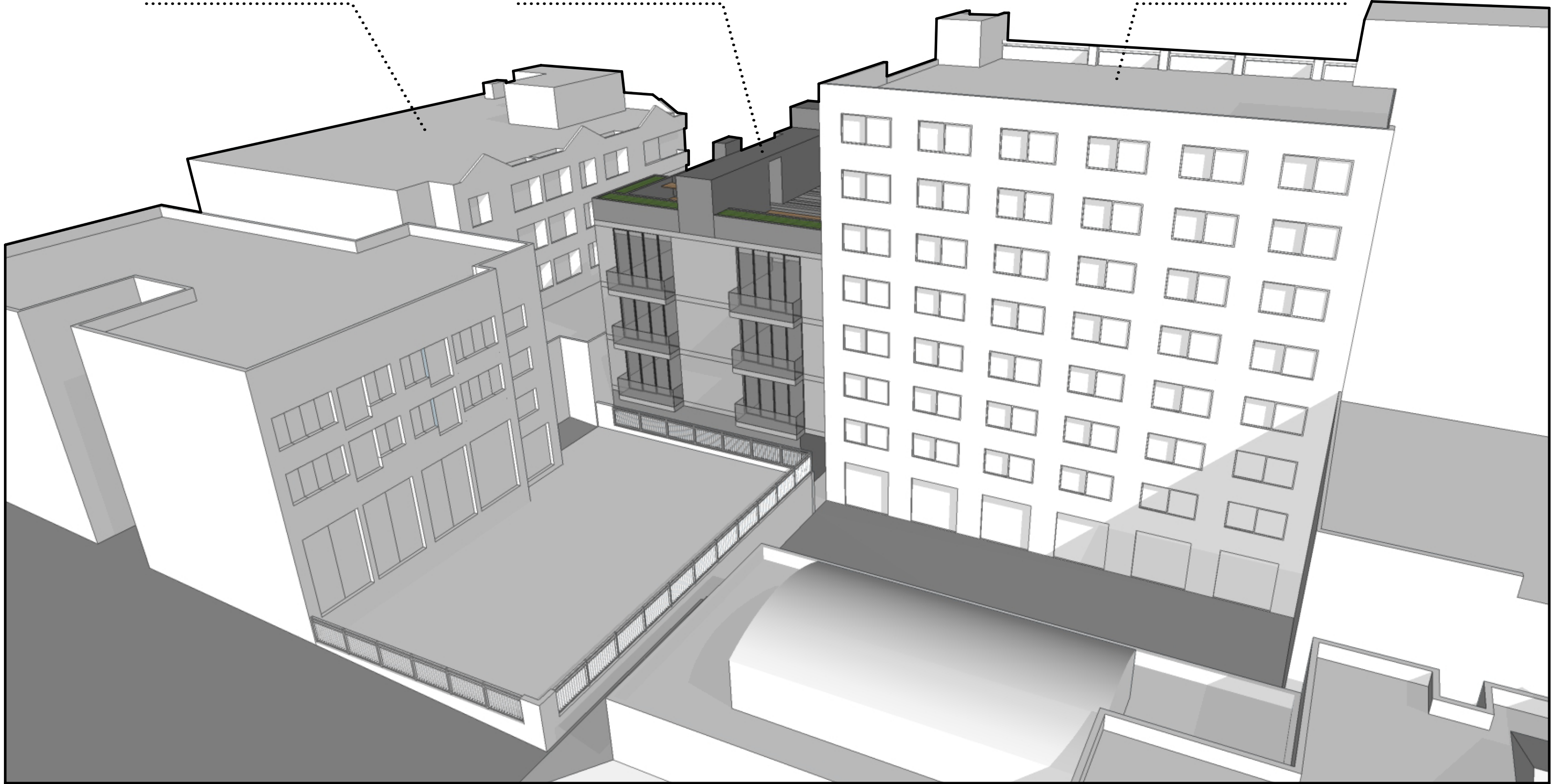




1875 BUCHANAN

1805 BUCHANAN

1800 SUTTER



BUCHANAN RESIDENCES

1805 BUCHANAN STREET, SAN FRANCISCO, CA 94115 | CONTEXTUAL VIEW | 10/26/2015





BUTLER ARMSDEN
ARCHITECTS

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SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

SITE PERMIT

REVISIONS:	BY:
NOPDR1 - 08/18/2015	JM

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED



1 EAST FACADE - VIEW LOOKING SOUTH-WEST

PROJECT
RENDERING
SHEET OPTION 1



BUTLER ARMSDEN
ARCHITECTS

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F 415-674-5558

BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115



2 BUCHANAN STREET - EAST FACING



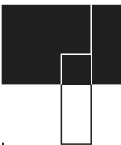
1 BUCHANAN STREET - WEST FACING

SITE PERMIT

REVISIONS:	BY:

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB_JM
CHECKED:	LB
SCALE:	AS NOTED

SITE PHOTOS



BUTLER ARMSDEN
ARCHITECTS

1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115



8 SUBJECT PROPERTY TOWARD NORTH



7 REAR PROPERTY LINE



6 BUCHANAN STREET FRONTAGE



5 AERIAL VIEW OF SUBJECT PROPERTY

SUBJECT
PROPERTY



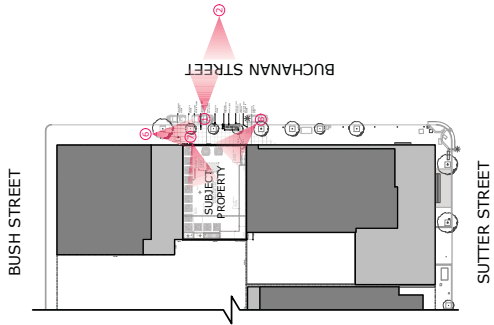
4 AERIAL VIEW OF SUBJECT PROPERTY

SUBJECT
PROPERTY

SITE PERMIT

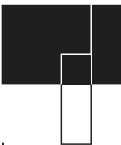
REVISIONS:	BY:

JOB#:	1435
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CHECKED:	LB
SCALE:	AS NOTED



3 EXISTING SITE PHOTO KEY PLAN

SITE PHOTOS



1426 SUTTER STREET 1ST FLOOR
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BUTLER@ARMSDEN.COM
E INFO@BUTLERARMSDEN.COM
T 415-974-5554
F 415-974-5558

Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 1435 THE BUCHANAN	Block/Lot 0676 / 073
Gross Project Area 9,924 SQ. FT.	Primary Occupancy R-2
Design Professional/Applicant: Sign & Date LEWIS BUTLER OF BUTLER ARMSDEN ARCHITECTS – 06/10/15	

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential - High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

- (a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

- (b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)		X				
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2.2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA12)	●	LEED prerequisite	●	●	LEED prerequisite only	LEED prerequisite only
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2). OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2.	●	See San Francisco Planning Code 155			●	See San Francisco Planning Code 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●				●	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207			● (envelope alteration & addition only)	n/r

Attachment C-2: Green Building: Site Permit Submittal	THE BUCHANAN 1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115
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OTHER APPLICABLE NON-RESIDENTIAL PROJECTS			
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³	
Type of Project Proposed (Check box if applicable)			
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2).	●	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	●	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program. 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Traffic Applications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database. AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	●	(envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet			
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2). OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013). OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	●	n/r

BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

SITE PERMIT

REVISIONS:	BY:

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB_JM
CHECKED:	LB
SCALE:	AS NOTED

GREEN BUILDING CHECKLIST



1426 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
E: INFO@BUTLERARMSDEN.COM
T: 415-974-5554
F: 415-974-5558

Proposed Modification or Alternate
APPLY REQUIREMENTS OF CBC 705.8.1 ALLOWABLE AREA OF OPENINGS WITH FIRE SEPARATION DISTANCE OF 3 TO LESS THAN
5 FEET PROTECTED, SPRINKLERED ± 15% TO THE NORTH/ELEVATION OF THE PROJECT
NEW WINDOWS SHALL HAVE A RATING OF 45 MINUTES IN A 1 HOUR WALL
NEW WINDOWS SHALL BE NON-OPERABLE.

Case-by-Case Basis of Request – Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification meets the intent of the code. The proposed modification should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.
THE NEW OPENINGS SHALL NOT BE USED TO PROVIDE REQUIRED LIGHT OR VENTILATION OR EGRESS.
THE NEW OPENINGS WILL BE NON-OPERABLE
THE NEW OPENINGS WILL BE FIRE-RATED ASSEMBLY OF NOT LESS THAN 34 HOUR
THE NEW OPENINGS AT LEAST 8 FEET FROM THE ADJOINING BUILDING OPENINGS.

Requested by:	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:	MARK LANE	LEWIS BUTLER
Signature:		[PROFESSIONAL STAMP HERE]
Telephone:		

ATTACHMENT A



DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 06/10/2015 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table L-B, #6. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # _____
Property Address: 1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115
Block and Lot: 0676 / 073 Occupancy Group: RE Type of Construction: TYPE 2 No. of Stories: 3 FAMILIES
Describe Use of Building: MULTIFAMILY DWELLING

Under the authority of the 2001 San Francisco Building Code, Sections 104.2.7 and 104.2.8, the 2001 San Francisco Mechanical Code, Section 105, the 2001 San Francisco Electrical Code, Section 889.16 and the 2001 San Francisco Plumbing Code, Section 105, the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
CBC 705.8.1 - ALLOWABLE AREA OF OPENINGS WITH FIRE SEPARATION DISTANCE OF 0 TO LESS THAN 3 FEET = NOT PERMITTED.

ATTACHMENT B

Recording Requested By And When Recorded
Return To: DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
1660 MISSION STREET, SAN FRANCISCO, CA 94103-2414

or _____ DIVISION

DECLARATION OF USE LIMITATION

I/We, MARK LANE, owner/s of the herein described property. Commonly known as 1801 BUCHANAN STREET, in San Francisco, Assessor's Block No. 0676, Lot No. 273, hereby consent to the within described limitations that:

In the event that the property located at 1801 BUCHANAN STREET, commonly known as Block No. _____ Lot No. _____ is improved in such a manner that the openings in the building located at 1801 BUCHANAN STREET no longer comply with the San Francisco Building Code, then said openings shall be closed off or protected as required by the Director of the Department of Building Inspection.

The herein limitations shall be binding on me/us until amended by conforming to the San Francisco Building Code Requirements.

Signed: _____
Date of Execution: _____

NOTARY ACKNOWLEDGMENT:

Title or type of document _____
Number of Pages _____ Date of document _____
STATE OF CALIFORNIA Signer(s) other than named below _____
County of _____
On _____ before me, _____ personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)
Notary Public in and for said Country and State

PLAN REVIEWER COMMENTS:

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
RECOMMENDATIONS: [signed off/dated by:]	Approve	Approve with conditions	Disapprove
Plan Reviewer:	_____	_____	_____
Division Manager:	_____	_____	_____
for Director of Bldg. Inspection	_____	_____	_____
for Fire Marshal:	_____	_____	_____
CONDITIONS OF APPROVAL or OTHER COMMENTS	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

BUCHANAN RESIDENCES
1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

SITE PERMIT




REVISIONS:	BY:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB_JM
CHECKED:	LB
SCALE:	AS NOTED

