



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: March 18, 2021

Record No.: 2015-009955CUA
Project Address: 1525 Pine Street
Zoning: Polk Street Neighborhood Commercial District (NCD) Zoning District
65-A Height and Bulk District
Lower Polk Street Alcohol Restricted Use Special Use District
Block/Lot: 0667/020
Project Sponsor: Edward Morris
139 Noe Street
San Francisco, CA 94114
Property Owner: 1525 Pine Street Dev, LLC
1555 Pacific Avenue
San Francisco, CA 94109
Staff Contact: Samantha Updegrave – (628) 652-7322
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Recommendation: Approval with Conditions

Project Description

The Project would demolish the existing 1,661 square foot one-story commercial restaurant (dba “Grubstake”) and construct a new 83-foot tall eight-story mixed-use building with a 2,856 square foot restaurant and 21 dwelling units. The Project relies on State Density Bonus Provisions for an additional six units over the base density of 15 units, for a total of 21 units.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Section 303 and other applicable Sections as follows: Large Lot Development (Section 121.1); Non-Residential Use Size (Section 121.2); Dwelling Unit Mix (Section 207.6); and Restaurant Operating Hours (Section 723).

The Commission must also make findings, pursuant to State Density Bonus Law, related to the requests for one Concession of Incentive for Permitted Obstructions (Section 136) and eight Waivers from the following development standards: 1) Rear Yard (Section 134), 2) Common Useable Open Space (Section 135(g)), 3) Dwelling Unit Exposure (Section 140), 4) Ground-Floor Ceiling Height (Section 145.1(c)(4)), 5) Transparency (Section 145.1(c)(6)), 6) Height (Section 250), 7) Setbacks on Narrow Streets (Section 261.1), and 8) Bulk (Section 270).

Issues and Other Considerations

- **Dwelling Unit Mix.** The Planning Code provisions for Dwelling Unit Mix in the Polk NCD became effective in August 2016, almost one year after the Project initiated its Preliminary Project Application and began its design and review process. The Code now requires that 35% of units have a mix of two- and three-bedroom units with at least 10% as three bedroom, which would require seven two-bedroom and two three-bedroom units. Instead the Project proposes 28% of units as two and three bedrooms, providing three of each, or 14% of each.
- **Hours of Operation.** The principally permitted hours of operation in the Polk NCD are 6 a.m. – 2 a.m.. The existing Grubstake Diner is open until 4 a.m., and the Project Sponsor is requesting a Conditional Use Authorization to allow the new restaurant to operate 24 hours a day.
- **Project Background.** The initial application, filed in April of 2016, was for the demolition of the existing 1,661 square foot, single-story commercial building, home to Grubstake Diner, and construction of a new seven-story mixed-use building with 4,296 square feet of ground-floor commercial space and 15 dwelling units. The original configuration also required a Variance from the minimum requirements for Rear Yard.

In October of 2019, the sponsor submitted a revised application that included the Conditional Use Authorizations noted above and an application under State Density Bonus Law, Government Code Section 65915 et seq, for an additional six units above the base density for a total of 21 total units, and one additional story of height (eight stories, measuring 79 feet from Pine Street and 83 feet measured from Austin Street). The project revision superseded the Variance application, which has been withdrawn.

- **Polk Gulch LGBTQ Cultural District.** The Project Site is currently occupied by Grubstake Diner, a late-night eatery with historic cultural significance within the Polk Gulch LGBTQ Cultural District. The existing single-story structure is comprised of an old lunch wagon that was located at the site in 1917 and has been heavily altered over time. The Project design includes salvaging and reusing some of the interior and exterior features, including the existing signage, and the architectural design honors the old lunch wagon style. The Project Sponsor, who also owns Grubstake, has indicated they intended to reinstate Grubstake within the restaurant space after construction.
- **Inclusionary Housing.** The Project Sponsor proposes to comply with the Inclusionary Affordable Housing requirements by providing 13% of the total units for the base project, or two units, as on-site affordable. The Sponsor may use their on-site inclusionary units to qualify for a density bonus under the State Density Bonus Law. As such, both on-site affordable units will be studios and available to low-income households, lowered from the Inclusionary Tier of 55% AMI to 50% AMI to comply with State Density Bonus requirements.
- **State Density Bonus.** The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq, to increase the development capacity of the site. As such, the Project is required to provide on-site below market rate units pursuant to Planning Code Section 415 for the portion of the development permissible under existing zoning (base project), and pay fees for units and floor area gained

by the density bonus. Per the submitted Inclusionary Housing Affidavit, the Project Sponsor is providing two below market rate dwelling units on-site (13% of the base density). The inclusion of 13% of the 15-unit base density below 50% AMI allows for a density bonus of 38.75%, or six units for a total of 21 dwelling units. As this only satisfies approximately 67% of the total required affordable housing obligation, the remainder of the requirement shall be paid as the Inclusionary Affordable Housing Fee, at the applicable rate of 20%.

Under the State Density Bonus Law, the Project is seeking one Concession or Incentive from Permitted Obstructions (Section 136) and the following Waivers from development standards:

- Rear Yard (Section 134)
- Common Useable Open Space (Section 135(g))
- Dwelling Unit Exposure (Section 140)
- Ground-Floor Ceiling Height (Section 145.1(c)(4))
- Transparency (Section 145.1(c)(6))
- Height (Section 250)
- Setbacks on Narrow Streets (Section 261.1), and
- Bulk (Section 270)

The Project Site is a narrow, rectangular through lot (25 feet by 120 feet) and flanked on each side by structures with long lightwells. These factors constrain the building envelop and available floor area. The one Concession and eight Waivers make the Project feasible to construct and provide the flexibility needed to build to the density allowed under the State Density Bonus Law.

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received letters of opposition to the Project, as well as letters of support.
 - Those in opposition cite the following concerns: proposed building height; light, shadow, air, and privacy impacts, including the impact on private terraces of units in the adjacent building; unit sizes and lack of one-bedroom units; density and an over-supply of housing in the neighborhood (pre-existing, recently completed, and pending); construction impacts; historic preservation of Grubstake Diner; lack of parking and pedestrian safety on Austin Street.
 - Those in support cited the following: creation of net new housing units in the neighborhood and the City; thoughtful design that is integrated into the neighborhood; reuse of Grubstake features and return of the restaurant; and alley activation on Austin.
 - **Outreach:** Between 2017 – 2019, the Sponsor hosted several community meetings including presentations to neighborhood organizations, the LGBTQ Historical Society, SF Heritage, and owners and residents of the Austin (located at 1545 Pine Street).
- **Residential Use Near Places of Entertainment.** The Project Site is located within 300 feet of entertainment uses. The Entertainment Commission held a hearing for this Project on January 16, 2018 and required the standard conditions of approval to be applied. These have been included in the motion.

Environmental Review

The Preliminary Mitigated Negative Declaration (MND) for the project was appealed on February 16, 2021. The appeal and Final MND are being considered by the Planning Commission immediately prior to this item under Case No. 2015-009955ENV. The Final MND would need to be approved by the Commission for this Conditional Use Authorization request to move forward.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project Site is a narrow through lot (25 feet by 120 feet), which constrains the building envelope and available floor area. This is in an infill housing project, and would provide 21 new dwelling units, including two on-site affordable units. Although the Project provides 28% of units as a mix of two- and three-bedroom units, it provides more three bedrooms than the Code requires, as well as three two-bedrooms units, ensuring the overall Project will also provide housing for varying types and sizes of households. Although the existing Grubstake Diner, a culturally significant business for its connections to San Francisco's LGBTQ history, would be demolished, the Project integrates salvaged materials from the structure, including signage, into the new design. Providing a late-night eatery would contribute to the vibrancy of the neighborhood and provide a 24-hour development with more eyes on the street. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Mitigation, Monitoring, and Reporting
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Project Sponsor Brief
Exhibit G – Inclusionary Affordable Housing Affidavit
Exhibit H – Anti-Discriminatory Housing Affidavit
Exhibit I – First Source Hiring Affidavit



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303 AND OTHER APPLICABLE SECTIONS AS FOLLOWS FOR: DEVELOPMENT OF A LARGE LOT (121.1), NON-RESIDENTIAL USE SIZE (121.2), DWELLING UNIT MIX (207.6), AND OPERATING HOURS (723) AND APPROVING REQUESTED INCETIVES AND WAIVERS FROM DEVELOPMENT STANDARDS PURSUANT TO STATE DENSITY BONUS LAW (CA GOVT. CODE SECTION 65915) AND PLANNING CODE SECTION 206 FOR A PROJECT THAT WOULD DEMOLISH THE EXISTING 1,661 SQUARE FOOT ONE-STORY COMMERCIAL RESTAURANT (DBA “GRUBSTAKE”) AND CONSTRUCT A NEW 83-FOOT TALL EIGHT-STORY MIXED-USE BUILDING WITH A 2,856 SQUARE FOOT RESTAURANT AND 21 DWELLING UNITS WITHIN THE POLK NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT, 65-A HEIGHT AND BULK DISTRICT, AND LOWER POLK STREET ALCOHOL RESTRICTED USE SPECIAL USE DISTRICT.

PREAMBLE

On April 16, 2016, Alexis Pelosi on behalf of 1525 Pine Street Holdings, LLC ("Project Sponsor"), filed an application (Case No. 2015-009955) for Environmental Review with the Planning Department ("Department") to allow demolition of a 1,661 square foot, single-story commercial building and construct a new seven-story mixed-use building with 4,296 square feet of ground-floor commercial space and 15 dwelling units at 1525 Pine Street, Block 0667 Lot 020 ("Project Site") within the Polk NCD Zoning District and the 65-A Height and Bilk District.

On February 21, 2018, the Project Sponsor filed an application with the department for a Variance from the Planning Code minimum requirements Rear Yard requirements (Section 134).

On October 25, 2019, the Project Sponsor submitted a revised applications to the Department that included: a Conditional Use Authorization (Case No. 2015-009955CUA) for Development of a Large Lot (121.1), Non-residential Use Size (121.2), Dwelling Unit Mix (207.6), and Operating Hours (723), and a supplemental State Density Bonus Application. These applications superseded the Variance and revised the Project to include demolition of a 1,661 square foot, single-story commercial building and construct a new eight-story mixed use building with 2,856 square feet of ground-floor commercial space and 21 dwelling units ("Project") at the Project Site.

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq (the "State Law"). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department's policies regarding projects seeking to proceed under the State Law, the Project Sponsor has provided the Department with a 15-unit "Base Project" that would include housing that is affordable to low- income households. Because the Project Sponsor is providing 13% of the Base Project units as housing affordable to low-income households, the Project is eligible for a 38.75% density bonus, and seeks one Concession or Incentive from the development standards for Permitted Obstructions (section 136), and are seeking eight Waivers from the following development standards: 1) Rear Yard (Section 134), 2) Common Useable Open Space (Section 135(g)), 3) Dwelling Unit Exposure (Section 140), 4) Ground-Floor Ceiling Height (Section 145.1(c)(4)), 5) Transparency (Section 145.1(c)(6)), 6) Height (Section 250), 7) Setbacks on Narrow Streets (Section 261.1), and 8) Bulk (Section 270).

On January 27, 2021, the Preliminary Mitigated Negative Declaration (PMND) for the Project was prepared and published for public review; and

The PMND was available for public comment until February 16, 2021; and

On February 16, 2021, an appeal of the PMND was filed with the Department.

On March 18, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the Appeal of the PMND, Case No. 2015-009955ENV.

On March 18, 2021, the Commission upheld the PMND and approved the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

On March 18, 2021, the Commission reviewed and considered the FMND and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, contained no significant revisions to the PMND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

On March 18, 2021 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-009955CUA.

The Commission Secretary is the custodian of records; the File for Record No. 2015-009955CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2015-009955CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.
2. Project Description. The Project would demolish the existing 1,661 square foot one-story commercial restaurant (dba "Grubstake") and construct a new 83-foot tall eight-story mixed-use building with a 2,856 square foot restaurant and 21 dwelling units. The Project relies on State Density Bonus Provisions for an additional six units over the base density of 15 units, for a total of 21 units.

- 3. Site Description and Present Use. The subject lot is a narrow, 25-by-120-foot, 3,000 square foot through lot with frontage on Pine and Austin Streets. The Project Site is developed with a 1,661 square foot single-story commercial building fronting Pine Street and a surface parking area along Austin Street. The existing structure is a lunch wagon circa 1916 that has been heavily modified into its current structure. While it has been in continuous operation as diner since then, it appears that Grubstake Diner, one of the longest running businesses in the Polk District catering to the LGBTQ community, has been operating at the site since 1968. As such it has been identified as a historic resource for its association with LGBTQ culture in San Francisco.
4. Surrounding Properties and Neighborhood. The Project Site is located within the southwest portion of the Polk Street Neighborhood Commercial District (NCD). The immediate area is mixed in character, with residential, commercial, and mixed-use structures ranging between one to 12 stories, with a 25-story hotel on the corner of Pine Street and Van Ness Avenue. The adjacent property to the east, addressed at 1545 Pine Street (The Austin), was constructed in 2017 and is developed with two structures – one at 65 feet in height at the shared lot line and the other stepping up to 130 feet. Parking for this structure is accessed from Austin Street. To the west, 1515-1517 Pine Street, is a three-story mixed-use building built in 1924 with residential above ground-level commercial. Redding Elementary School is located two blocks away on Pine and Larkin Streets.

Other zoning districts in the vicinity of the Project Site include high-density Residential-Commercial 4 (RC-4) to the east and medium-density Residential-Commercial 3 (RC-3) to the west and Public (P). Other Height and Bulk Districts in the vicinity of the Project Site include are 80-A to the north, 130-E and 130-V to the east and west, respectively.

- 5. Public Outreach and Comments. Between 2017 – 2019, the Sponsor hosted several community meetings including presentations to neighborhood organizations, the LGBTQ Historical Society, SF Heritage, and owners and residents of the Austin (located at 1545 Pine Street). The Department has received letters of opposition to the Project, as well as letters of support. Those in opposition cite the following concerns: proposed building height; light, shadow, air, and privacy impacts, including the impact on private terraces of units in the adjacent building; unit sizes and lack of one-bedroom units; density and an over-supply of housing in the neighborhood (existing and pending); construction impacts; historic preservation of Grubstake Diner; lack of parking and pedestrian safety on Austin Street. Those in support cited the following: creation of net new housing units; thoughtful design that is integrated into the neighborhood; reuse of Grubstake features and return of the restaurant; and alley activation on Austin.
6. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
A. Uses and Density. In the Polk NCD, per Section 723, Residential Uses are principally permitted the allowable density is the greater of 1 unit per 400 square feet of lot area, or the density permitted in the nearest R District. The Project Site is located approximately 24 feet east of an RC-4 (Residential Commercial: High Density) Zoning District that allows a dwelling unit density of 1 unit per 200

square feet of lot area (Section 209.3), which is higher than the Polk NCD allowance. Under recently adopted Proposition H and Section 723, Restaurant Uses are now principally permitted on the first and second floor in the Polk NCD, and may serve beer, wine, and/or liquor sales for drinking on the premises with an ABC license type 02, 23, 41, 47, 49, 59, 75, or 87), provided that the restaurant operates as a Bona Fide Eating Place. Non-Residential Uses above 2,500 square feet require a Conditional Use.

The Project proposes a Restaurant on the ground floor facing Pine Street. The Restaurant will have a Type 41 ABC license to allow beer and wine sales for drinking on the premises and will operate as a bona fide eating establishment. (See Condition 30)

The Project is subject to the density allowance of the RC-4 Zoning District, therefore, the permitted density for the 3,000 square foot lot is 15 dwelling units. Under the State Density Bonus Program, the Project is eligible for a 38.75% increase in density, for a total of 21 dwelling units.

The Project would demolish the structure and construct a new ground-floor restaurant with a small seating area on the second floor. The commercial levels would contain salvaged materials including signage, architectural detailing and façade treatments that acknowledge the previous structure, and a historical color pallet. The restaurant would have a Type 41 ABC liquor license to allow the sale of beer and wine for drinking on the premises and operate as a bona fide eating establishment. The Project Sponsor's intention is to have Grubstake return to the site as the restaurant tenant.

- B. Rear Yard. Planning Code Section 134 requires a minimum Rear Yard equal to 25% pf the lot depth, starting at the lowest floor that contains dwelling units. The Project Site is 120-feet deep, so the required Rear Yard is 30 feet.

The Project does not provide a Rear Yard but includes an equivalent amount of open area (approximately 750 square feet) as rooftop open space in addition to lightwells on each side of the structure. The Project Site is a small, narrow through lot with 25 feet of frontage on both Pine and Austin Streets, and the structures on either side are built to lot line on each street. The Project Sponsor has elected to use the State Density Bonus Law. Strict enforcement of this Code provision would physically preclude the construction of the Project with the additional dwelling units as permitted by California Government Code Sections 65915-65918, therefore the Sponsor proposes a Waiver from the minimum requirements for Rear Yard established in Section 134.

- C. Common Open Space. Pursuant to Pursuant to Code Section 136(d), Useable Open Space in Neighborhood Commercial Districts is to be provided at the same rate as required in the nearest Residential District. RC-4 is the closet to the Project Site, therefore 36 square feet of private open space per unit or 48 square feet of common open space per unit is required. For 21 dwelling units, a total of 1,008 square feet is required.

Six of the 21 dwelling units have private balconies; however, they do not meet the minimum size requirements to qualify as private Open Space. A 749 square foot rooftop deck, accessible to all units,

would also be provided as common Open Space. The Project Sponsor has elected to use the State Density Bonus Law. To provide Code-compliant Open Space the Project would result in the loss of units and bedrooms. The Project Sponsor has elected to use the State Density Bonus Law. Strict enforcement of this Code provision would physically preclude the construction of the Project with the additional dwelling units as permitted by California Government Code Sections 65915-65918, therefore the Sponsor proposes a Waiver from the minimum requirements for Common Useable Open Space, as established in Planning Code Section 135.

- D. Permitted Obstructions. Planning Code Section 136(c) allows bay windows to project over streets and alleys subject to the following standards: the maximum length at the lot line is 15' with the projection narrowing by 45-degree angles on either side to a maximum of nine feet at the outer most point of projection, with a minimum of two feet separating bay windows that are side-by-side. Bays may project up to three feet, and on streets with sidewalks that are nine-feet wide or less they may project two feet.

Bay windows with small decks are proposed on the Pine Street façade that fit within the projection envelop permitted by the Planning Code. On Austin Street, where the sidewalk is less than 9-feet wide, angled bays like those on Pine Street are proposed but project three and half feet at their furthest point. This results in four square feet per bay window that projects beyond the permitted envelop. The structure is shaped like a dumbbell with a lightwell on each side. The eastern lightwell is five and half feet deep and 41 feet wide, and the western lightwell is six feet by 25 feet. The additional floor area of the projections recovers unit area that is lost to these lightwells. The angular bays provide additional rentable floor area and improve the livability of the units. The Project Sponsor has demonstrated that the additional floor area gained by the non-compliant bays would offset the cost of providing affordable housing. The costs of complying with this requirement may preclude the Project at the density permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Sponsor proposes an Incentive/Concession for the standards for Permitted Obstructions, as established in Planning Code Section 136.

- E. Dwelling Unit Exposure. Per Planning Code Section 140, each dwelling unit must have at least one window from a room that is at least 120 square feet face directly onto a public street or alley, or an open area that is at least 25 feet wide in each direction.