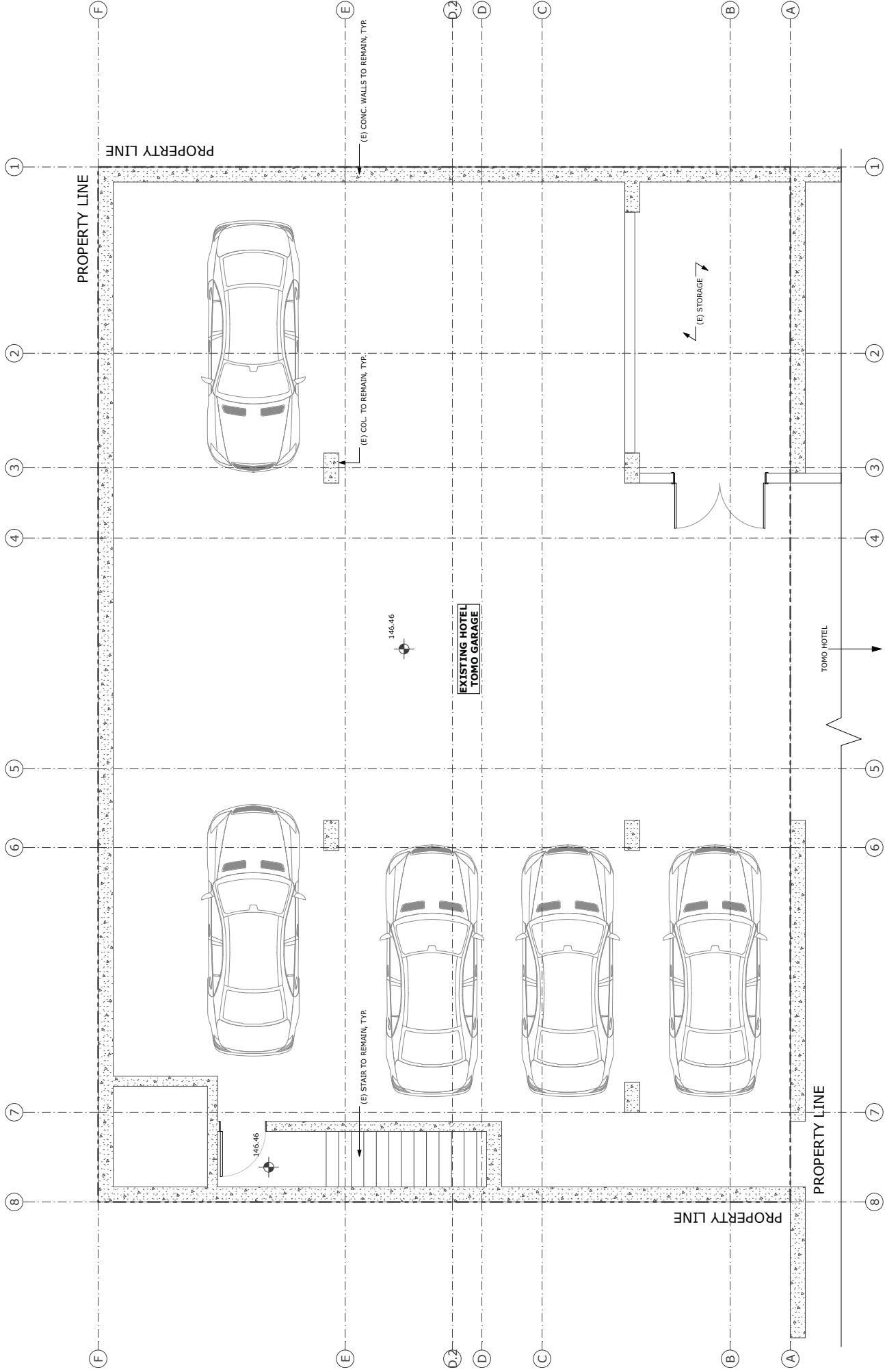
AB-009
WINDOW
APPLICATION

WALL LEGEND

GENERAL DEMOLITION NOTES

EXISTING WALL TO BE REMOVED	EXISTING WALL	NEW WALL
		

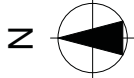
1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, EXHAUST SYSTEMS, DUCTWORK, AND AIR HANDLING DEVICES. SAVE AND CATALOGUE DECONTAMINATED GRILLS FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION OF NEW PLUMBING.
6. DEMOLISH ALL UNDESIRABLE INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW EXTERIORS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE. U.O.N.
8. ALL DOORS TO BE DEMOLISHED OR REMOVED. REMOVE DOOR, HARDWARE, AND DOOR THRESHOLD.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN. U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL WALLS, CEILING, AND NON-BEARING PARTS OF U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF ALL EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.



SITE PERMIT

REVISIONS:	BY:

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED



EXISTING SUB-BASEMENT PLAN

EXISTING SUB-BASEMENT PLAN - UNDER OWNERSHIP BY HOTEL TOMO, 1800 SUTTER

1

A1.1

BUTLER ARMSDEN
ARCHITECTS

4420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

WALL LEGEND

EXISTING WALL
TO BE REMOVED

EXISTING WALL

NEW WALL

BUTLER ARMSDEN
ARCHITECTS

BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

SITE PERMIT

REVISIONS:	BY:

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

N

PROPOSED SUB-BASEMENT PLAN

A2.1

The diagram is a detailed architectural plan of a proposed sub-basement. It features a grid system with horizontal lines labeled 1 through 8 and vertical lines labeled A through F. The plan includes several parking spaces, each with a car icon. A central area contains a staircase labeled '(E) STAIR TO REMAIN, TYP.' and an elevator pit labeled '(E) CONC. WALLS TO REMAIN, TYP. ELEVATOR PIT ABV.'. A storage area is indicated by a lightning bolt symbol and labeled '(E) STORAGE'. A section of the plan is labeled 'EXISTING HOTEL TOMO GARAGE'. The plan also shows various walls, some marked with hatching to indicate they are to be removed. Dimensions are provided for certain areas, such as '7'-9" and '6'-3 1/4"'. The plan is bounded by 'PROPERTY LINE' labels on the left and right sides. A north arrow is located in the upper right corner of the plan area.