All but one of the dwelling units meets the Dwelling Unit Exposure requirements. One of the studio units on the second floor is located behind the second-floor commercial space and faces onto a six-foot by 25-foot long lightwell, a portion of which also acts a private balcony for the unit. The Project Sponsor has elected to use the State Density Bonus Law. Strict enforcement of this Code provision would physically preclude the construction of the Project with the additional dwelling units as permitted by California Government Code Sections 65915-65918, therefore the Sponsor proposes a Waiver from the minimum requirements for Dwelling Unit Exposure established in Section 140.

- F. Street Frontage in Neighborhood Commercial Districts. Section 145.1 of the Planning Code requires space for active uses within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Non-residential uses are required to provide a 14-foot ceiling height. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

Active uses are provided on both streets – restaurant on Pine Street and the residential lobby on Austin Street. There is four- to six-foot grade difference between Pine and Austin Streets. The ground-floor height on Austin meets the 14-foot minimum, but on Pine Street a 10-foot ground-floor ceiling height is proposed for the restaurant. The second-floor dining area is similar in size to a mezzanine (no more than one-third of the commercial area below), though this level is on the same floor plate as the residential units located behind it. Due to the grade change across the lot, this reduced ground-floor ceiling height allows for a singular and continuous second level from the Austin Street frontage. Otherwise, the number of floors that could be put within the building envelop would be reduced and units lost. The proposed transparency on Austin Street is 28% of the ground-level façade. Due to the narrow nature of the lot, the required egress door and the shared solid waste access occupy more than 50% of the street frontage. The proposed transparency on Pine Street is 26%. On this façade, salvaged material from the existing Grubstake Diner that replicates some of the architectural stylings of the lunch wagon is being used, and contains a required egress for the residences above, therefore, the façade treatment is less flexible. The Project Sponsor has elected to use the State Density Bonus Law. Strict enforcement of this Code provision would physically preclude the construction of the Project with the additional dwelling units as permitted by California Government Code Sections 65915-65918, therefore the Sponsor proposes a Waiver from the minimum requirements for Ground-Floor Ceiling Height and Transparency, as established in Section 145.1.

- G. Off-Street Parking. Off-street parking is not required for Restaurant Uses of any size or for Residential Uses in Neighborhood Commercial Districts, regardless of the number of the dwelling units.

No off-street parking is proposed as part of the Project.

- H. Bike Parking. Planning Code Section 155.2 requires one Class 1 space for Restaurant Uses less than 7,500 square feet, and a minimum of two Class 2 spaces or one space per 750 square feet of Occupied Floor Area (OFA). For Projects with less than 100 dwelling units, one Class 1 space per dwelling unit and one Class 2 space per dwelling unit is required.

The Project would provide a total of 32 bike spaces. The OFA of the Restaurant is approximately 1,700 square feet, and one Class 1 space and two Class 2 spaces are required. For the Residential Use, 21 Class 1 and two Class 2 spaces are required. The Project would provide a total of 28 Class 1 spaces in the basement (one for the Restaurant and 27 for the residents) and four Class 2 spaces (two each on Pine and Austin Streets). Additionally, a bike repair station will be provided for both employees and residents.

- I. Dwelling Unit Mix. In the Polk NCD, Planning Code Section 207.6 requires a minimum dwelling unit mix that includes that at least 35% of the units contain at least two bedrooms with at least 10% of the total number of units containing three bedrooms. The Dwelling Unit Mix requirements may be modified through a Conditional Use, subject to the additional findings in Section 207.6.

The Projects proposes 15 studios, and three two- and three three-bedroom units. A total of 28% of the total number of dwelling units would contain at least two bedrooms, and 14% would be three-bedroom units. While the Project does not meet the overall Dwelling Unit Mix, it provides one additional three-bedroom unit than the Code requires. The Project Site is a narrow through lot, 25-feet wide by 120-feet deep, which provides for more limited floor plates and unit layouts. The Project Sponsor has requested a Conditional Use to authorize the modified Dwelling Unit Mix. See Section 7 and 10 for analysis.

- J. Height. Planning Code Section 250, and Article 2.5 of the Planning Code generally, require that the height of buildings not exceed the limits specified in the Zoning Map and defines the rules for the measurement of height. The subject property is located within a 65-A Height and Bulk District. Within this District, heights of buildings are limited to 65 feet.

The finished roof of the proposed structure would measure 79 feet in height as measured from Pine Street and 83 feet in height as measured from Austin. One three-bedroom and one two-bedroom unit are provided on each of the additional two floors for a total of four units and allows the Project to achieve additional units. The Project Sponsor has elected to use the State Density Bonus Law. Strict enforcement of this Code provision would physically preclude the construction of the Project with the additional dwelling units as permitted by California Government Code Sections 65915-65918, therefore the Sponsor proposes a Waiver from Height, as established in Section 250.

- K. Setbacks for Narrow Streets. Planning Code Section 261.1 defines narrow streets as public rights of way less than or equal to 40 feet in width and establishes a minimum 1-foot setback at the property line above a height equivalent to 1.25 times the width of the abutting Narrow Street. Austin Street is 35-feet wide and a 10-foot setback from the lot line is required above 43 feet, 9 inches in height.

No setback is provided along the Austin Street façade. The narrowness of the Project Site constrains the proposed structure and providing the 10-foot setback on levels four through eight would reduce the square footage of the structure and result in a loss of units. The Project Sponsor has elected to use the State Density Bonus Law. Strict enforcement of this Code provision would physically preclude the construction of the Project with the additional dwelling units as permitted by California Government Code Sections 65915-65918, therefore the Sponsor proposes a Waiver from the requirements for Setbacks on Narrow Streets established in Section 261.1.

- L. Bulk. Planning Code Section 270 establishes bulk controls by District. The Project Site is located within the "A" Bulk District, where controls apply above 40 feet in height. Above 40 feet in height, the maximum plan length is 110 feet and the maximum diagonal dimension is 125 feet.

The building exceeds the 125-foot maximum diagonal dimension on levels four through eight. The proposed diagonal dimension, which includes the bay window projections over Pike and Austin Streets, is 128 feet and 8 inches, an exceedance less than four feet. The articulated facade helps to reduce the apparent massing of the building and assist the project in appearing contextual within the surrounding neighborhood. The Project Sponsor has elected to use the State Density Bonus Law. Strict enforcement of this Code provision would physically preclude the construction of the Project with the additional dwelling units as permitted by California Government Code Sections 65915-65918, therefore the Sponsor proposes a Waiver from the Bulk requirements established in Section 270.

- M. Inclusionary Affordable Housing. Inclusionary Affordable Housing Program. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on April 29, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12.5% of the proposed dwelling units as affordable or to pay the Affordable Housing Fee for an amount equivalent to 20% of the proposed dwelling units to be constructed.

On March 10, 2021, the Project Sponsor submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' stating the requirements will be satisfied by a combination of on-site units and payment of the Affordable Housing Fee, and that any affordable units designated as on-site units shall be rental units and will remain as such for the life of the project. The Project Sponsor has demonstrated that the Project is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6 and has elected to provide 13%, (two units), of the inclusionary housing requirement on-site. Both units will be studios and affordable to low-income households (lowered from the Inclusionary Tier of 55% AMI to 50% AMI to comply with State Density Bonus requirements). As this only satisfies approximately 67% of the required 13% On-Site Affordable Housing obligation, the remainder of the requirement shall be paid as the Inclusionary Affordable Housing Fee, at the applicable rate of 20%. The provisions of Planning Code Section 415 apply to the entirety of the Project, including the bonus square footage gained under the State Density Bonus. The inclusionary housing fee will apply to the square footage of the Project that is attributable to the bonus.

- N. Hours of Operation. Planning Code Section 723 states that a Conditional Use Authorization is required for maintaining hours of operation from 2 a.m. to 6 a.m.

Prior to COVID restrictions in March 2020, Grubstake was open until 4 a.m. A Conditional Use is requested to allow a restaurant that is open 24-hours a day.

- O. Transportation Demand Management (TDM) Plan. Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of

five (5) points for the Residential Use. The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 3 points. As currently proposed, the Project will achieve its required points through the following TDM measures:

- i. Parking Supply
ii. Bicycle Parking (Option B)
iii. Bicycle Repair Station
iv. Delivery Supportive Amenities

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

- A. The proposed 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.

Restaurant and Residential Uses are principally permitted. The restaurant space is approximately 2,900 square feet – 900 square feet over the principally-permitted use size. This site has been occupied by a diner since 1916, and the current Grubstake Diner since 1968, and the enlargement will allow for a more-functional floor plan, half of which would be occupied by back-of house functions. Before COVID restrictions, customers often had to wait outside for seating, which the additional floor area will also help alleviate. Materials and signage from the existing diner will be salvaged and reused, and both the use and appearance of the non-residential space will continue to be compatible with the neighborhood and community. Prior to COVID, Grubstake was open to 4 a.m. and served patrons leaving bars at closing. By extending the hours of operation to 24-hours, the restaurant would activate the street and provide round-the-clock “eyes on the street” and continue to cater to late-night patrons in a larger space that can hold more guests. The existing Grubstake Diner is expected to reopen at this location, where it can continue to be part of the neighborhood fabric.

This portion of the Polk NCD has been designated for high-density residential uses, as it follows the density allowances for the nearest R District, which is RM-4 (Residential, Mixed: High Density). The Project Sponsor has elected to use the State Density Program to provide an additional six units over the 15-unit base allowance. The proposed unit mix responds to the narrow lot and need for long lightwells on each side, both of which limit the floor plates of the residential levels. The Project provides a mix of studio, two- and three-bedroom units and responds to the community needs for additional housing that includes family-sized units. The development retains a neighborhood restaurant and honors its historic contributions to the community. By extending the current operating hours to allow 24-hours of operation (currently Grubstake closes at 4 a.m.) would provide a needed late-night eatery, a dwindling resource within the City. The Project is desirable and compatible with the neighborhood and community.

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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
(2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
(3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
(4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The existing lot is 25-feet wide by 120-feet deep and has a lot area of 3,000 square feet. The new building will provide adequate lightwells the align with the lightwells of the adjacent buildings. The Planning Code does not require off-street parking or loading for the Restaurant or Residential uses, and none is provided. A total of 32 bicycle parking spaces: Twenty-eight Class 1 spaces will be provided in a storage room in the basement and two Class 2 spaces will be provided on both the Pine Street or Austin Street sidewalks adjacent to the Project Site (total of four). The Project Site is adjacent to an established street network of north-south and east-west arterials. It is located within a 1/4 mile of 18 MUNI lines, including four frequent and one rapid line and a historic cable car. The project will not impact the accessibility or traffic patterns in the surrounding roadways. For all these reasons, the project will not result in parking or traffic that would be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity. The proposed restaurant is subject to the standard conditions of approval for full-service restaurants and outlined in Exhibit A and will operate as a bona fide eating establishment. Condition 29 obligates the project sponsor to mitigate odor and noise generated by the restaurant use. Materials from the existing Grubstake Diner will be salvaged and reused, including the signage.

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

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

D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposed of the Polk NCD District in that Project

is compatible with the surrounding neighborhood. A Rear Yard is not provided due to the nature of the site being a narrow through lot. In keeping with the mixed-use character of the District, the ground-floor contains a commercial use and the residential lobby is located on Austin Street. While the mix of two- and three-bedroom is slightly lower than the 35% prescribed in the Planning Code, the Project provides one more three-bedroom unit than would be required. By providing three two-bedroom and two three-bedroom units, the Project provides 28% of the units as family-sized housing options.

8. Development on Large Lots in NC Districts Findings. In addition to the criteria of Section 303(c) of this Code, pursuant Section 121.1(b) the Commission shall consider the extent to which the following criteria are met:

- A. The mass and facade of the proposed structure are compatible with the existing scale of the district.
B. The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.
C. Where 5,000 or more gross square feet of Non-Residential space is proposed, that the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood business types and business sizes.

The building massing is compatible with the existing scale of the district. The Project Site is located on a block with mixed-use structures ranging between one to 12 stories, with a 25-story hotel on the corner of Pine Street and Van Ness Avenue. The adjacent property to the east, addressed at 1545 Pine Street (The Austin), was constructed in 2017 and is developed with two structures – one at 65 feet in height at the shared lot line and the other stepping up to 130 feet. The lot is narrow – only 25 feet wide – and the facades provide fine-grain frontages at street-level. The façades are also modulated with angular bays and balconies that visually break up the massing and reflect the mix of historic and modern architecture of the area. At street-level on Pine Street, the restaurant façade has been designed to incorporate salvaged materials from the existing Grubstake Diner, a modified lunch wagon from 1916; will retain the iconic red and yellow colors of Grubstake; and reuse the existing signage.

9. Non-Residential Use Size in NC Districts Findings. In addition to the criteria of Section 303(c) of this Code, pursuant to Section 121.2(a) the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.
B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The principally permitted Non-Residential Use Size in the Polk NCD is 2,000 square feet and approximately 2,900 square feet is proposed. Because the Project Site is narrow, the additional floor area allows for a more functional floor plan that includes an area for the kitchen and two small seating areas, with half of the non-residential floor area dedicated to back-of-house functions. The site has been a diner since 1916, when the original lunch wagon was located at the site. With the long-standing restaurant use on-site, rebuilding in a larger and more useable manner would not detract from other neighborhood-serving uses.

The building has been designed to fit within the scale of the development in the Polk Street Neighborhood Commercial District, particularly the two developments adjacent to the site. The building proposes two discrete elements: a lower element for the restaurant and an element above for the proposed residential. The redesigned Grubstake exterior maintains the visual recognition and feel of the existing building while making minor adjustments to improve the business so it can better serve the neighborhood. The residential element above is distinct from the base while responding contextually to influences from adjacent buildings. One of these is modern without projections, and the other is a more traditional Victorian style with bay windows.

10. Required Minimum Dwelling Unit Mix in the Polk Street NCD Findings. In addition to the criteria of Section 303(c) of this Code, pursuant to Section 207.6(d) the Commission shall consider the extent to which the following criteria are met:

- A. The project demonstrates a need or mission to serve unique populations, or
B. The project site or existing building(s), if any, feature physical constraints that make it unreasonable to fulfill these requirements.

The project will serve a unique population and provide much needed housing during the housing crisis. The project is proposing to include two additional studio units where two-bedroom units are required. The smaller unit is of a type that is typically occupied by restaurant servers, teachers, socialworkers etc., as these types of efficient units because of their size they will rent approximately three percent (3%) to eight percent (8%) below market due. They are commonly referred to as "entry-levelmarket rate units" and meet a much-needed demand in the marketplace.

The project site is 3,000 square feet. It is a through lot with frontages along Pine Street and Austin Alley and is significantly constrained. To achieve the density permitted under the State Density Bonus Law and provide much needed housing, the project must ask for a slight reduction in the unit mix requirement to allow 28 percent as opposed to 35 percent of the units to be two bedroom or larger. As proposed, the project is including more three-bedroom units than is required. It is providing 14 percent whereas only 10 percent is required. Because of the site constraints, the units cannot be reconfigured to meet the unit mix requirements. The narrow nature of the lot, and the need for

lightwells along both sides of the structure significantly constraints the flexibility in unit layout. The height of the structure could be increased to add an additional floor, but not only would that create an inconsistent building form with the surrounding properties but would change the construction type of the building thereby rendering it infeasible. For these reasons, it is unreasonable to fulfill these requirements at this Project Site.

11. State Density Bonus Program Findings. Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession or Waiver for any Individually Requested Density Bonus Project:

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

The Project consists of five or more dwelling units on a site that is in the Polk Neighborhood Commercial District that is currently developed with a single-story 1,661 square foot commercial structure and is therefore eligible for the Individually Requested Density Bonus Program.

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

The Project is requesting one Concession or Incentive under the Individually Requested Density Bonus Program from the development standards for Permitted Obstructions. The Project Sponsor has sufficiently demonstrated that the requested concession offsets the cost of providing the affordable units.

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

The Project includes construction of a new eight-story mixed-use building with seven levels of residential use. The Project would contain 21 dwelling units with a mix of studios, two- and three-bedroom units, with two units provided as affordable.

In order to achieve the proposed residential density, the Project is requesting four waivers from the following development standards: 1) Rear Yard (Section 134), 2) Common Usable Open Space (Section 135(g)), 3) Dwelling Unit Exposure (Section 140), 4) Ground-Floor Ceiling Height (Section 145.1(c)(4)), 5) Transparency (Section 145.1(c)(6)), 6) Height (Section 250), 7) Setbacks on Narrow Streets (Section 261.1), and 8) Bulk (Section 270). Without the waivers, the Project will be physically precluded from constructing the additional 8 rooms as permitted under the Individually Requested Density Bonus Program, thus preventing the Project from achieving a 38.75% density bonus.

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

The Density Bonus for the Project is not based on any donation of land; and is therefore not applicable.

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

The requested Density Bonus for the Project is not based on the inclusion of a Child Care Facility; and is therefore not applicable.

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

The Project is seeking one concession or incentive under the Individually Requested Density Bonus Program and is a mixed-use structure with ground- and second-floor commercial space. The Project meets the requirements of in Government Code Section 65915(k)(2) in that the proposed commercial development is compatible with the housing project and existing zoning and helps to offset the cost of the housing development in the Project.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

This infill Project would redevelop an underutilized lot and provide 21 new housing units, including two on-site affordable units, in a vibrant neighborhood with easy access to transit. The project site is ideally situated along a major arterial roadway, Pine Street and has access to major transit routes. Its location within a block of Van Ness Avenue, a main City thoroughfare, and California Street which includes a cable car line that terminates a Bay Area Regional Transit station, promotes “smart” regional growth. The project locates new housing near jobs as well as near major transit corridors providing regional access to

transit. The Project would provide additional bike parking beyond the Planning Code requirements for the residents, which encourages biking for daily trips and needs. The dwelling unit mix provides 15 studios, three two-bedroom, and three three-bedroom, so the Project can serve the housing needs of a variety of household types and sizes.

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

The Project Site does not currently contain housing and will create 21 net new units of housing. The dwelling unit mix provides 15 studios, three two-bedroom, and three three-bedroom, so the Project can serve the housing needs of a variety of household types and sizes, including families with children. The units will be for-rent and include two on-site affordable units.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

The Project integrates flexibility and innovative design, while respecting the existing neighborhood character and the transitional nature of the project site. The design of the new restaurant incorporates salvaged materials on the interior and exterior, includes architectural detailing similar to the existing lunch wagon, and will reuse the signage. The Project complies with the Polk / Pacific Design Guidelines, including reflecting the existing setback patterns; maintaining narrow building frontages; and harmonizing the scale, proportions, texture, and character of the District. With a traditional building on one side and a modern building on the other, the residential levels of the Project are designed to reflect the adjacent style when viewed from the adjacent angle. The additional 21 units of housing, including two on-site affordable units, adds to the residential nature of the neighborhood while the design of the restaurant restores features of the culturally significant business that currently occupies the site.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The project site is ideally situated along a major arterial roadway, Pine Street and has access to major transit routes. Its location within a block of Van Ness Avenue, a main City thoroughfare, and California Street which includes a cable car line that terminates at a Bay Area Regional Transit station, promotes "smart" regional growth. The project locates new housing near jobs as well as near major transit corridors providing regional access to transit. The Project would provide additional bike parking beyond the Planning Code requirements for the residents, which encourages biking for daily trips and needs.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 6

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

Policy 6.3

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

Policy 6.9

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

The project proposes an active 24-hour restaurant use on the ground floor along Pine Street. The proposed use, Grubstake, is a potential future legacy business and will be neighborhood serving and compatible with the surrounding retail uses in the Polk Street NCD. The Grubstake will be a bona fide restaurant with a Type 41 liquor license identical to its current operations.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

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

Policy 1.7

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

The Project Site is in the Polk Street NCD, near the RC-4 District and the Van Ness Special Use District and is in a transition area from lower intensity development along Polk Street to higher intensity development along Van Ness Avenue. The project will be 83 feet in height stepping up from Polk Street toward Van Ness and is compatible with the taller residential development to the west. The project recognizes the natural boundaries of the NCD and RC-4 district, promoting connections between the two in its uniform and high-quality design.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1 Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.5 Relate the height of buildings to important attributes of the City pattern and to the heights and character of existing development

The exterior façade of the building is articulated and designed to vary the rhythm and appearance of the development and to enhance the architectural design of the structure. On the Pine Street façade, for example, the alternating bays respond to the traditional structure to the east (1515/17 Pine) and give the building dimension as have many traditional San Francisco buildings; the streamlined glazing and contemporary non-reflective façade panels provide contextual integrity with the modern “Austin” apartment building to the west (1545 Pine).