1 PROPOSED SUB-BASEMENT PLAN - UNDER OWNERSHIP BY HOTEL TOMO, 1800 SUTTER

SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL
TO BE REMOVED

EXISTING WALL

NEW WALL

BUTLER ARMSDEN
ARCHITECTS

This architectural drawing is a proposed basement plan for a building. The plan is oriented with North at the top. It features a grid system with letters A through F along the top and bottom edges, and numbers 1 through 7 along the left and right edges. The plan includes several key areas: a large parking area on the left with spaces labeled (1), (2, 3), (4, 5), and (6); a central area with a lobby, elevator, and trash enclosure; a right side with a garage, stair, and storage areas; and various mechanical and storage rooms. Dimensions are provided for many areas, such as 18'-0" for the width of the parking spaces and 9'-0" for the width of the central corridor. The plan also shows existing walls to be removed (hatched), existing walls (solid), and new walls (thick solid). A north arrow is located in the upper right corner. A section cut symbol A3.3 is shown in the upper left corner.

1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

SITE PERMIT

REVISIONS:	BY:
REVISION #2 - 10/22/2015	JM

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

N

PROPOSED
BASEMENT PLAN

A2.2

WALL LEGEND

EXISTING WALL
TO BE REMOVED

EXISTING WALL

NEW WALL

BUTLER ARMSDEN
ARCHITECTS

The plan shows two residential units, Unit 1A and Unit 1B, separated by a central stair and elevator core. Unit 1A (1 Bedroom, 1,176 sq ft) includes a Family Room, Dining Room, Kitchen, Pantry, Bathroom, and Bedroom. Unit 1B (1 Bedroom, 1,123 sq ft) includes a Family Room, Dining Room, Kitchen, Pantry, Bathroom, and Bedroom. The plan also shows a central lobby area with stairs and an elevator, and a property line. Dimensions are provided for various rooms and overall unit footprints. The site context includes a street with cars, trees, and a north arrow.

BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

SITE PERMIT

REVISIONS:	BY:
REVISION #2 - 10/22/2015	JM

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

N

PROPOSED
FIRST FLOOR
PLAN

1

PROPOSED FIRST FLOOR

SCALE: 1/4" = 1'-0"

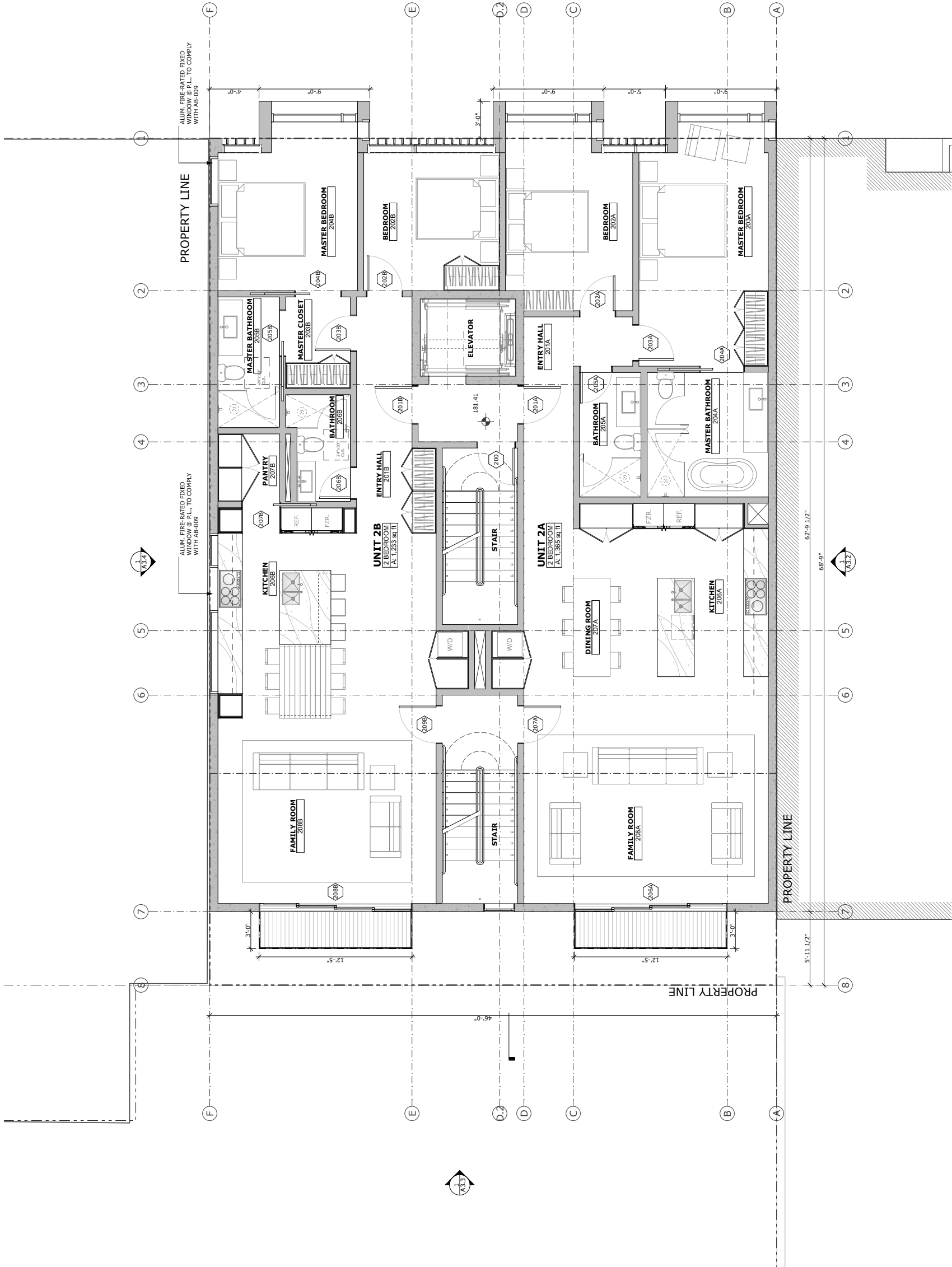
A2.3

WALL LEGEND

EXISTING WALL
TO BE REMOVED

EXISTING WALL

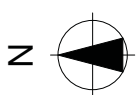
NEW WALL



1

PROPOSED SECOND FLOOR

SCALE: 1/4" = 1'-0"