OBJECTIVE 4

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

Policy 4.12

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

Policy 4.4

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

The Project does not include any parking and includes active uses along both Pine Street and Austin Alley. The primary entry to the residential uses along Austin Alley creates vibrancy and interest in the alley and complements improvements made to Austin Alley by the adjacent new residential development. Access to the Project off Pine Street (i.e., Grubstake) and Austin Alley (i.e., residential entry) enhances pedestrian circulation and encourages pedestrian movement along Pine Street and Austin Alley between Van Ness Avenue and Polk Street.

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

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

The Project Site is currently developed with a one-story restaurant, dba Grubstake Diner, which has historically served the LGBTQ community in the Polk Gulch LGBTQ Historic District. While the Project would demolish this building and develop a new eight-story, 83-foot-tall building containing 21 dwelling units, it would also rebuild the restaurant space in a more functional way and retain some of the interior and exterior finishes and elements. Grubstake is expected to re-occupy the Project Site in the new building. This new commercial space for the residents and adjacent

residential neighborhoods. In addition, the restaurant employees and residential tenants will frequent the nearby, existing retail and neighborhood-serving 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 would add housing to the neighborhood, which is characterized by a mix of uses, including ground-floor commercial with residential units above. The Project embraces the character of the existing neighborhood in its design and quality of craftsmanship and will infill an existing underutilized lot that has frontage on two streets. It would also rebuild the restaurant space in a more functional way and retain some of the interior and exterior finishes and elements. Grubstake is expected to re-occupy the Project Site in the new building.

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

There is no housing located on the Project Site. The Project will comply with the City's Inclusionary Housing Program by providing two below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project Site is served by nearby public transportation options, including many Muni transit lines along Van Ness Avenue and Polk Street, as well as within walking distance on Sacramento, Clay, Hyde, Leavenworth, Sutter, and Post streets. In addition, the project site is one block away from the California Cable Car. Most residents and the users of the commercial space on the site would rely on public transport. Thirty-two bike spaces will also be provided on site. The project will not create significant commuter traffic that could over burden local streets or impact neighborhood parking.

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

The Project does not include commercial office development. Although the Project will demolish the existing restaurant, the restaurant will be replaced in the new building. Grubstake is expected to relocate during the approximate two-year construction period and then return to the new building. The project therefore will not result in the loss of current owner/user of the site, or the long-term displacement of any jobs.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings, however, Grubstake Diner is a historic cultural resource with the Polk Gulch LGBTQ Cultural District. The Project Sponsor has agreed to mitigation relating to its removal, including the salvage and reuse of interior and exterior features and elements in the new construction.

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

The Project does not cast shadow on any parks or public open space.

- 14. First Source Hiring. The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

- 15. 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.
16. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Authorization Application No. 2015-009955CUA subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 18, 2021 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the FMND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

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

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 18, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 18, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition the existing 1,661 square foot one-story commercial restaurant (dba “Grubstake”) and construct a new 83-foot tall eight-story mixed-use building with a 2,856 square foot restaurant and 21 dwelling units at 1525 Pine Street (0667/020) within the Polk Neighborhood Commercial (NCD) Zoning District, 65-A Height and Bulk District, and Lower Polk Street Alcohol Restricted Use Special Use District pursuant to Planning Code Sections 303 and 121.1, 121.2, 207.6, 608.14, and 723; in general conformance with plans, dated March 18, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2015-009955CUA and subject to conditions of approval reviewed and approved by the Commission on March 18, 2021 under Motion No. [____]. 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 March 8, 2021 under Motion No. [____].

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE,
MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org

- 5. Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be

approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 6. Mitigation Measures. Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Entertainment Commission – Noise Attenuation Conditions

- 7. Chapter 116 Residential Projects. The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on January 16, 2018. These conditions state:

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

- E. Communication. Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

Design – Compliance at Plan Stage

- 8. 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 628.652.7322, www.sfplanning.org

- 9. Signage. Reuse of the existing Grubstake signage, as required by the MMRP, shall be subject to the requirements of Section 607.1 and applicable sign permits.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sfplanning.org

- 11. 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 628.652.7322, www.sfplanning.org

- 12. Transformer Vault Location. The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the transformer vault for this project to be located under the sidewalk along the

building frontage on Pine Street. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org

- 13. Overhead Wiring. The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 14. Noise, Ambient. Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

- 15. Noise. Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sfplanning.org

- 16. Odor Control Unit. In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sfplanning.org

Parking and Traffic

- 17. Transportation Demand Management (TDM) Program. Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation,

paying application fees associated with required monitoring and reporting, and other actions.

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

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

- 18. Bicycle Parking. Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 26 bicycle parking spaces (21 Class 1 and two Class 2 spaces for the residential portion of the Project and one Class 1 and two Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sfplanning.org

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

For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sfplanning.org

23. Residential Child Care Impact Fee. The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A. For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sfplanning.org

24. State Density Bonus Regulatory Agreement. Recipients of development bonuses under this Section 206.6 shall enter into a Regulatory Agreement with the City, as follows.

- A. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.
B. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.
C. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
D. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
i. The total number of dwelling units approved for the Housing Project, including the number of restricted affordable units;
ii. A description of the household income group to be accommodated by the HOME-SF Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing restricted affordable units;

- iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the restricted affordable units;
iv. Term of use restrictions for the life of the project;
v. A schedule for completion and occupancy of restricted affordable units;
vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement); and
viii. Other provisions to ensure implementation and compliance with Section 206.6.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415.701-5500, www.sfmohcd.org.

25. Inclusionary Affordable Housing Program. Pursuant to Planning Code Section 415, the following apply:

- A. Number of Required Units. Pursuant to Planning Code Section 415.6, the Project is required to provide 12.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 21 units; therefore, two affordable units are required. The Project will fulfill this requirement by providing the two affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from the Planning Department in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
B. Unit Mix. The Project contains 15 studios, three two-bedroom, and three three-bedroom units; therefore, the required affordable unit mix is two studios. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department in consultation with MOHCD.
C. Income Levels for Affordable Units. Pursuant to Planning Code Section 415.3, the Project is required to provide 12.5% of the proposed dwelling units as affordable to qualifying households at a rental rate of 50% of Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
D. Minimum Unit Sizes. Pursuant to Planning Code Section 415.6(f)(2), the affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least

300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

- E. Conversion of Rental Units: In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units, The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.
F. Notice of Special Restrictions. The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the architectural addenda.
G. Expiration of the Inclusionary Rate. Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. [____], then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.
H. Reduction of On-Site Units after Project Approval. Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.
I. 20% below market rents. Pursuant to PC Section 415.6, the maximum affordable rents shall be no higher than 20% below market rents for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable rents, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood rents and sales prices on an annual basis
J. Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual, a copy of which can be obtained at the MOHCD at 1 South Van Ness Avenue or at the Planning Department, online through the MOHCD and Planning websites, or here:
http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451. As provided in the

Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction document by the Department of Building Inspection ("DBI").
ii. If the units in the building are offered for rent, the affordable unit(s) shall be rented to low-income households, as defined in the Planning Code and Procedures Manual.
iii. The affordable units that satisfy both the Density Bonus Law and the Inclusionary Affordable Housing Program shall be rented to very low-income households, as defined as households earning 50% of AMI...

changes; and (iii) subleasing are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

- iv. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
vi. If the Project fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415.701.5500, www.sfmohcd.org.

Monitoring - After Entitlement

- 26. 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 628.652.7463, www.sfplanning.org

- 27. Monitoring. The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org

28. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints
from interested property owners, residents, or commercial lessees which are not resolved by the Project
Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the

Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the
Commission, after which it may hold a public hearing on the matter to consider revocation of this
authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org

Operation

29. Eating and Drinking Uses. As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined
in Section 102, shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting
the subject property in a clean and sanitary condition in compliance with the Department of Public
Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for
daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the
sidewalk free of paper or other litter associated with the business during business hours, in
accordance with Article 1, Section 34 of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of
Public Works at 628.271.2000, www.sfpbpublicworks.org.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or
insulated for noise and operated so that incidental noise shall not be audible beyond the premises
or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel
levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning,
restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the
Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of
Building Inspection at 628.652.3200, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and
television, contact the Police Department at 415.553.0123, www.sf-police.org

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and

Code Enforcement, Planning Department at 628.652.7600, www.sfplanning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org

- 30. Bona Fide Eating Place. The Restaurant shall operate as Bona Fide Eating Place, as defined in Section 102, regularly and in a bona fide manner used and kept open for the service of meals to guests for compensation and that has suitable kitchen facilities connected therewith, containing conveniences for cooking of an assortment of foods that may be required for ordinary meals.

- 31. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

- 32. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Exhibit B:

Plans and Renderings

1525 PINE

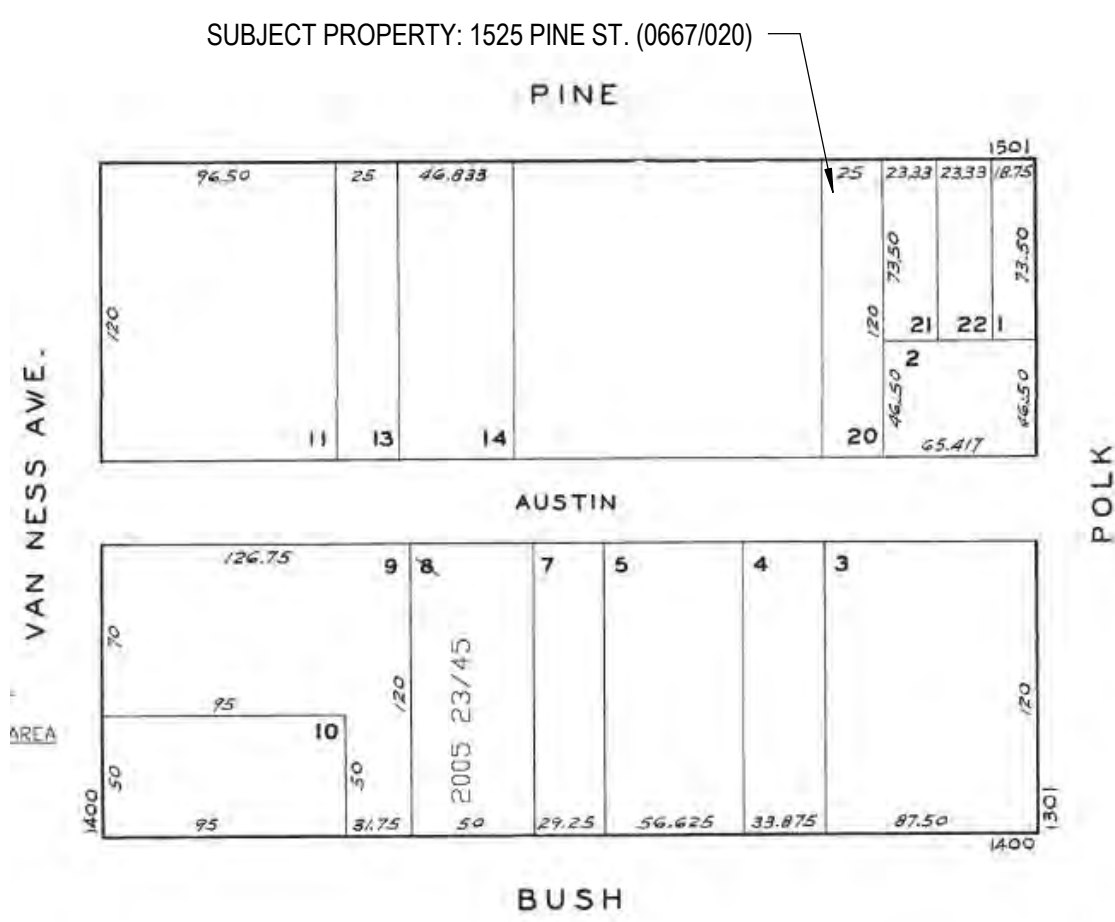
CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT
IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS



PREVAILING CODES & REGULATIONS

- 2016 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
- 2016 GREEN BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS

ASSESSOR'S MAP



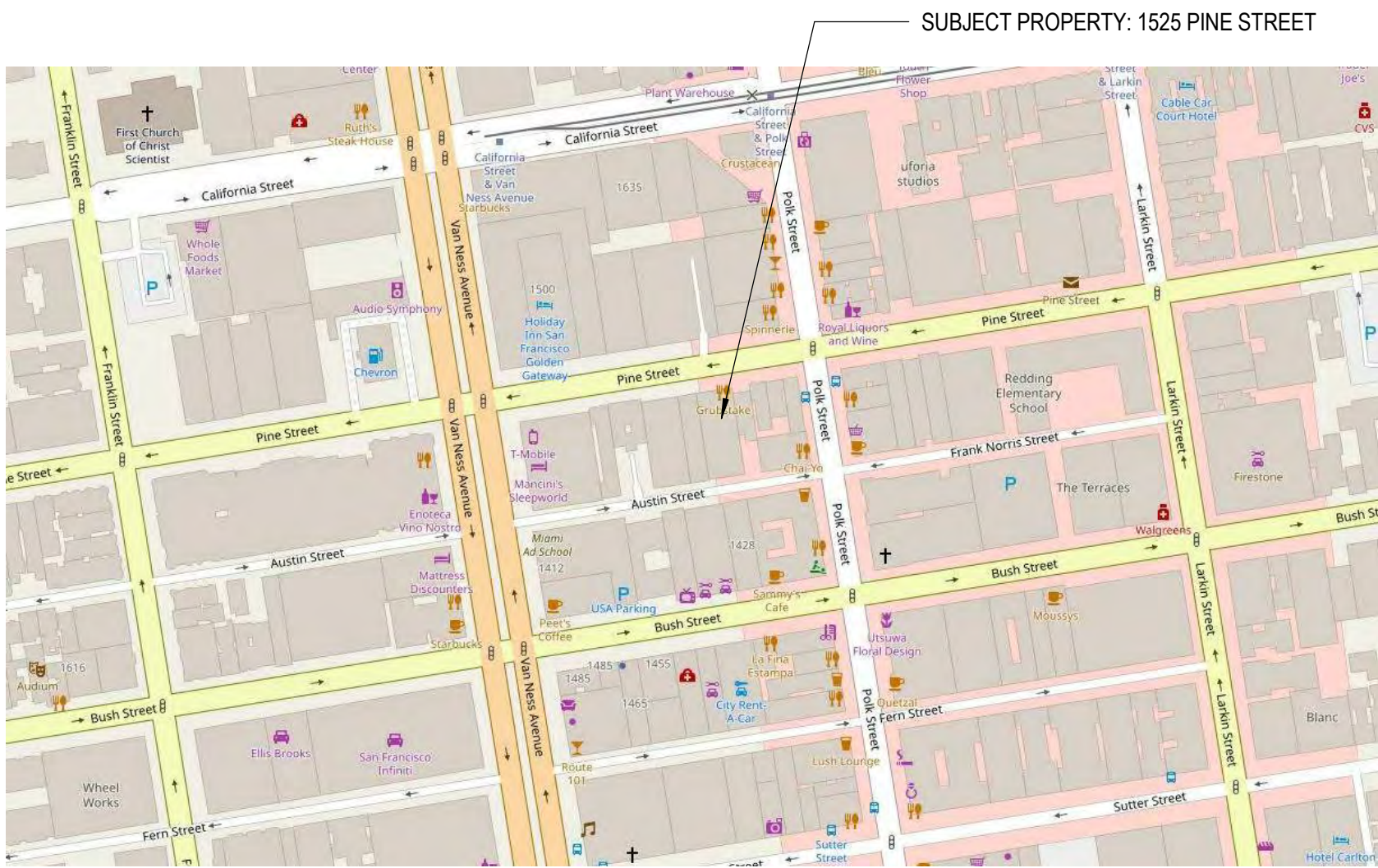
GENERAL LEGEND

- BUILDING / WALL SECTION
- EXTERIOR ELEVATION
- COLUMN LINE
- ELEVATION MARKER
- CENTER LINE
- PROPERTY LINE
- WALL TYPE PARTITION
- KEYNOTE
- SHEET NOTE
- DOOR TAG

PARTITION TYPES

- (E) PARTITION TO REMAIN
- (E) PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)

LOCATION MAP:



BUILDING DATA:

- OWNER:** 1525 PINE STREET DEV LLC
- PROJECT ADDRESS:** 1525 PINE STREET
SAN FRANCISCO, CA 94109
- BLOCK / PARCEL:** BLOCK 0667 / LOT 020
- LOT AREA:** 3,000 SF (25' X 120')
- SFDBI BPA #:** 2018-0208-0768
- SF PLANNING PERMIT #:** 2015-009955 PRJPPA/SHD/VAR
- ZONING DISTRICT:** POLK ST NEIGHBORHOOD COMMERCIAL DISTRICT 65-A
- OCCUPANCY GROUP:** R-2 OVER M
- CONSTRUCTION TYPE:** 5 STORIES TYPE IV HEAVY TIMBER/CLT OVER 3 STORIES TYPE I-A CONCRETE
OR
6 STORIES TYPE III-A FIRE-TREATED WOOD FRAME OVER 3 STORIES TYPE I-A CONCRETE
OR
8 STORIES TYPE I-A CONCRETE
- ARCHITECT:** KERMAN MORRIS ARCHITECTS
139 NOE STREET
SAN FRANCISCO, CA 94114
T: (415) 749-0302
- STRUCTURAL ENGINEER:** DCI ENGINEERING
135 MAIN STREET, STE 1800
SAN FRANCISCO, CA 94105
- MECHANICAL ENGINEER:** TBD
- CIVIL:** TRIAD / HOLMES ASSOCIATES
777 WOODSIDE RD, STE 2A
REDWOOD CITY, CA 94061

ADDITIONAL REQUIREMENTS

- SPRINKLER SYSTEM REQUIREMENTS PER CBC CH. 9**
SEC 903.3.1.1 NFPA 14 SPRINKLER SYSTEMS: PROJECT SHALL BE FULLY SPRINKLERED PER THIS SECTION
- EGRESS REQUIREMENTS PER CBC CH. 10**
- ACCESSIBILITY REQUIREMENTS PER CBC CH. 11A**
SEC 1134A.2 BATHING AND TOILET FACILITIES: OPTION 2 TO BE USED FOR ALL RESIDENCES IN BUILDING
- ACCESSIBILITY REQUIREMENTS PER CBC CH. 11B**
ALL COMMERCIAL AND COMMON RESIDENTIAL SPACES SHALL COMPLY WITH THIS SECTION
- BIOLOGICAL RESOURCES**
THERE ARE 0 TREES ON, OVER, OR ADJACENT TO THE SITE, INCLUDING ANY SIGNIFICANT LAND MARK OR STREET TREES.