PROPOSED
SECOND FLOOR
PLAN

SITE PERMIT

REVISIONS:	BY:
REVISION #2 - 10/22/2015	JM

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

WALL LEGEND

EXISTING WALL
TO BE REMOVED

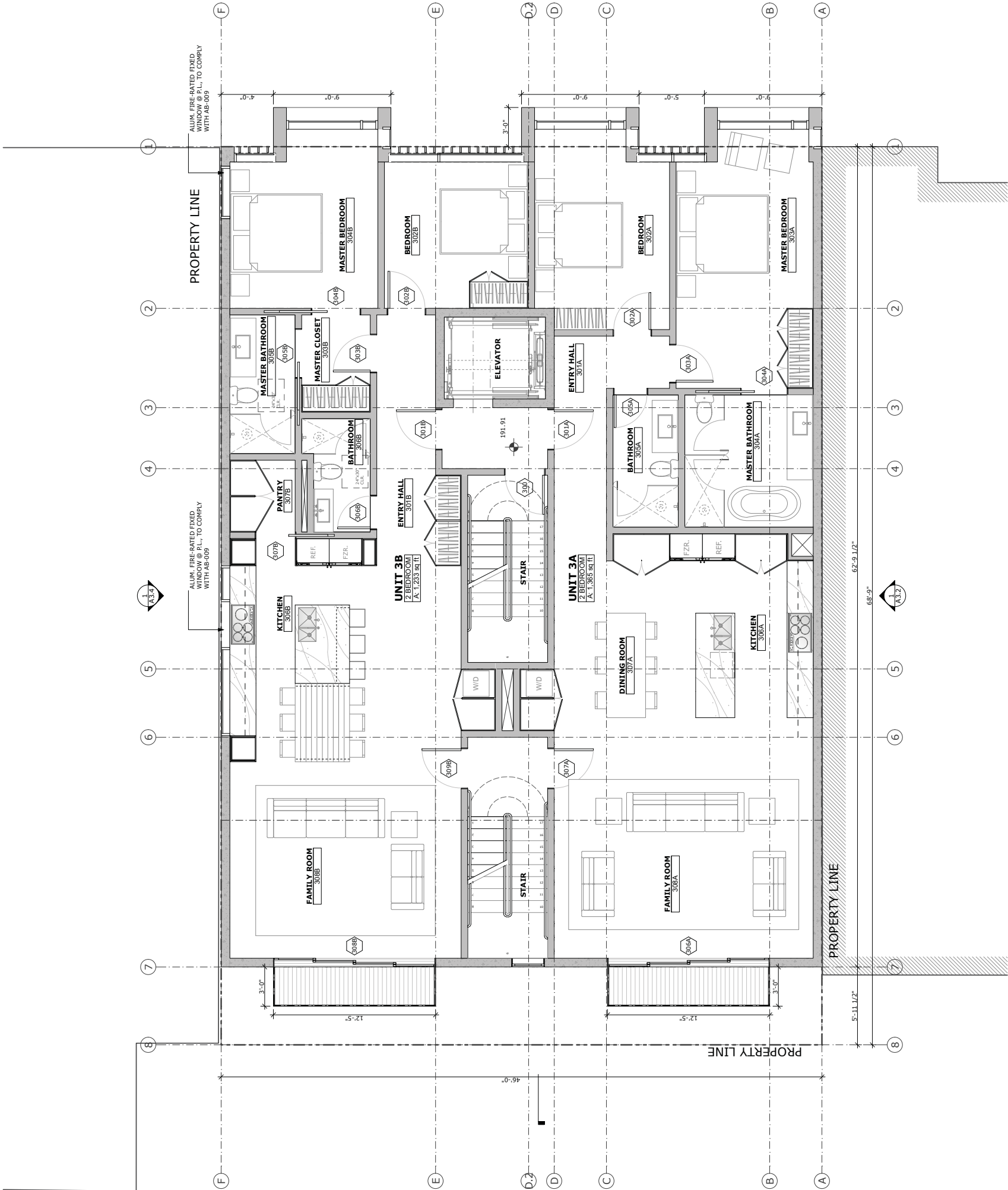
EXISTING WALL

NEW WALL



BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115



N

PROPOSED
THIRD FLOOR
PLAN

SITE PERMIT

REVISIONS:	BY:
REVISION #2 - 10/22/2015	JM
JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

WALL LEGEND

EXISTING WALL
TO BE REMOVED

EXISTING WALL

NEW WALL

BUTLER ARMSDEN
ARCHITECTS

The roof plan shows a rectangular building footprint divided into several units. Key features include:

- Grid Lines:** Horizontal lines A through F and vertical lines 1 through 8.
- Rooms:** Living areas with sofas and coffee tables, dining areas with tables and chairs, and kitchen areas with islands.
- Stairs:** Two stairwells labeled "STAIR" with dimensions 10'-0" x 10'-0" and 10'-0" x 10'-0".
- Elevator:** A central elevator shaft labeled "ELEVATOR" with dimensions 10'-0" x 10'-0".
- Trash Enclosure:** A trash enclosure labeled "TRASH ENCLOSURE" with dimensions 10'-0" x 10'-0".
- Chase:** Two chase areas labeled "CHASE" with dimensions 10'-0" x 10'-0".
- Roof Terrace:** A roof terrace labeled "ROOF TERRACE" with dimensions 10'-0" x 10'-0".
- Planters:** Two planters labeled "PLANTER" with dimensions 10'-0" x 10'-0".
- Dimensions:** Overall dimensions of 46'-0" by 62'-9 1/2".
- Property Lines:** Indicated by dashed lines and labels "PROPERTY LINE".
- Section Markers:** A3.1, A3.2, A3.3, A3.4, A3.5.