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING SINGLE STORY COMMERCIAL STRUCTURE (CURRENTLY HOUSING THE "GRUBSTAKE DINER") ON THE LOT UNDER SEPARATE PERMIT (BPA #2018-0208-0778) AND THE CONSTRUCTION OF A NEW MIXED-USE EIGHT (8) STORY OVER BASEMENT STRUCTURE (BPA #2018-0208-0768) CONSISTING OF: GROUND FLOOR COMMERCIAL THE "GRUBSTAKE DINER" WILL RE-INHABIT THIS NEW SPACE) AND THE RESIDENTIAL ENTRY; SEVEN (7) STORIES OF RESIDENTIAL OCCUPANCY (21 DWELLING UNITS); ROOF TOP COMMON OPEN SPACE; AND BASEMENT LEVEL SPACES AUXILIARY TO THE COMMERCIAL AND RESIDENTIAL USES.

THE PROJECT EXERCISES THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM (S. 206.6) TO ACHIEVE GREATER DENSITY, HEIGHT AND AFFORDABILITY THAN ALLOWED UNDER THE BASE ZONING. CONDITIONAL USE APPROVAL, AND REVIEW/APPROVAL OF FINDINGS REGARDING WAIVERS AND INCENTIVES UNDER THE STATE DENSITY BONUS PROGRAM ARE REQUIRED BY THE SF PLANNING COMMISSION.

ALL WORK TO COMPLY WITH CURRENT LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO: THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE; THE CURRENT EDITION OF THE SAN FRANCISCO BUILDING AND PLANNING CODES; TITLE-24 ENERGY STANDARDS; GYPSUM FIRE RESISTANCE DESIGN MANUAL (20TH EDITION); ETC....

DISCRETIONARY APPROVALS BY SF PLANNING

DISCRETIONARY APPROVALS BY SF PLANNING (2015-009955-SDB); CONDITIONAL USE APPROVAL IS ALSO SOUGHT FOR THE PROJECT

This Individually Requested State Density Bonus Mixed-use Project is proposed in the Polk Street NCD/65-A underlying zoning district.

- SDB waivers/concessions being requested are to the following:
- Height and Bulk (s. 260)
 - Open Space (T, 135A)
 - Rear Yard (s. 134)
 - Dwelling Unit Exposure (s. 140)
 - Street Frontage (s. 145.1)
 - Narrow Street Setbacks (s. 261)
 - Projections (s. 136)

PLANNING COMMISSION

03/18/2021
PLANNING PERMIT#: 2015-009955
SFDBI BPA#: 2018-0208-0768
(EXISTING BUILDING TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778)

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139 Pine Street
San Francisco, CA
94114
415.749.0302

Revisions

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

1525 PINE STREET DEV LLC

NOTICE

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These drawings are an industry standard builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details.

All attachments, connections, fastenings etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

COVER SHEET

DATE 03/18/2021

SCALE 1/8" = 1'-0"

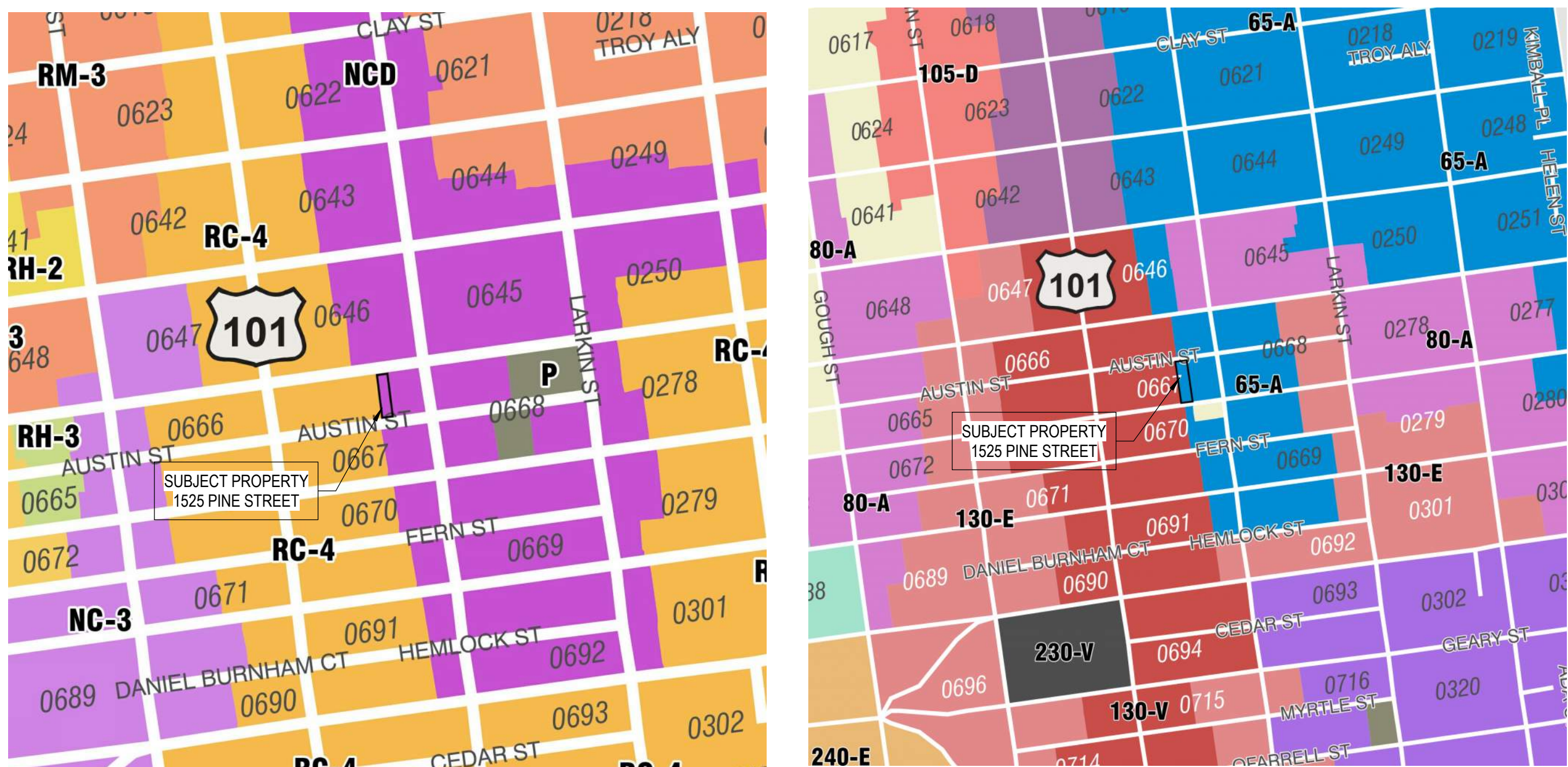
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JOB NO. 1914

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2018-0208-0768
SFDBI PERMIT
ABSTENTION
NUMBER



PER SF PLANNING CODE DEFINITION OF "FLOOR AREA, GROSS" IN SEC. 102				
NAME	AREA TYPE PER CODE	TOTAL AREA	AREA INCLUDE IN GROSS	COMMENTS
BASEMENT -1				
BIKE PARKING	ACCESSORY BICYCLE PARKING (EXEMPT)	620 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(8)
CIRCULATION	CIRCULATION	774 SF	774 SF	
RESTAURANT (BACK OF HOUSE)	BUSINESS	1233 SF	1233 SF	
STORAGE	RESIDENTIAL	112 SF	112 SF	
UTILITY	ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)	162 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
		2900 SF	2119 SF	
LEVEL 01 (AUSTIN)				
CIRCULATION	CIRCULATION	1083 SF	1083 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
TRASH ROOM	ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)	223 SF	0 SF	
		1307 SF	1083 SF	
LEVEL 01 (PINE)				
CIRCULATION	CIRCULATION	254 SF	254 SF	
RESTAURANT (BACK OF HOUSE)	BUSINESS	535 SF	535 SF	
RESTAURANT (FRONT OF HOUSE)	ASSEMBLY	727 SF	727 SF	
		1516 SF	1516 SF	
LEVEL 02				
CIRCULATION	CIRCULATION	506 SF	506 SF	
DWELLING UNIT	RESIDENTIAL	1492 SF	1492 SF	
PRIVATE OPEN SPACE	RESIDENTIAL	107 SF	0 SF	
RESTAURANT (FRONT OF HOUSE)	BUSINESS	361 SF	361 SF	
		2465 SF	2359 SF	
LEVEL 03				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1975 SF	1975 SF	
		2616 SF	2616 SF	
LEVEL 04				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1980 SF	1980 SF	
		2621 SF	2621 SF	
LEVEL 05				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1977 SF	1977 SF	
		2618 SF	2618 SF	
LEVEL 06				
CIRCULATION	CIRCULATION	621 SF	621 SF	
DWELLING UNIT	RESIDENTIAL	2001 SF	2001 SF	
		2622 SF	2622 SF	
LEVEL 07				
CIRCULATION	CIRCULATION	591 SF	591 SF	
DWELLING UNIT	RESIDENTIAL	2027 SF	2027 SF	
		2618 SF	2618 SF	
LEVEL 08				
CIRCULATION	CIRCULATION	597 SF	597 SF	
DWELLING UNIT	RESIDENTIAL	2025 SF	2025 SF	
		2622 SF	2622 SF	
ROOF				
STAIR/ELEV PENTHOUSE	CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL (EXEMPT)	448 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(10)
		448 SF	0 SF	
		24353 SF	22794 SF	

GROSS AREA BY FLOOR PER PLANNING CODE - EXISTING				
Name	AREA TYPE PER CODE	Area	Area Included in Gross	Comments
(E) RESTAURANT (BACK OF HOUSE)	BUSINESS	481 SF	481 SF	
(E) RESTAURANT (FRONT OF HOUSE)	ASSEMBLY	702 SF	702 SF	
(E) DECK	BUSINESS	88 SF	0 SF	
(E) STORAGE	BUSINESS	199 SF	199 SF	
(E) CIRCULATION	CIRCULATION	146 SF	146 SF	
(E) STORAGE	BUSINESS	105 SF	105 SF	
(E) CIRCULATION	CIRCULATION	29 SF	29 SF	
		1750 SF	1661 SF	

NOTE: UNDER SEPARATE PERMIT, EXISTING BUILDING TO BE DEMOLISHED IN ITS ENTIRETY. SEE BUILDING PERMIT #2018-02080778.

NOTE: FOR CORRESPONDING GROSS AREA FLOOR PLAN DIAGRAMS SEE SHEETS G2.20, G2.21

COMMERCIAL SQ FOOTAGE INCREASE

EXISTING GROSS AREA OF RESTAURANT SUBTRACTED FROM
 PROPOSED GROSS AREA OF RESTAURANT:
 2,856 - 1661 = 1195 SF INCREASE

ZONING INFORMATION AND SDB WAIVER REQUESTS			ORIGINAL FILING :
ADDRESS : 1525 PINE STREET, SAN FRANCISCO, 94109 BLOCK / LOT : 0667 / 020 LOT SIZE: 25X120' = 3,000 SF			HISTORIC STANDING : 'B' - Unknown / Age Eligible PLANNING DISTRICT: DISTRICT 3 NORTHEAST
Topic	Code Section	Required / Allowed	Proposed
ZONE/MAP	MAP ZN02	NCD - POLK STREET COMMERCIAL	COMMERCIAL AND RESIDENTIAL MIXED USE
PERMITTED USE DENSITY	SFPC 209 SFPC 207	MIXED USE PERMITTED UP TO 1 DWELLING UNIT PER 200 SF OF LOT AREA: 3,000 SF / 200 = 15 DWELLING UNITS PER NEAREST RESIDENTIAL DISTRICT - RC-4 DENSITY OF 1 DWELLING UNIT PER 200 SF LOT AREA	COMMERCIAL AND RESIDENTIAL MIXED USE PROJECT PROPOSES 21 DWELLING UNITS FOR OWNERSHIP USING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS, AND SFPC SEC. 206.6
F.A.R	SFPC 124	2.5 TO 1 FOR NON-RESIDENTIAL USES	25 X 3,000 SF= 7,500 SF MAX. NON-RESIDENTIAL USES. PROJECT COMPLIES.
HEIGHT	SFPC 260	65-A (65' MAXIMUM HEIGHT)	83' PROPOSED, WAIVER REQUIRED PER STATE DENSITY BONUS; SEE SHEET G1.50 FOR DIAGRAM
BULK LIMIT	SFPC TABLE 270	110' MAXIMUM IN LENGTH, 125' MAXIMUM IN DIAGONAL DIMENSION	WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
FRONT YARD SETBACK	SFPC 132	NOT REQUIRED	NA
REAR YARD SETBACK	SFPC 134(a)(2)	25% OF THE LOT DEPTH, BUT IN NO CASE LESS THAN 15'	WAIVER REQUIRED PER SDB (NO REAR YARD PROPOSED); SEE SHEET G1.50 FOR DIAGRAM
OPEN SPACE FOR DWELLING UNITS	SFPC TABLE 135(a)	60 sqft OF PRIVATE OR 80 sqft OF COMMON OPEN SPACE PER DWELLING UNIT IS REQUIRED. 21 UNITS X 80 sqft = 1,680 SF MIN. COMMON OPEN SPACE REQUIRED.	746 SF COMMON OPEN SPACE PROPOSED; WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
OBSTRUCTIONS	SFPC 136	PERMITTED. OVER NARROW STREET WITH NARROW SIDEWALK PROJECTIONS, 2' MAX PROJECTION ALLOWABLE.	AT PINE STREET FACADE PROJECT PROPOSES BAYS COMPLIANT WITH SEC. 136. AT AUSTIN ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
DWELLING UNIT EXPOSURE	SFPC 140	EVERY UNIT TO FACE ONTO PUBLIC WAY OR COMPLYING REAR YARD	UNIT 202 DOES NOT COMPLY; WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
HEIGHT / STREET FRONTAGE REVIEW	SFPC 145.1(c)(1) SFPC 145.1(c)(2) SFPC 145.1(c)(3) SFPC 145.1(c)(4)	OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25' NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS ACTIVE USES REQUIRED GROUND FLOOR CEILING HEIGHT HAS A MIN. 14' FLOOR TO FLOOR FOR NON-RESIDENTIAL USES.	NA. NO PARKING PROPOSED NA PROJECT COMPLIES AT AUSTIN ST PROJECT COMPLIES. AT PINE ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
	SFPC 145.1(c)(5) SFPC 145.1(c)(6)	GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE IN NC DISTRICT FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%	PROJECT COMPLIES WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
BETTER ROOFS ALTERNATIVE OFF-STREET PARKING	SFPC 149 SFPC 151	PROVIDE A MIN. 15% OF ROOF AREA TO BE SOLAR PHOTOVOLTAIC OR 30% OF ROOF AREA TO BE GREEN OR REGITATED ROOF. NOT REQUIRED. MAX. PERMITTED PER SEC. 151. BIKE PARKING REQUIRED PER SEC. 155.2. CAR SHARE SPACES REQUIRED WHEN PROJECT HAS 25 OR MORE PARKING SPACES. PER SEC. 166.	PROJECT COMPLIES NO VEHICLE PARKING PROPOSED. PROJECT COMPLIES.
BIKE PARK	SFPC 155.2	(1) CLASS 1 SPACE FOR EVERY DWELLING UNITS AND (1) CLASS 2 SPACE PER 20 UNITS.	A MIN. OF 21 CLASS 1 SPACES AND 2 CLASS 2 SPACES REQUIRED FOR 21 DWELLING UNITS. PROJECT COMPLIES.
		EATING AND DRINKING USES REQUIRE (1) CLASS 1 SPACE FOR EVERY 7,500 SF, (1) CLASS 2 SPACE FOR EVERY 750 SF, 2 SPACES MIN. REQUIRED.	A MIN. OF 2 CLASS 1 SPACES AND 2 CLASS 2 SPACES FOR 1,008 SF OF FRONT OF HOUSE RESTAURANT. PROJECT COMPLIES.
DWELLING UNIT MIX	SFPC 207.6	A MIN. OF 40% OF UNITS TO BE 2-BR OR 30% TO BE 3-BR's.	PROJECT DOES NOT COMPLY. CU AUTHORIZATION SOUGHT FOR RELIEF
HEIGHT LIMITS: MEASUREMENT	SFPC 260 SFPC 260(b)	DWELLING HEIGHT MEASURED FROM ONE POINT ON THE STREET FRONTAGE FROM CURB TO TOP OF FLAT ROOF OR THE MIDPOINT OF A SLOPED ROOF. EXEMPTIONS: THE FOLLOWING FEATURES SHALL BE EXEMPT; PROVIDED THE LIMITATIONS INDICATED FOR EACH ARE OBSERVED; PROVIDED FURTHER THAT THE SUM OF THE HORIZONTAL AREAS OF ALL FEATURES LISTED IN THIS PARAGRAPH (B)(1) SHALL NOT EXCEED 20 PERCENT OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED. ANY SUCH SUM OF 20 PERCENT HERETOFORE DESCRIBED MAY BE INCREASED TO 30 PERCENT BY UNROOFED SCREENING DESIGNED EITHER TO OBSCURE THE FEATURES LISTED UNDER (A) AND (B) BELOW OR TO PROVIDE A MORE BALANCED AND GRACEFUL SILHOUETTE FOR THE TOP OF THE BUILDING OR STRUCTURE. (A) MECHANICAL EQUIPMENT AND APPURTENANCES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING OR STRUCTURE ITSELF, INCLUDING CHIMNEYS, VENTILATORS, PLUMBING STACKS, COOLING TOWER, WATER TANKS, AND PANELS OR DEVICES FOR THE COLLECTION OF SOLAR OR WIND ENERGY. THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 66 FEET OR LESS.	PROJECT EXCEEDS 65' HEIGHT LIMIT OF NCD / 65-A ZONING. WAIVER REQUIRED PER INDIVIDUALLY REQUESTED STATE DENSITY BONUS (SFPC 206.6)
SETBACKS AT NARROW STREETS	SFPC 261.1	AUSTIN ST (35' WIDTH) FACADE SETBACK MINIMUM 10' ABOVE 1' 25" 35" = 43'-9"	PROJECT PROPOSES NO SETBACK OF STREET WALL. WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
URBAN DESIGN GUIDELINES	SFPC 311	SUBJECT TO URBAN DESIGN GUIDELINES	