SITE PERMIT

REVISIONS:	BY:
REVISION #2 - 10/22/2015	JM

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

N

PROPOSED
ROOF PLAN

1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

A2.6

BUCHANAN RESIDENCES
1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115



BLACKENED STEEL, BAY WINDOW



WOOD SLATS

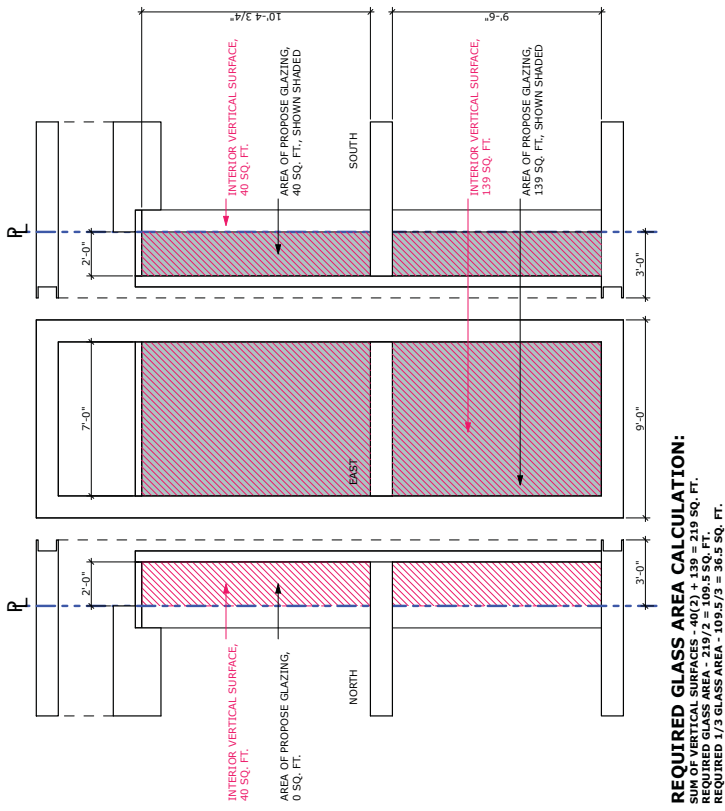


CURTAIN WALL WINDOWS

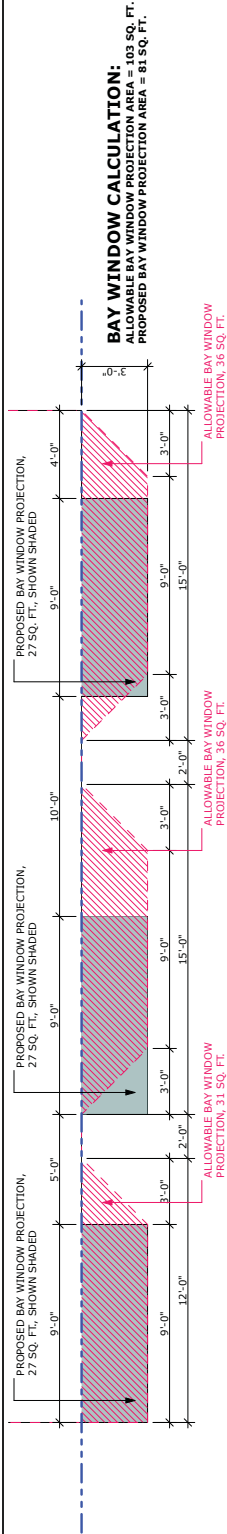


BOARD FORMED CONCRETE

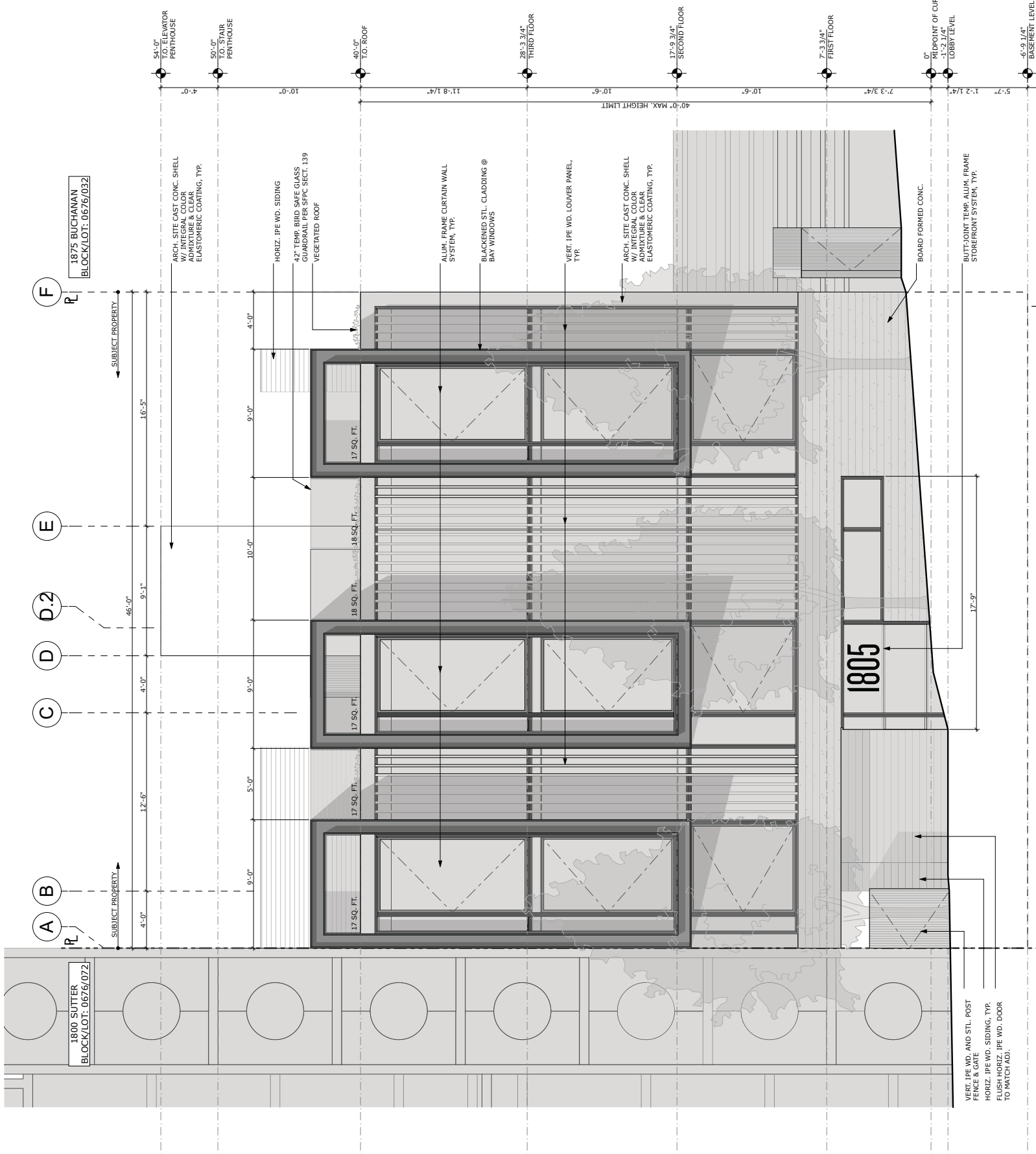
3 MATERIAL & REFERENCE IMAGES



3 DIAGRAM: BAY WINDOW GLAZING



2 DIAGRAM: BAY WINDOW PROJECTIONS



1 ELEVATION: PROPOSED EAST



BUTLER ARMSDEN
ARCHITECTS

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E INFO@BUTLERARMSDEN.COM
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BUCHANAN RESIDENCES

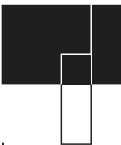
1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

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SCALE:	AS NOTED

EXTERIOR
ELEVATIONS
OPTION 1



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CHECKED:	LB
SCALE:	AS NOTED

EXTERIOR ELEVATIONS

1 ELEVATION: PROPOSED SOUTH

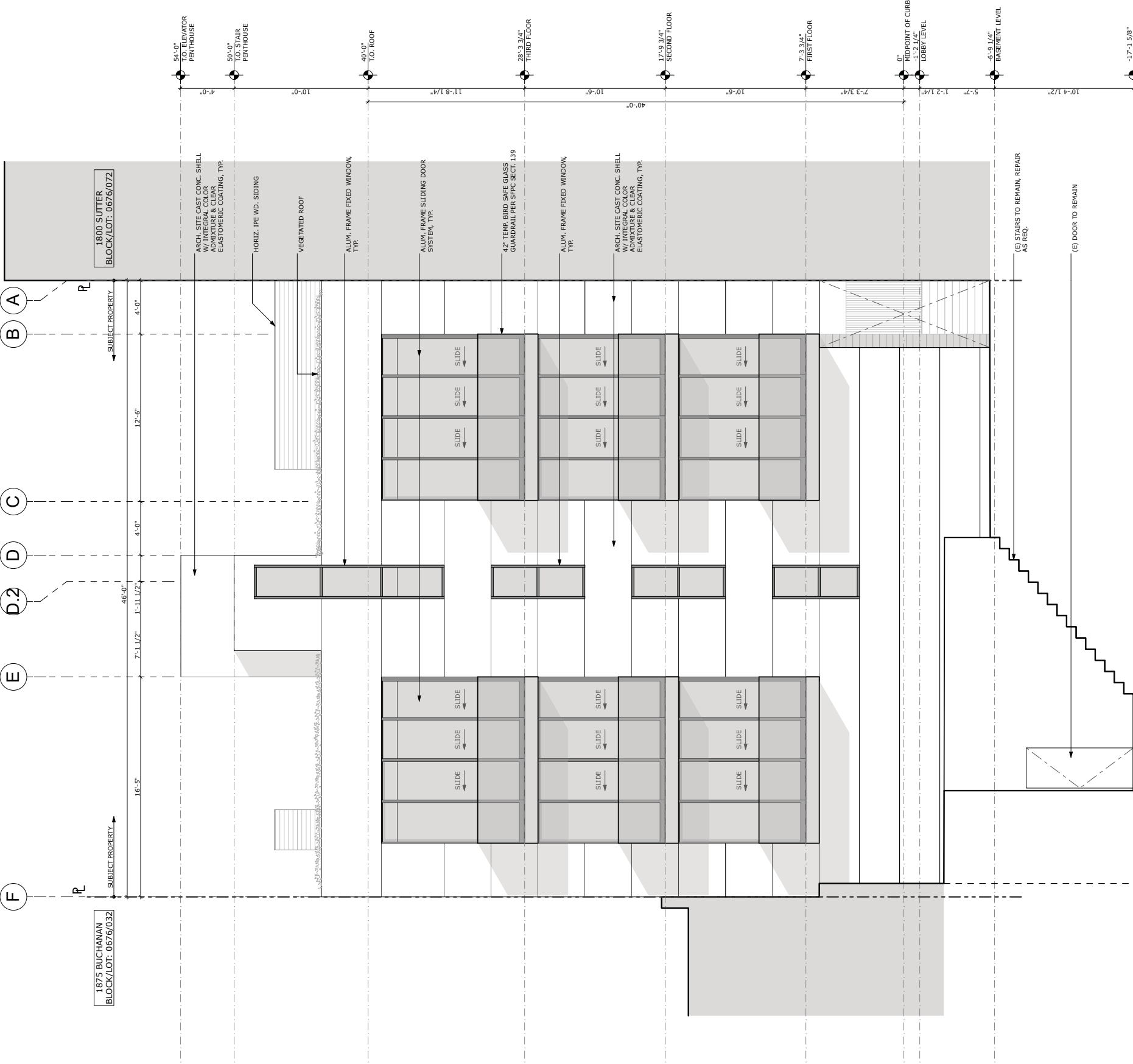
A3.2



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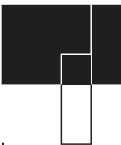
BUCHANAN RESIDENCES
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1 ELEVATION: PROPOSED WEST