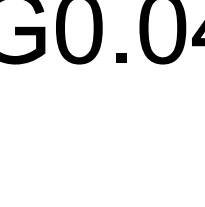
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.UNIT TYPES						
LEVEL	UNIT	UNIT TYPE	BEDROOMS	BATHROOMS	UNIT AREA	BALCONY
LEVEL 02	201	A-1A	0	1	475 SF	No
LEVEL 02	202	A-1A	0	1	304 SF	No
LEVEL 02	203	P-1C	0	1	314 SF	Yes - 90SF
LEVEL 03	301	A-1A	0	1	479 SF	Yes - 19SF
LEVEL 03	302	A-1B	0	1	520 SF	No
LEVEL 03	303	P-1A	0	1	408 SF	No
LEVEL 03	304	P-1B	0	1	356 SF	No
LEVEL 04	401	A-1A	0	1	492 SF	No
LEVEL 04	402	A-1A	0	1	507 SF	Yes - 19SF
LEVEL 04	403	P-1A	0	1	408 SF	No
LEVEL 04	404	P-1B	0	1	356 SF	No
LEVEL 05	501	A-1A	0	1	479 SF	Yes - 19SF
LEVEL 05	502	A-1B	0	1	520 SF	No
LEVEL 05	503	P-1A	0	1	408 SF	No
LEVEL 05	504	P-1B	0	1	356 SF	No
LEVEL 06	601	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 06	603	P-2	2	2	813 SF	No
LEVEL 07	701	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 07	702	P-2	2	2	817 SF	No
LEVEL 08	801	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 08	802	P-2	2	2	813 SF	No

NOTE: PRIVATE OPEN SPACE DOES NOT MEET PLANNING CODE MINIMUMS. COMMON OPEN SPACE PROVIDED ON THE ROOF = 749 SQ FT (1680 SQ FT REQUIRED FOR 21 UNITS; WAIVER REQUIRED)

BICYCLE PARKING		
BICYCLE CLASS	REQUIRED	PROPOSED
COMMERCIAL		
CLASS I SPACES	1 SPACE > 7,500 SF: 1	1
CLASS II SPACES	MIN. 2 SPACES REQUIRED: 2	2
		3
RESIDENTIAL		
CLASS I SPACES	1 SPACE PER UNIT: 21	27
CLASS II SPACES	1 SPACE PER 20 UNITS: 2	2
		29
TOTAL PROPOSED SPACES:		32

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DATE 03/18/2021

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JOB NO. 1914

.BUILDING AREA BY USE (GROSS).	
NAME	AREA
BIKE PARKING	620 SF
CIRCULATION	6,350 SF
DWELLINGS UNIT	13,476 SF
PRIVATE OPEN SPACE	107 SF
RESTAURANT (BACK OF HOUSE)	1,768 SF
RESTAURANT (FRONT OF HOUSE)	1,088 SF
STAIR/ELEV PENTHOUSE	448 SF
STORAGE	112 SF
TRASH ROOM	223 SF
UTILITY	162 SF
TOTAL:	24,353 SF

BUILDING DEPARTMENT CODE ANALYSIS

* SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION

#	Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/Max	Proposed	Comments
1 - GENERAL PROJECT INFORMATION						
1.1	TYPE OF CONSTRUCTION	602.1			TYPE IV over I-A	
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (21 UNITS) over A-2 AT 1ST FLOOR	
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	N/A		N/A	

3 - HEIGHT AND AREA LIMITATIONS

3.1	BUILDING HEIGHT	Table 504.3	85'-0" 85'-0"	Max.	83'-0"	
3.11	MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH RISE BUILDING	403.1	75'-0"	Max.	83'-0"	
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4	IV: 5 STORIES AND I-A: UL	Max.	5 STORIES TYPE IV AND 3 STORIES TYPE I-A	
3.3	LARGEST STORY AREA	Table 506.2	UL FOR TYPE I: 20,500 SF FOR TYPE IV	Max.	TYPE I: 3,000 SF, TYPE IV: 2618 SF	
3.4	TOTAL BUILDING AREA				24,507SF	

4 - MIXED OCCUPANCY & SPECIAL PROVISIONS

4.1	MIXED OCCUPANCY REQUIREMENTS	508.1	N/A		N/A	Not Applicable per 508.1 Exception 1 (occupancies separated per 510)
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6 - FIRE RESISTANCE RATING REQUIREMENTS

6.1	PRIMARY STRUCTURAL FRAME	Table 601	2 HR	Min.	2 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	2 HR	Min.	2 HR	Min. thickness per Table 722.2.1.1
6.3	BEARING WALLS - INTERIOR	Table 601	1 HR	Min.	1 HR	Min. thickness per Table 722.2.1.1
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - see below			Metal Stud Wall Construction - see Wall Types
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) < 5'	Table 602	1 HR	Min.	1 HR	
6.42	WHERE 5' <= FSD < 10'	Table 602	1 HR	Min.	1 HR	
6.5	NON-BEARING WALLS - INTERIOR	Table 601	Not Required			Metal Stud Wall Construction - see Wall Types
6.51	NON-BEARING WALLS - TENANT SEPARATION	Table 601	1 HR	Min.	1 HR	Required at all Dwelling Unit demising walls
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601 and 510.4	2 HR	Min.	2 HR	Min. 3/4" concrete cover for restrained slabs, 1" concrete cover for unrestrained. 2 HR also required between S-2 parking garage and rest of building above per 510.4
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 1/2 HR	Min.	1 1/2 HR	Min. 3/4" concrete cover for slabs
6.81	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR / 2 HR WHEN PENETRATING 2 HR FLOOR	Min.	2 HR	2 hour provided. All floors to have 2 hour rating.
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	2 HR	This includes mechanical chases, stairway and elevator enclosures, etc.
6.9	HORIZONTAL EXIT (USED AT CORRIDORS)	1026.2 & 711.2.4	2 HR	Min.	2 HR	Separation for horizontal exits provided by horizontal assembly per 711

7 - FIRE AND SMOKE PROTECTION FEATURES

7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED				
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	45 MINUTES	Min.	45 MINUTES
7.12	WHERE 3' <= FSD <5'	Table 705.8	15% OPENING PERMITTED, UNPROTECTED, SPRINKLERED	Max.	N/A
7.13	WHERE 5' <= FSD <10'	Table 705.8	25% OPENING PERMITTED, UNPROTECTED, SPRINKLERED	Max.	N/A
7.14	WHERE 10' <= FSD <15'	Table 705.8	45% OPENING PERMITTED, UNPROTECTED, SPRINKLERED	Max.	N/A
7.15	WHERE 15' <= FSD <20'	Table 705.8	75% OPENING PERMITTED, UNPROTECTED, SPRINKLERED	Max.	N/A
7.16	WHERE FSD >= 20'	Table 705.8	No Limit		

9 - FIRE PROTECTION SYSTEMS

9.1	AUTOMATIC, FULLY SPRINKLERED SYSTEM	903 and NFPA 13	Required per CBC 903 and NFPA 14		YES, provided per CBC 903 and NFPA 14	
9.2	STANDPIPE SYSTEMS	905 AND NFPA 14	Required per CBC 905 and NFPA 14 for buildings > 3 stories		YES, provided per CBC 905 and NFPA 14	
9.3	FIRE PUMPS	901.8, 913 and NFPA 20	Fire Flow Calcs demonstrate a Fire Pump is required on this project		YES, provided per CBC 901.8, 913 and NFPA 20	
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	This building is all-electric; no gas service is provided. Thus, carbon monoxide detectors are not required as part of the Fire Alarm and Detection System.
9.5	EMERGENCY VOICE / ALARM COMMUNICATION	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	Smoke Alarms (per CBC 907.2.11) to be hard-wired to Building Primary Power. Audible alarm notification to comply with 907.5.21.1 including min. 75 dBA sound pressure in R-occupancies.
9.6	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	403.4.5, 916, AND CFC 510	Per CFC 510 as required by Fire Code Official		YES, provided per 403.4.5, 916, AND CFC 510	

10 - MEANS OF EGRESS & OCCUPANT LOAD

10.1.1	STAIRWAY WIDTH	1005.3.1 & 10.11.2	36"	Min.	36" Stairs Provided	The greater of 0.2"/Occupant x 190 Occupants / 2 Stairs = 19" per 1005.3.1 and 44" per 1011.2
10.1.1	OTHER EGRESS COMPONENT WIDTHS	1005.3.2 & 10.11.2	36"	Min.	> 36" at all Egress Components	The greater of 0.15"/Occupant x 190 Occupants = 28.5" per 1005.3.1 and 44" per 1011.2
10.1.1	NUMBER OF EXITS - COMMON AREAS	1006.2	2	Min.	2	Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair exit has direct line of sight to exit at Entrance Lobby
10.2	NUMBER OF EXITS - WITHIN DWELLING UNITS	1006.2.1	1	Min.	1	Per Exception 1, (1) exit permitted within and from unit
10.3	DISTANCE BETWEEN EXIT ACCESS STAIRWAYS	1007.1.1	1/3 Building Diagonal	Min.	> 1/3 Building Diagonal	Per Exception 2, the separation distance shall not be greater than 1/3 the diagonal in buildings fully equipped with the sprinklers
10.4	EMERGENCY ESCAPE AND RESCUE	1030.1	Not Required in Sleeping Rooms, per Exception 1		Not Provided in Sleeping Rooms	Per Exception 1, emergency escape and rescue in sleeping rooms is not required in Buildings of Type I construction, fully equipped with automatic sprinklers

11A - HOUSING ACCESSIBILITY

11.1	BATHING AND TOILET FACILITIES	1134A.2	1 Bathroom per Option 2	Min.	Min. 1 complying Bathroom provided
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1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
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BUILDING
DEPARTMENT
NOTES &
SCHEDULES

SCALE

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JOB NO. 1914

G0.04

2018-0208-0768

1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.
2. Provide the Project Information in the box at the right.
3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.
4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form must be submitted to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environmental Code Chapter 7 requirements may apply; see GS6.

CHECK THE **ONE** COLUMN
THAT BEST DESCRIBES YOUR PROJECT

km
kerman
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139 Nise Street
San Francisco, CA
94114
415 749 0302

1525 PINE STREET
SAN FRANCISCO, CA 9410

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

1525 PINE STREET DEV LLC

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All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DATE 03/18/2021

SCALE

SCALE

DRAWN BY Author

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JOB NO 1914

G0.50

2018-0208-0768

2018-0208-0768

23 September 2018 November 23, 2019, December 31, 2019 - February 4, 2020.

Plan Review Supervisor for Pre-Application Meeting
Department of Building Inspection
1560 Mission Street, 2nd Floor
San Francisco, CA 94103

PRE-APPLICATION MEETING FINDINGS
1525 Pine Street
New Construction
Existing: single story commercial structure to be demolished
Proposed: 8 story mixed use building
(Interim 2019 California Building Code)
WPA # 2018-0208-0768
PRJ # 2015-009955

MEETING INFORMATION
Date/Time: 9/10/19 at 2pm at SFD BI
Present:
Lieutenant Tomas Haney - SFD-Plan Check
Jeffrey Ma - SFD BI
Nicholas Pignatelli - Owner
Toby Morris - Kerman Morris Architects
Amelia Crowe - Kerman Morris Architects

PROJECT INFORMATION
Address: 1525 Pine Street, San Francisco, CA
Block/Lot: 0667 / 020
Occupancy: Existing: R-2 (restaurant)
Proposed: R-2 (housing storage 2-8) over R-2 (restaurant at street level and basement (plus some storage accessory to the R-2 use))
Type of Construction: Existing: Type V-B (1 story over basement commercial structure to be demolished)
Proposed: Type IA fully sprinklered (NFA 13 sprinkler system per 903.3.1.2) midrise
Number of Stories: (Proposed Alternative: 5 stories Type IV over 3 stories Type IA)
Proposed Bldg. Height: 85'-0"
Allowable Bldg. Height: 110'-0" (for IA 85 ft. for Type IV)
Proposed Bldg. Area: 21,000 SF
Max. Allow. Bldg. Area: 21,000 SF (for IA 20,500 sq. ft. for Type IV)
Max. Allow. Area/Floor: 1000 SF

PROJECT SCOPE
This work consists of new construction of a new midrise. The subject property has an existing restaurant (the GrubHub Restaurant) on it to be demolished.

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ATTACHED DOCUMENTS - Review per pre-app meeting.
Attached please find proposed drawings for the proposed mixed-use building, which have been revised per our meeting.
Our Basic Code Assumptions to be Confirmed and Questions/Code Ruling Requested:

GENERAL BUILDING HEIGHT AND AREA

1. **Story Count Type I-A:** Please confirm that the proposed Type IA building may be of unlimited height and stories with the installation of sprinklers throughout the entire building per NFPA 13, CBC Chapter 9. **Confirmed.**

2. **Alternate - Story Count Type IV over IA:** Please confirm that the proposed 5 stories of Type IV construction over 3 stories of Type IA construction may be up to 85 feet tall and 8 stories in total with the installation of sprinklers throughout the entire building per NFPA 13, CBC Chapter 9. **Confirmed, so long as sprinklers are not used for area increase for R-2 occupancy per 7, 504.3. (See Exhibit A)**

3. **Fire Department Access:** Please confirm that for the purposes of determining the level from which the highest occupied floor is to be measured, the enforcing agency will elect to measure height from the lower street (Austin Street, in this case). **Confirmed. Note: Measurement will be taken from sidewalk in front of Austin Street proposed residential entry. (See Exhibit B)**

4. **High-Rise:** Please confirm that this building is not considered a high-rise structure as the floor level of the highest building story is less than 75 feet above the lowest level of fire department vehicle access per definitions CBC Chapter 2 and per sec. 403.1 (High-Rise Buildings). **Confirmed, based on 2018 BPAF 2018-0208-0768 in which occupied roof decks are grandfathered above 75 feet. (See Exhibit C)**

Notes: 1) BPAF (filed after Aug 2, 2019) are under different requirements. 2) Hard-pipe gas fired grill on roof is ok for proposed building, but no base or charcoal grills are allowed.

5. **Occupied Roof Deck:** Please confirm that an occupied roof deck over the proposed highest occupied floor may be implemented without triggering the requirements of CBC section 403.1/High-Rise. **Confirmed, see answer to Q4 above.**

6. **Occupied Roof Deck:** Please confirm whether code cycle 2019 could be used in order to provide occupied roof deck greater than 4 stories above grade, perhaps by using AB-005 to justify. **Not Confirmed.**

Note 1) 2019 code cycle review is likely to begin end of year 2019. Partial review of project under two different building code cycles is rarely if ever allowed. It is not recommended to pursue.

Note 2) Occupied roof deck allowed in two scenarios: a) Construction Type IV - area of occupied roof deck less than 750 sq ft is allowed, since it is classified as R-occupancy accessory space with occupancy of fewer than 50 occupants; b) Construction Type IA - occupied roof deck allowable at any level of unlimited area, even if occupancy load is greater than 50. (See Exhibit D)

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7. **Bedroom Light & Air Exposure:** Please confirm whether bedrooms can be located using light wells or adjoining spaces to meet light & air exposure requirement. **Confirmed. Courts complying with section 1206 may be used to meet light and air requirements. (See Exhibit E-1)**

Note 1) For a 2-story lightwell (court), minimum required dimensions are 8'x20', or approximately 160 square feet. If such dimensions are technically infeasible, due to small lot width (25'), alternative court dimensions are allowable per local equivalency and AB-005, provided that proposed court width is a minimum of 5' wide (per section 1206.8) and court area is approximately 160 square feet. (See Exhibit E-1, E-2)

Note 2) If rooms are proposed to meet light requirements based on "borrowed light" from an adjacent room with exterior windows, such adjoining space must be 7' deep; minimum (i.e. not a hallway), see SFD BI bulletin 16-01.

8. **HORIZONTAL EXIT:** Please confirm that a 2-hr rated horizontal wall assembly that extends vertically from the top of a 2-hr rated floor assembly to the bottom of a 2-hr rated floor assembly, and that extends horizontally on each level, shall be allowed with 90-min doors on magnetic hold open devices and be considered a horizontal exit per CBC Section 1006. Additionally, the horizontal assemblies need not be aligned vertically, so long as they extend from top of slab to bottom of slab in Type-IA concrete construction. **Confirmed.**

Note 1) Horizontal exit is needed all the way to ground floor, but not in basement. Rated wall can mid-align in section as long as there is a 2-hr rated ceiling/floor assembly for contiguous protection on either side of horizontal exit.

Note 2) For SFD BI comment and 1026.4.2, both sides of the horizontal exit at every floor are to have a minimum of 3 square feet per occupant to act as acceptable refuge area (calculate occupant load). (See Exhibit F)

Note 3) For section 1009.5, two-way communication is required on both sides of horizontal exit.

9. **MEANS OF EGRESS**

a. **Accessible Means of Egress:**

b. Please verify that the elevator is not required as an accessible means of egress, as each level has been provided with a horizontal exit per CBC section 1006.2.1 Exception R1 (Horizontal exit complying with CBC section 1006 and building equipped throughout with an automatic sprinkler system). **Not Confirmed. The elevator is an accessible means of egress.**

c. Please verify that the elevator need not be provided with the standby power requirements per CBC chapter 27, as it is not considered part of the accessible means of egress per CBC section 1009.4. **Not Confirmed.**

Note: See 5a above. The elevator need not be supplied with standby power per Chapter 27 if a horizontal exit is provided meeting the requirements of sec. 1009.3, exception R5, and 1009.4, exception R2.

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10. **Area of Refuge:** Please confirm that an area of refuge is not required at any stairway per CBC Section 1009.3 Exception 2, Exception 5, and Exception 8. **Confirmed.**

(Elevator is also exempted. Horizontal exit area of refuge needed based on actual occupancy, not stair width capacity. Due to sprinklers in building design, wheelchair area of refuge is NOT needed. See CBC sec. 1009.

11. **Emergency Escape and Rescue:** Please confirm that emergency escape and rescue openings for all sleeping rooms are not required per CBC Section 1030.1, Exception R1, as the building is Type IA construction and is equipped throughout with an automatic sprinkler system. **Confirmed, for Type I-A construction and confirmed for Type IV construction at the 4th story and above.**

Additional Discussion:
Per section 1206.3.2 Air Intake, a horizontal air intake of not less than 10 square feet shall be provided at the base of courts used for ventilation. If the proposed rooms with windows facing onto the courts are provided with artificial (mechanical) ventilation and the windows are fixed, then the building need not comply with sec. 1206.3.2. **Confirmed.**

Due to narrow building and restaurant space constraints, fire stair egress stair #2 goes to basement level and continues up to Pine Street for egress discharge. Please confirm this. **Confirmed.** Stair #1 discharges to Austin Street one level above the basement and stair #2 is a continuous 2-hour stair enclosure that happens to go to the basement level but remains uninterrupted to its point of exit discharge at the 4th floor and Pine Street. Since neither stair #1 nor stair #2 egress paths travel through "COMMON AREAS" past the basement level elevator opening, this corridor between the two stairs can be 1-hour rated only. The elevator, not a part of the means of egress system, can have its integral 90 minute door and a 20-minute drop down smoke door (without the need for an additional 90-minute door on a hold back). (See Exhibits G, G-1).