EXTERIOR
ELEVATIONS

A3.3



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BUCHANAN RESIDENCES

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SITE PERMIT

REVISIONS:	BY:
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JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

EXTERIOR
ELEVATIONS

ELEVATION: PROPOSED NORTH

1

A3.4



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BUCHANAN RESIDENCES

1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

SITE PERMIT

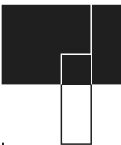
REVISIONS:	BY:

JOB#:	1435
DATE:	06/10/2015
DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

EAST-WEST SECTION

1 SECTION: EAST-WEST (FACING SOUTH)

A3.5



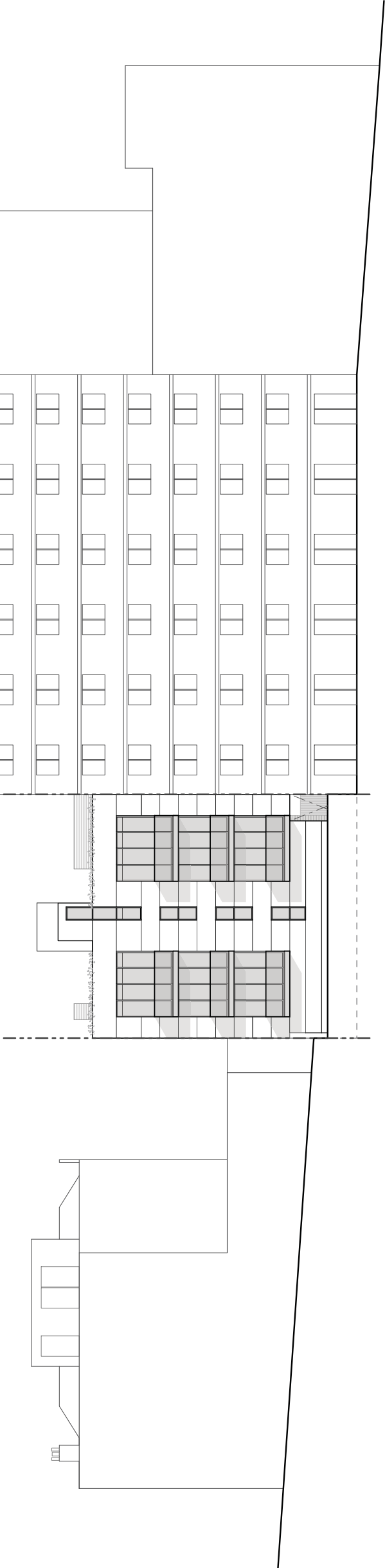
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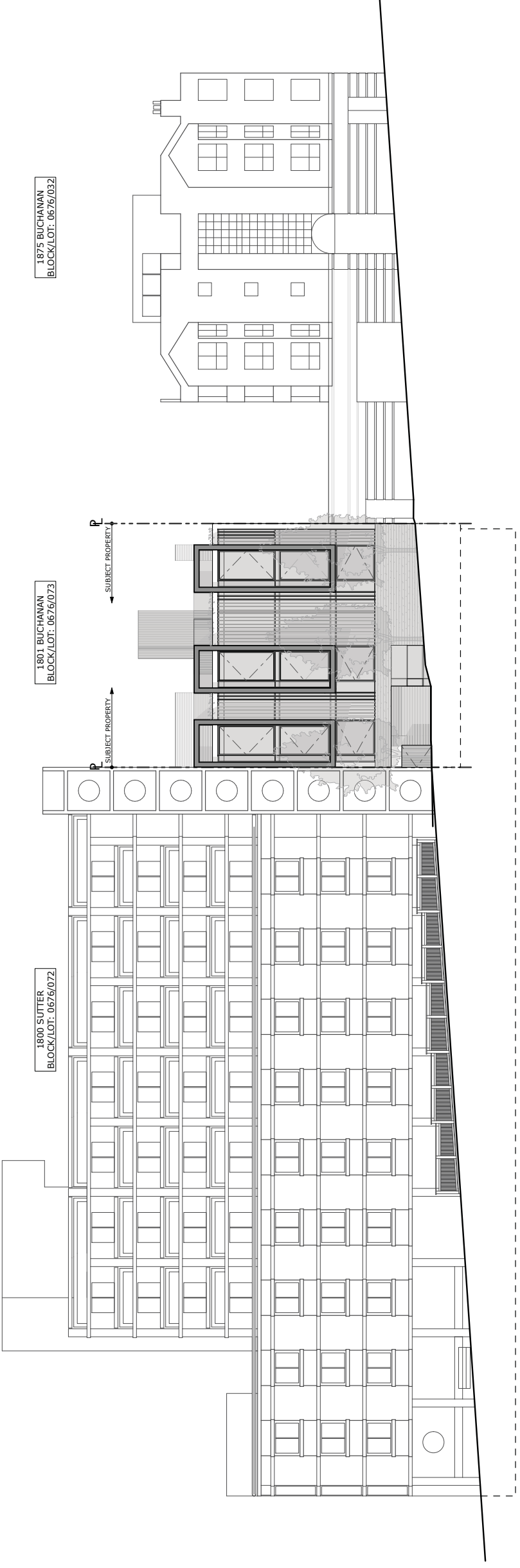
1875 BUCHANAN
BLOCK/LOT: 0676/032

1801 BUCHANAN
BLOCK/LOT: 0676/073

1800 SUTTER
BLOCK/LOT: 0676/072



2 BLOCK ELEVATION: WEST



1 BLOCK ELEVATION: EAST

BUCHANAN RESIDENCES
1801 BUCHANAN STREET, SAN FRANCISCO, CA 94115

SITE PERMIT

REVISIONS:	BY:
REVISION #2 - 10/22/2015	JM

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DRAWN:	MB, JM
CHECKED:	LB
SCALE:	AS NOTED

EAST & WEST
ELEVATIONS
WITH CONTEXT