If only one exit is provided from the second floor of this fully sprinklered R-2 occupancy building, per section 1006.3.2 and Table 1006.3.2(1), all points on the 2nd floor must be a maximum travel distance of 225 feet measured from the furthest point of the interior to the exit discharge to the exterior. Further, per section 1027.1, exception R1 (Items 1.1 through 1.4), this exit may cross through the ground floor lobby area, provided the lobby is also 2-hour rated, like the stair enclosure. (See Exhibit H)

Reviewed and signed by:
Jeffrey Ma
Toby Morris
12/12/20
12/12/20
SFD BI Lt. Thomas Haney or Captain Kathy Harold
Date
Date

1525 Pine Street
San Francisco, CA
94114
415 749 0002
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REQUEST FOR WATER FLOW INFORMATION

DATE: 09 / 26 / 2019 REQUEST IS FOR: ☒ FIRE FLOW ☐ SPRINKLER DESIGN

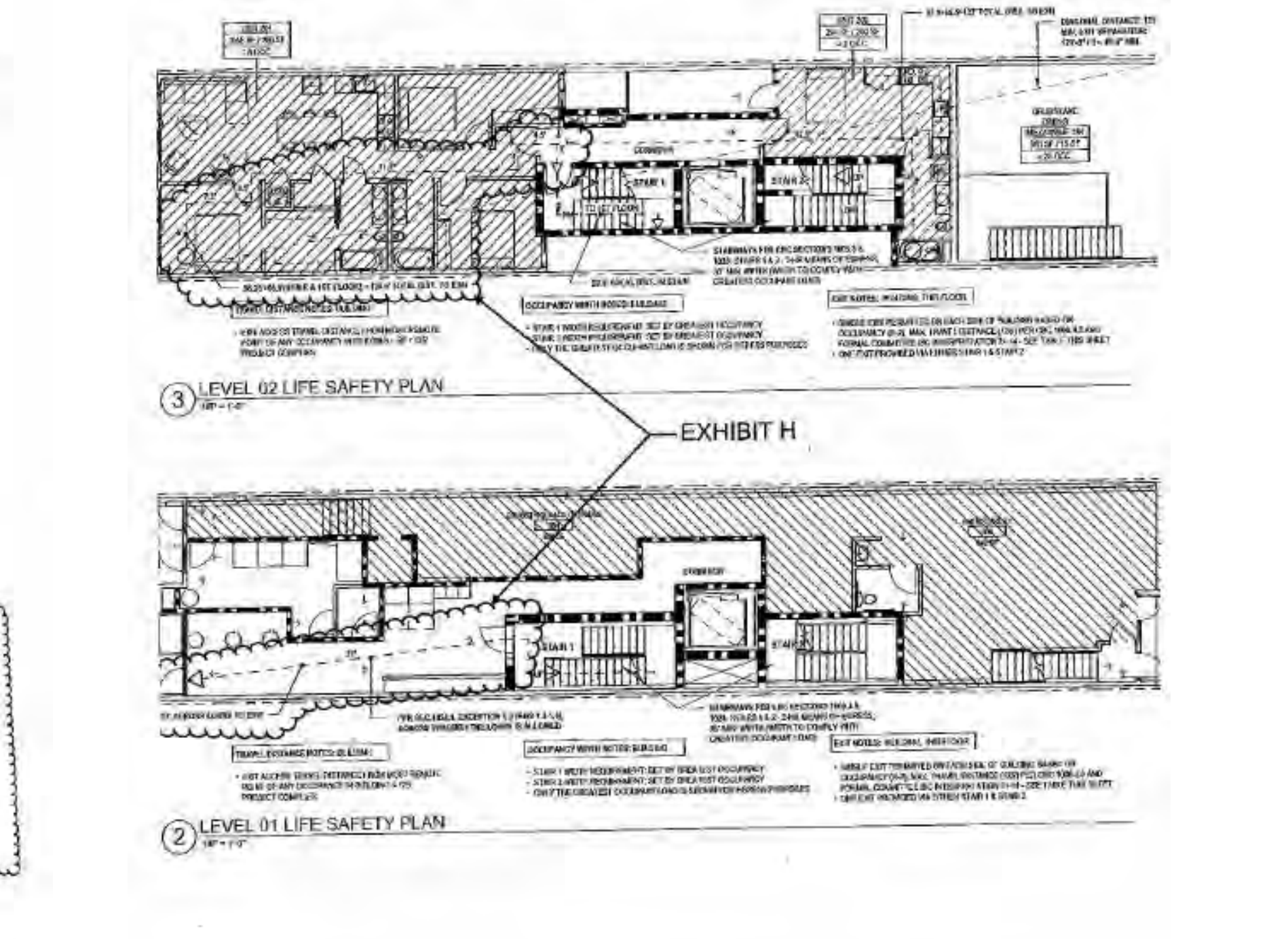
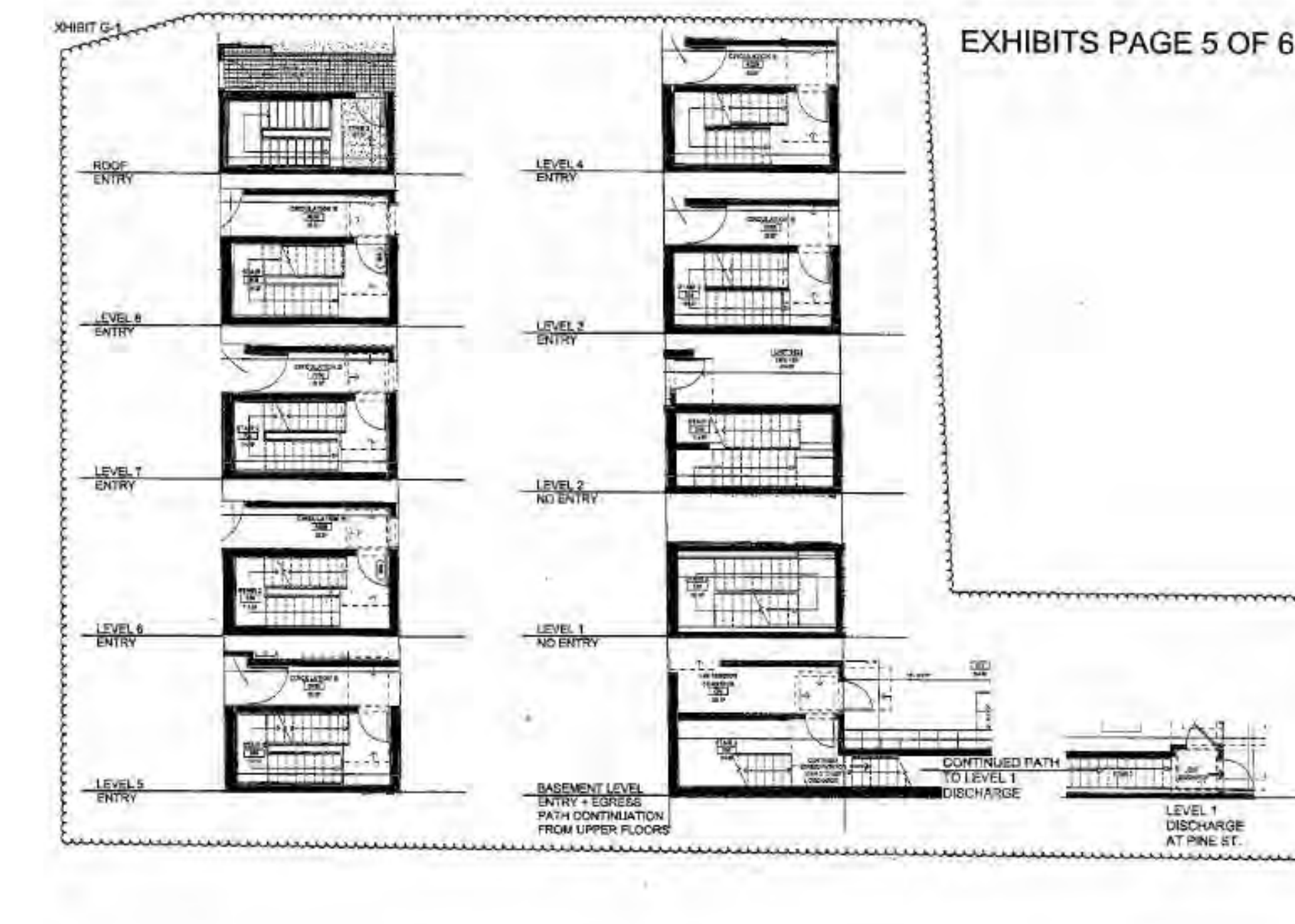
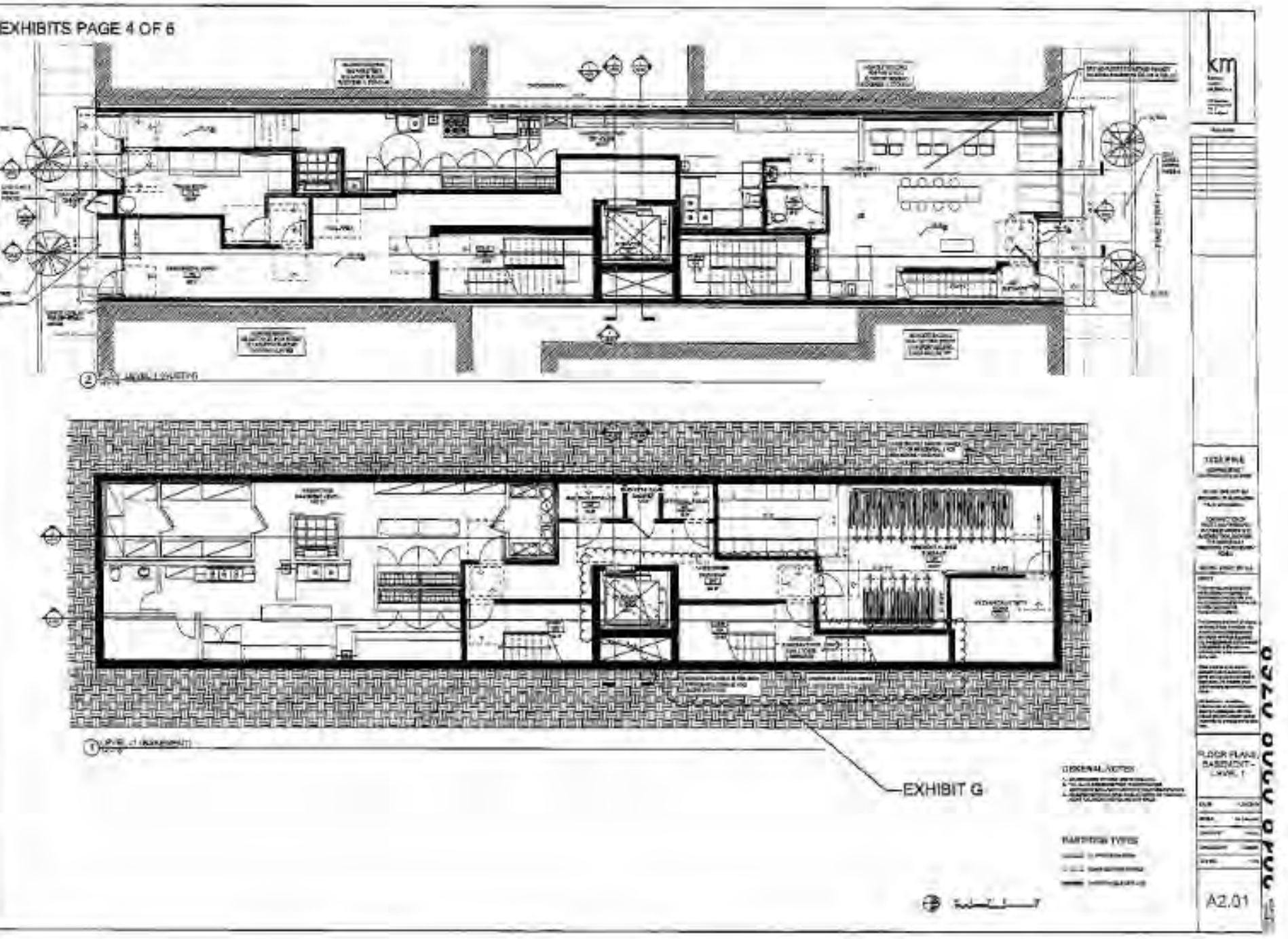
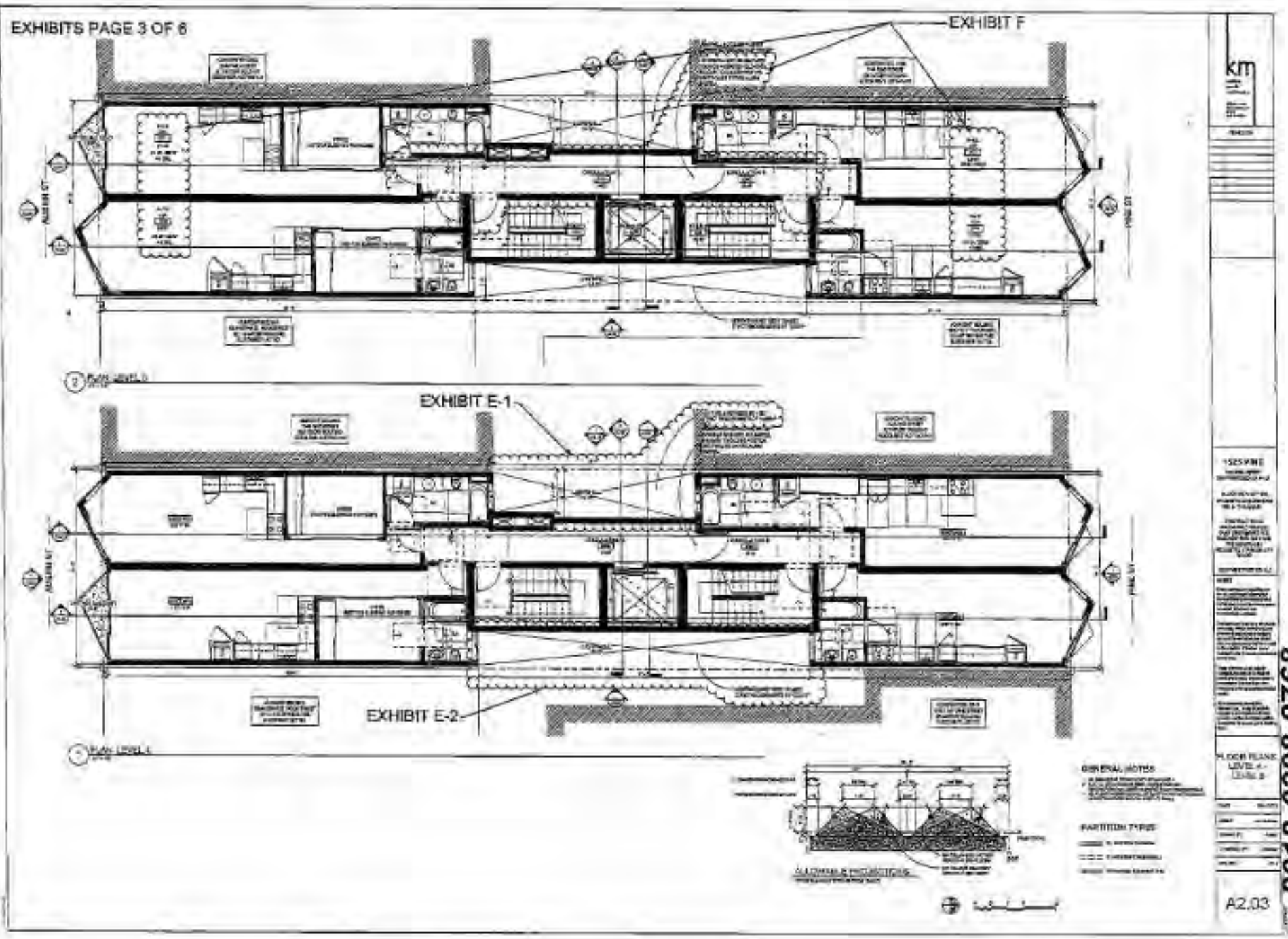
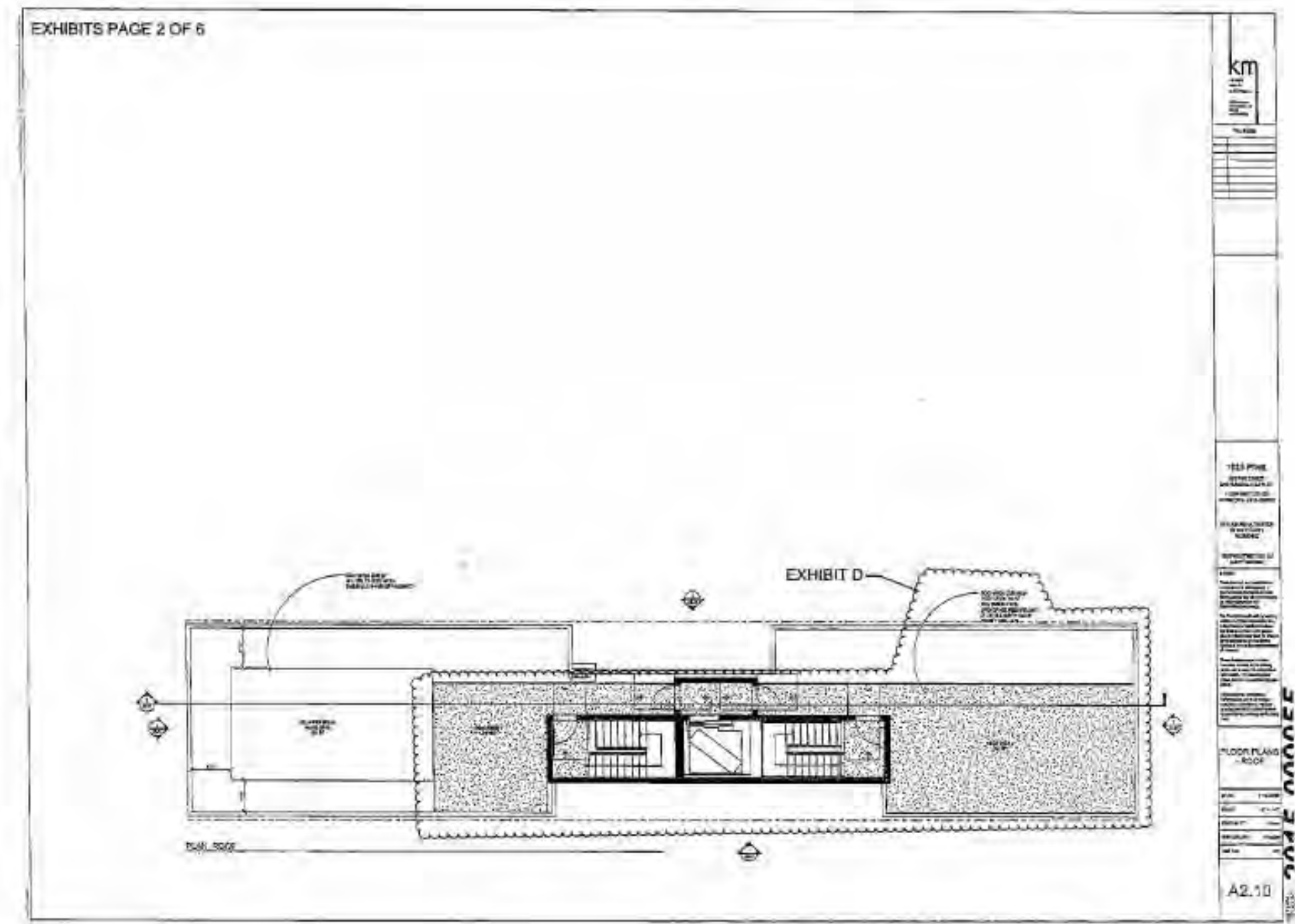
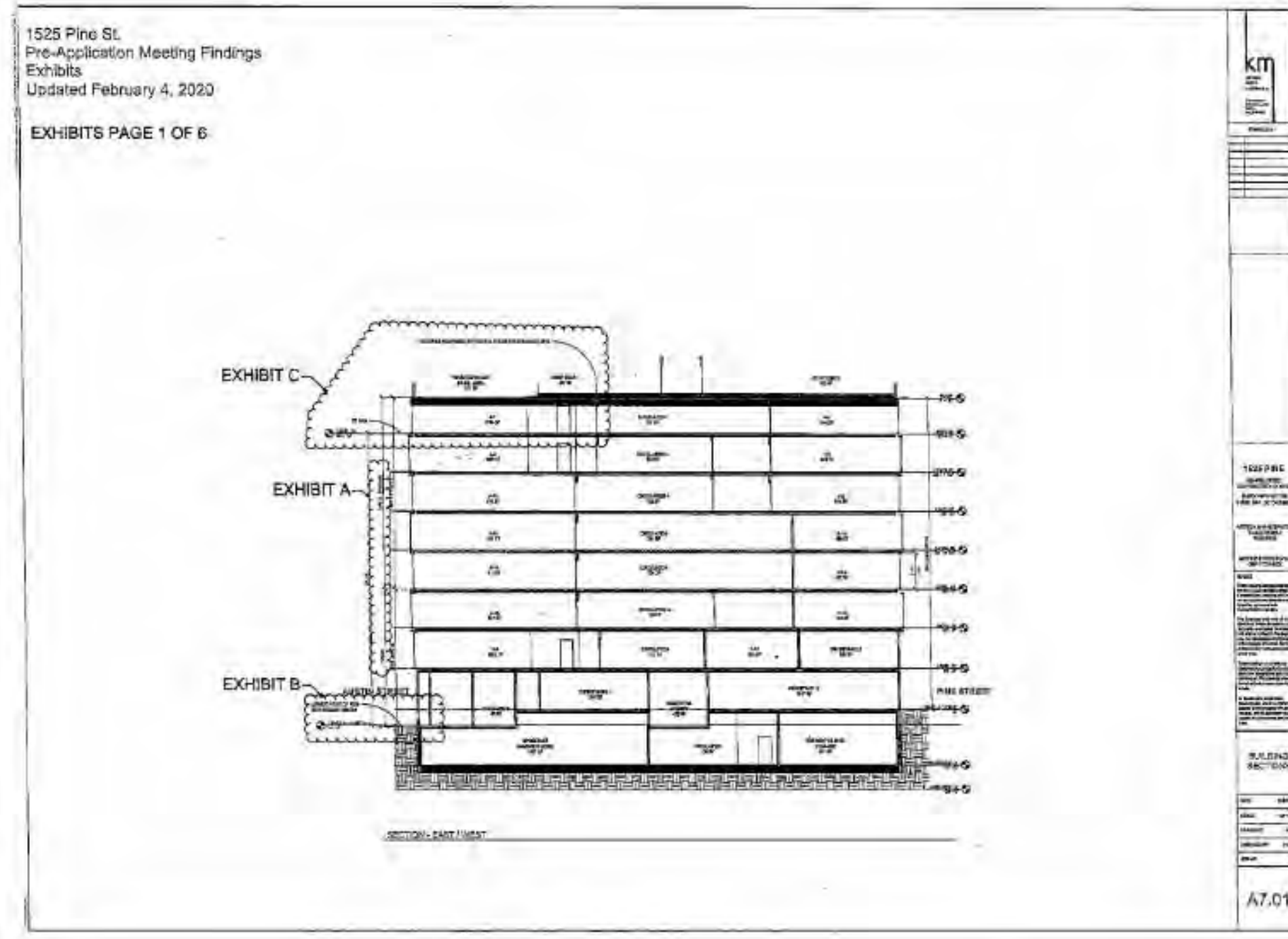
CONTACT PERSON: Toby Morris ADDRESS: 1525 Pine Street
PHONE NO. (415) 749-0302 FAX NO. (415) 749-0302
EMAIL: toby@kermanmorris.com

OWNER'S NAME: 1525 PINE STREET DEV LLC PHONE # (415) 208-0920 / 7003

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:
1525 Pine Street
CROSS STREETS (BOTH ARE REQUIRED): Polk Street / Van Ness Ave
SPECIFY STREET FOR POINT OF CONNECTION: Polk Street / Van Ness Ave
OCCUPANCY (CIRCLE ONE): RESIDENTIAL ☒ LIVE-WORK ☐ COMMERCIAL ☐ OTHER ☐
HAZARD CLASSIFICATION (CIRCLE ONE): LIGHT ☒ ORD 1 ☐ ORD 2 ☐ EXT 1 ☐ EXT 2 ☐ OTHER ☐
CAR-STACKER: YES ☒ NO ☐
NUMBER OF STORIES: 8 stories (Basement + Roof Deck) HEIGHT OF BLDG.: 77'-10" FT.

Flow data provided by: LAU Date Forwarded: 10/16/19
Flow date: FIELD FLOW TEST STATIC 7.7 PSI
RECORDS ANALYSIS X RESIDUAL 7.5 PSI
FLOW 109.7 GPM
Gate Page 9 8" MAIN on P-1.6

1525 PINE STREET
SAN FRANCISCO, CA 94109
BLOCK 0667 / LOT 020
SFD BI BPA: 2018-0208-0768
PRJ #: 2015-009955
CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS
1525 PINE STREET DEV LLC
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FIRE FLOW & DBI PRE-APP MEETING SUMMARY
DATE 03/18/2021
SCALE
DRAWN BY Author
CHECKED BY Checker
JOB NO. 1914
G0.60



2018-0208-0768



BUILDING ON THE OPPOSITE SIDE OF AUSTIN STREET



BUILDING ON THE OPPOSITE SIDE OF PINE STREET



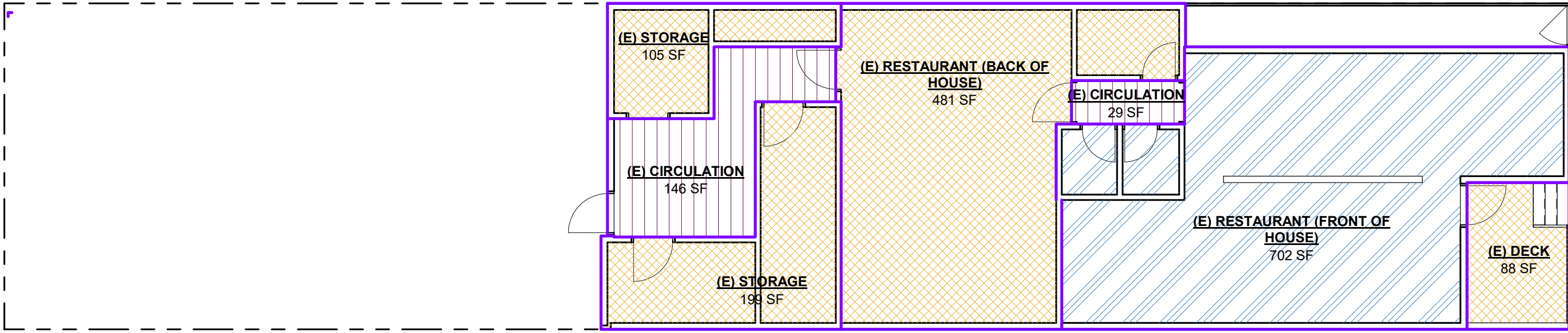


PINE STREET DE

GROSS
BUILDING

NO.




G1.20



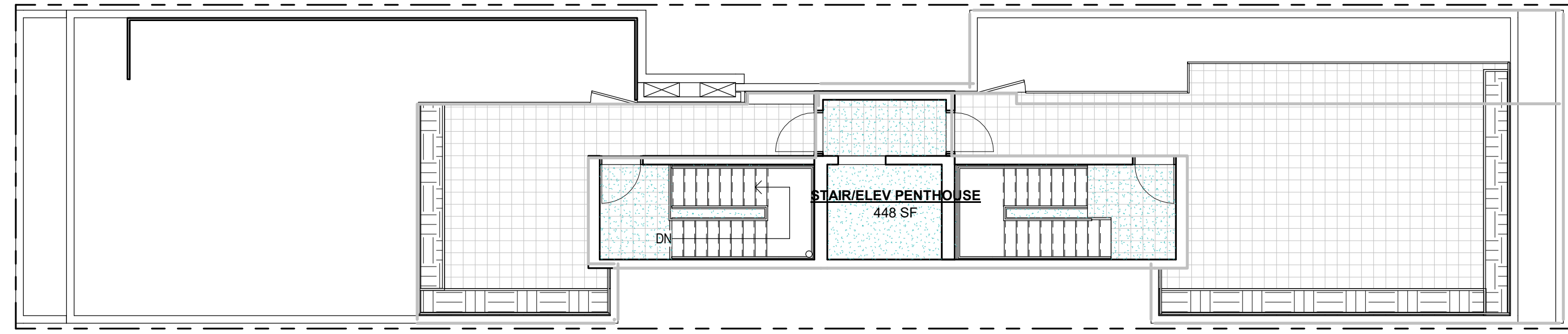
1 EXISTING GROSS AREA - LEVEL 01 (PINE)
1/8" = 1'-0"

EXISTING GROSS AREA	
AREA TYPE PER CODE	Area Included in Gross
ASSEMBLY	702 SF
BUSINESS	784 SF
CIRCULATION	175 SF
	1661 SF

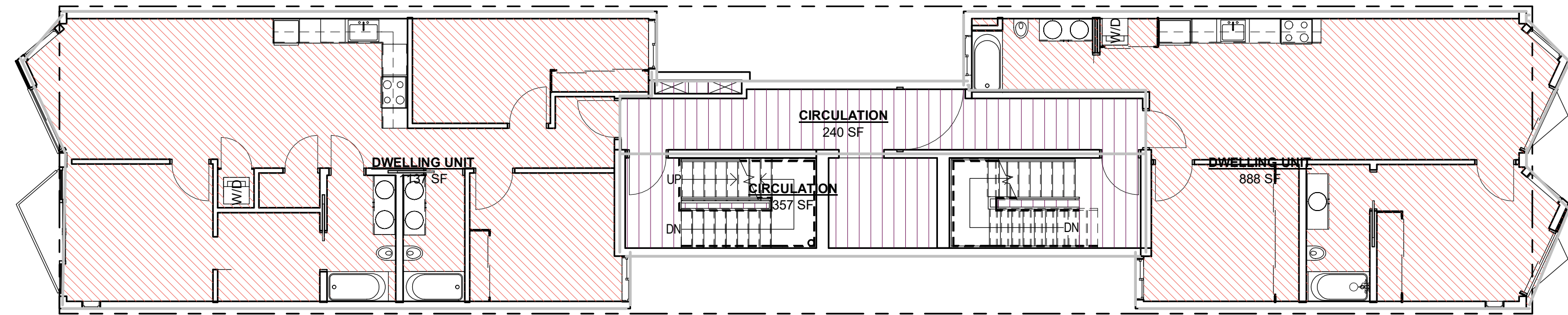
NOTE: FOR ADDITIONAL INFORMATION SEE PLANNING SCHEDULES ON G0.03

 ASSEMBLY
 BUSINESS
 CIRCULATION

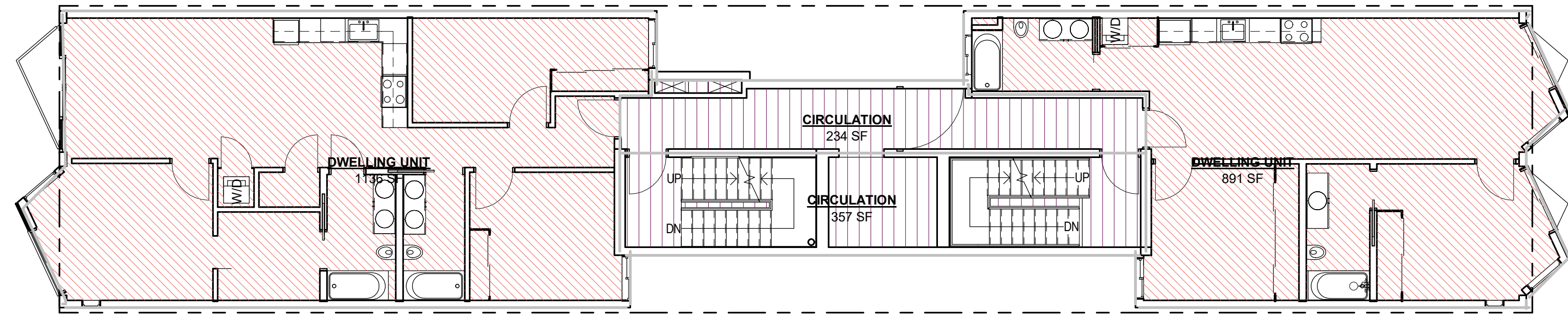
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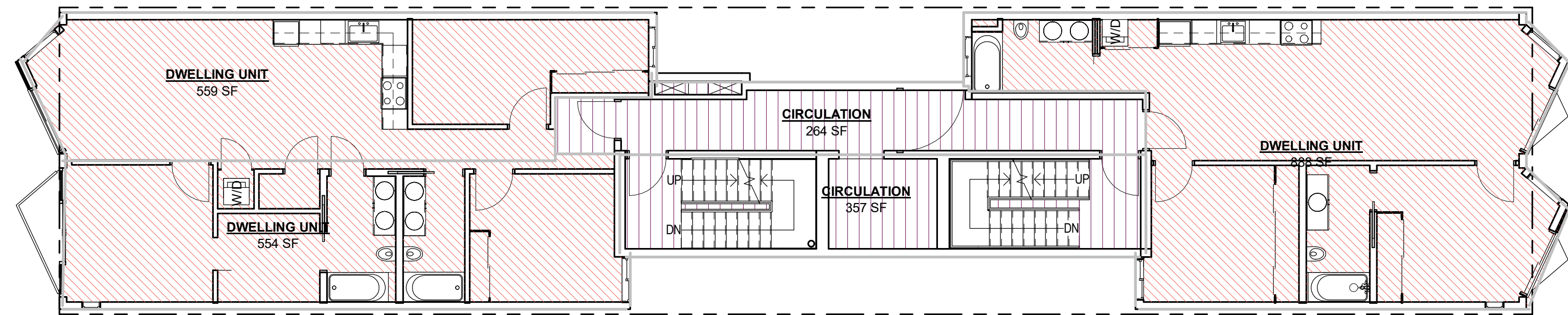
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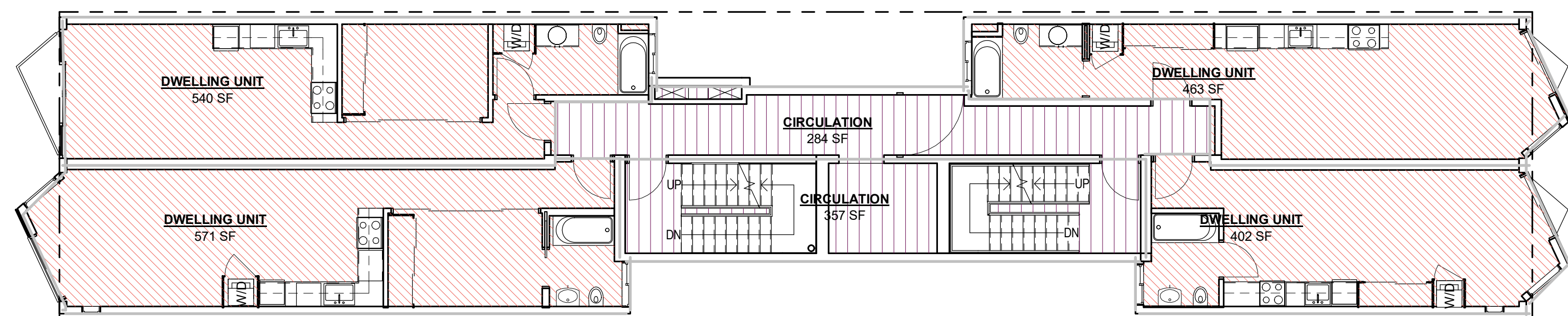
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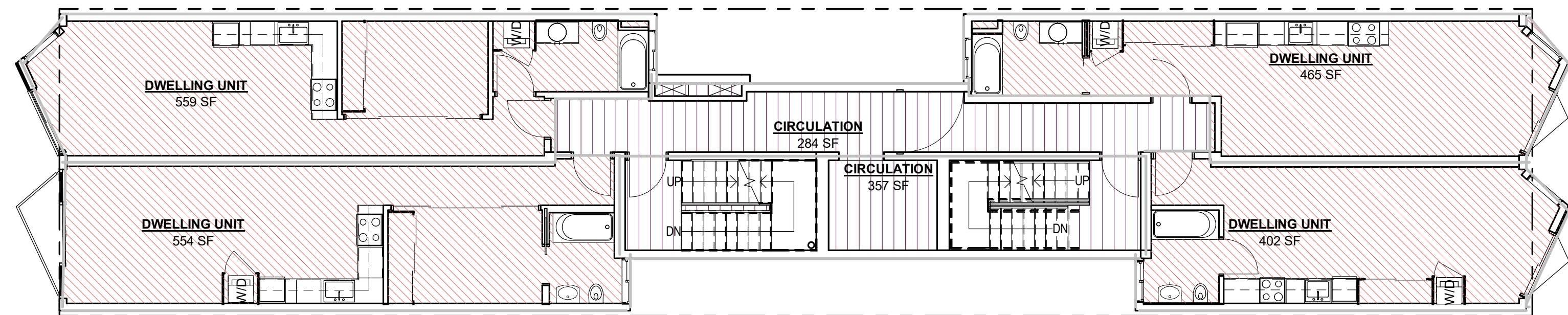
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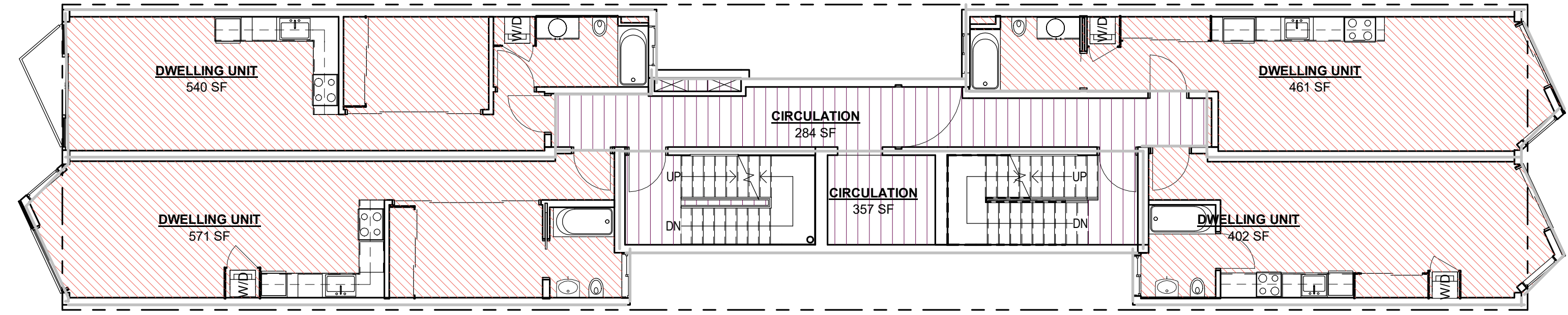
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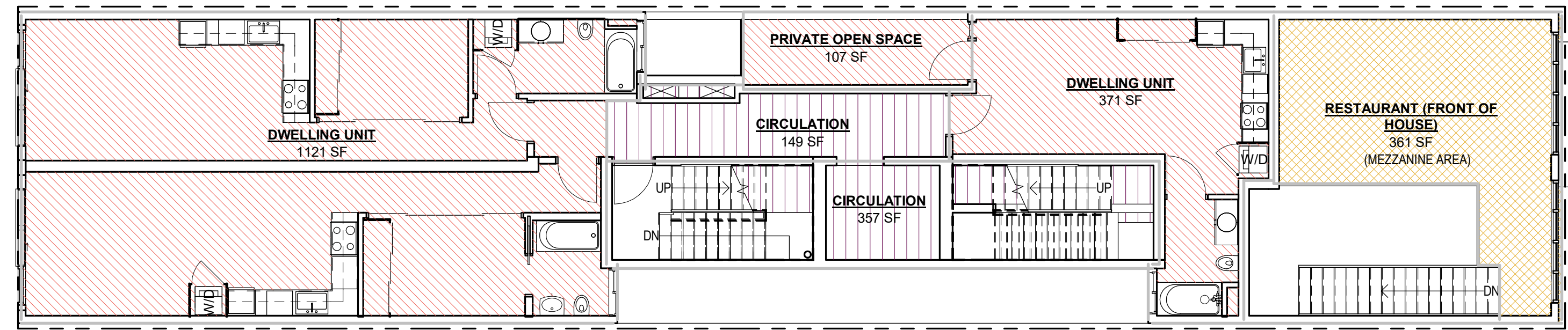
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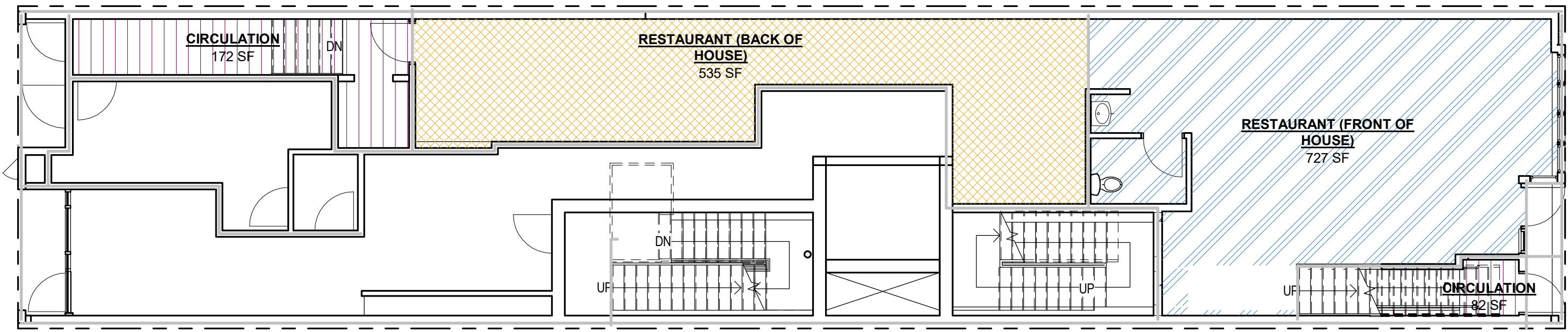
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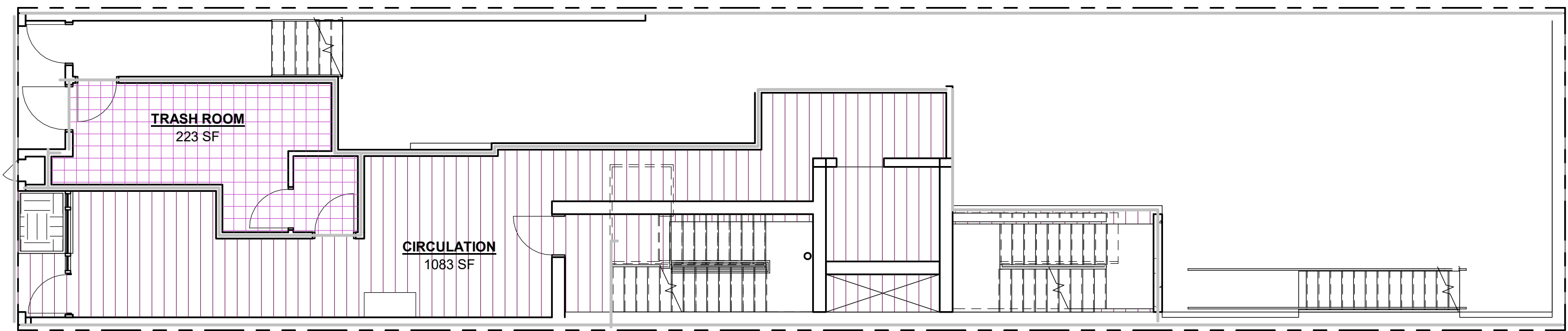
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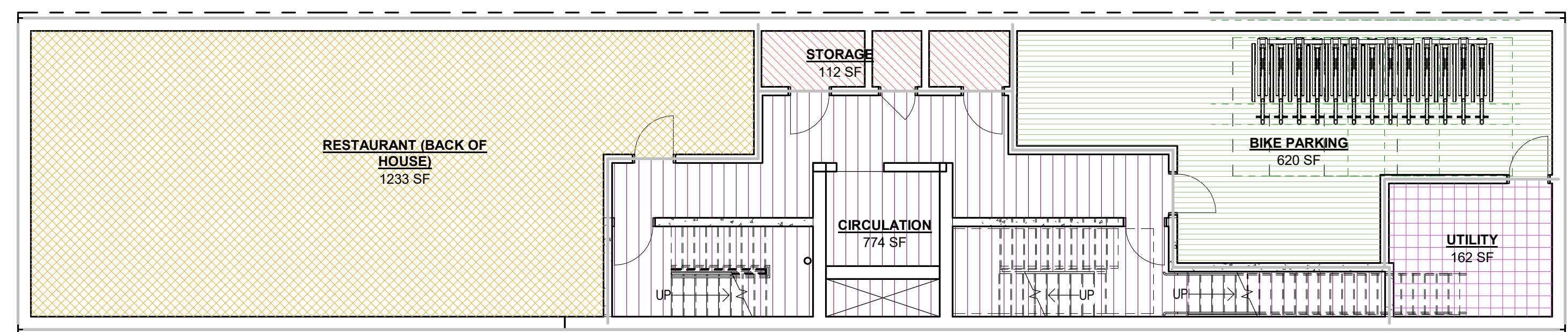
4 LEVEL 02
1/8" = 1'-0"



3 LEVEL 01 (PINE)
1/8" = 1'-0"



2 LEVEL 01 (AUSTIN)
1/8" = 1'-0"



1 BASEMENT -1
1/8" = 1'-0"

PROPOSED GROSS AREA	
PER SF PLANNING CODE DEFINITION OF "FLOOR AREA, GROSS" IN SEC. 102	
AREA TYPE PER CODE	AREA INCLUDE IN GROSS
ASSEMBLY	727 SF
BUSINESS	1768 SF
BUSINESS	361 SF
CIRCULATION	6330 SF
RESIDENTIAL	13475 SF
RESIDENTIAL	112 SF
Grand total	22794 SF

NOTE: FOR ADDITIONAL INFORMATION SEE PLANNING SCHEDULES ON G0.03

- ACCESSORY BICYCLE PARKING (EXEMPT)
- ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)
- ASSEMBLY
- BUSINESS
- CIRCULATION
- CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL (EXEMPT)
- RESIDENTIAL

1525 PINE STREET (2015-009955PRJ): NON-RESIDENTIAL GROUND FLOOR HEIGHT

1525 PINE STREET (2015-009955PRJ): SETBACKS FOR NARROW STREETS

1525 PINE STREET (2015-009955PRJ): USABLE OPEN SPACE

1525 PINE STREET (2015-009955PRJ): TRANSPARENCY MINIMUM

1525 PINE STREET (2015-009955PRJ): DWELLING UNIT EXPOSURE

1525 PINE STREET (2015-009955PRJ): BULK

1525 PINE STREET (2015-009955PRJ): BAY PROJECTION

1525 PINE STREET (2015-009955PRJ): REAR YARD REQUIREMENT

1525 PINE STREET (2015-009955PRJ): BUILDING HEIGHT

WAIVER DIAGRAM (FOR SUMMARY OF WAIVERS REQUESTED SEE G0.03)

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFD BI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

525 PINE STREET DEV LLC

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and attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BASE BUILDING DIAGRAMS

DATE	03/18/2021
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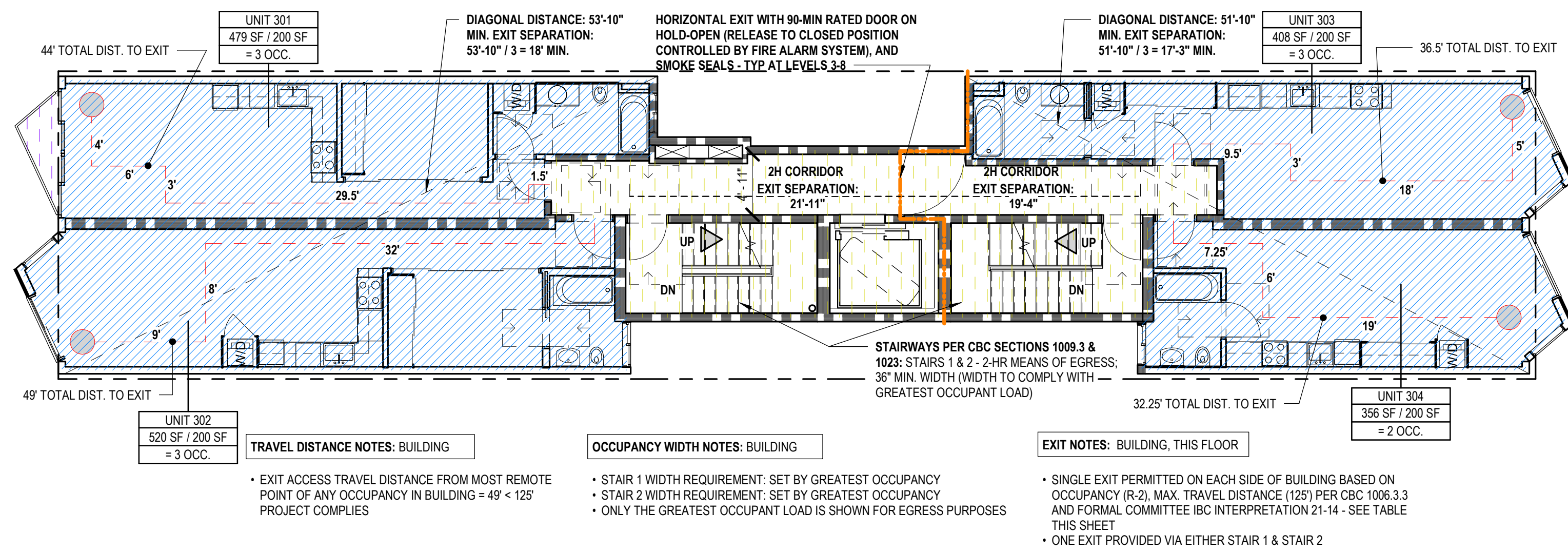
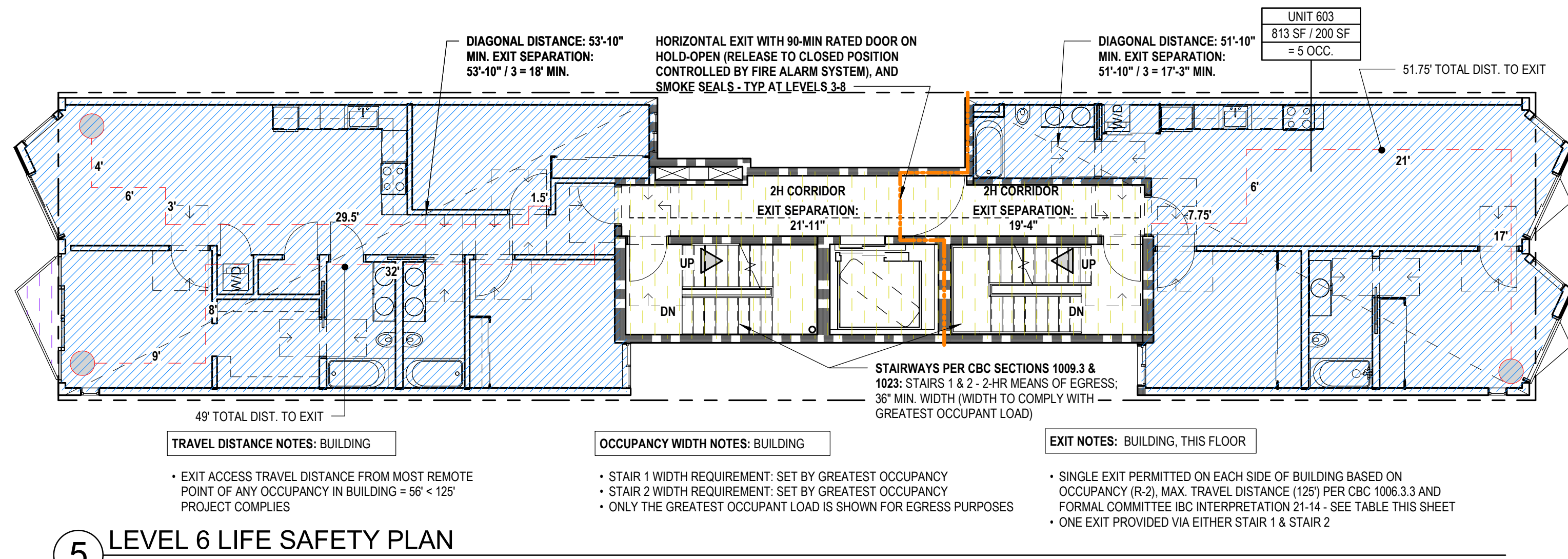
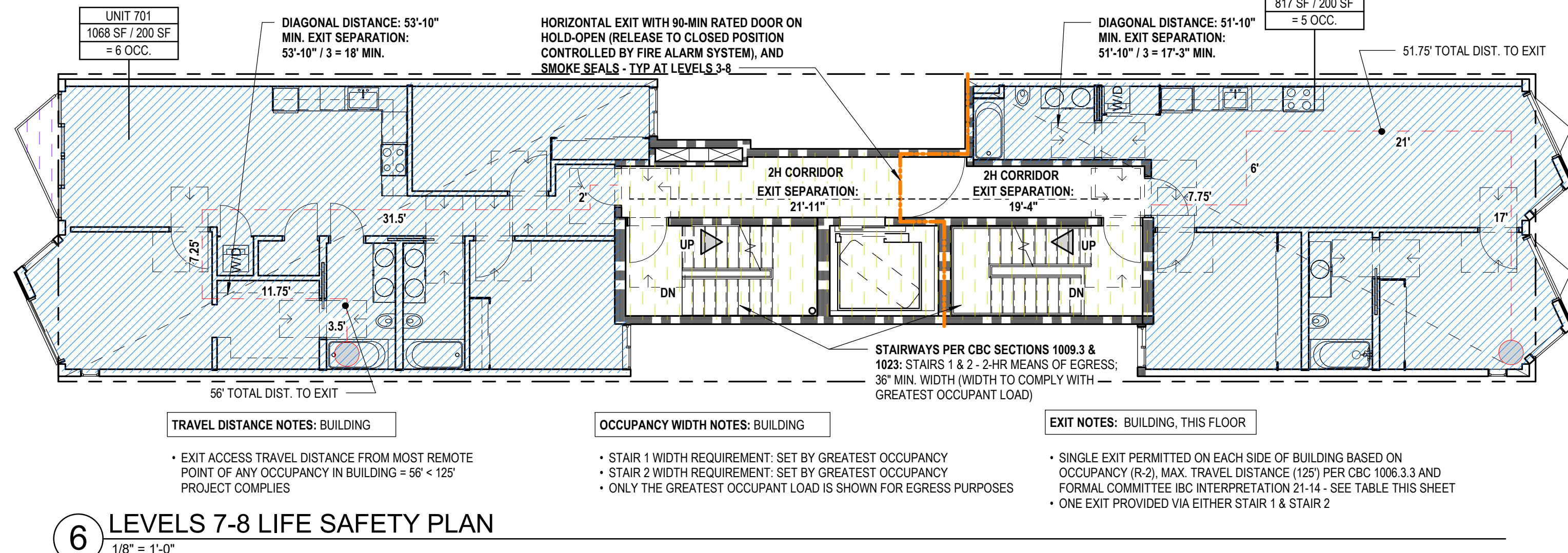
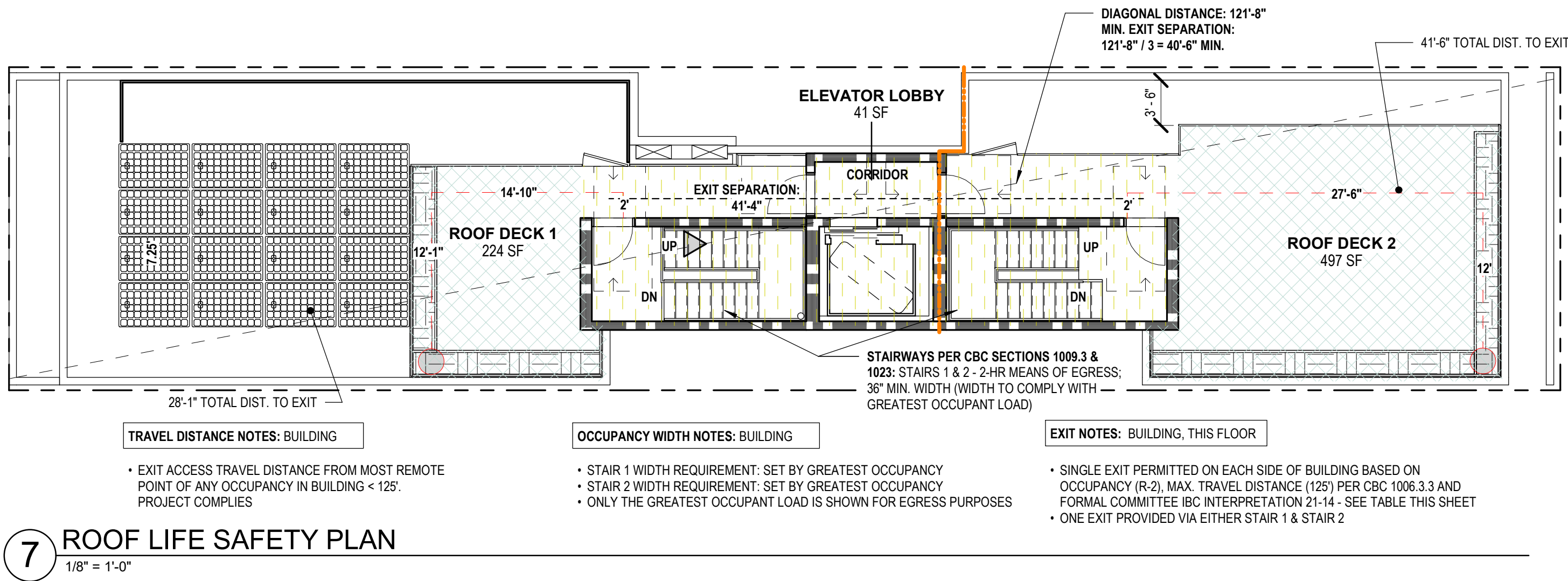
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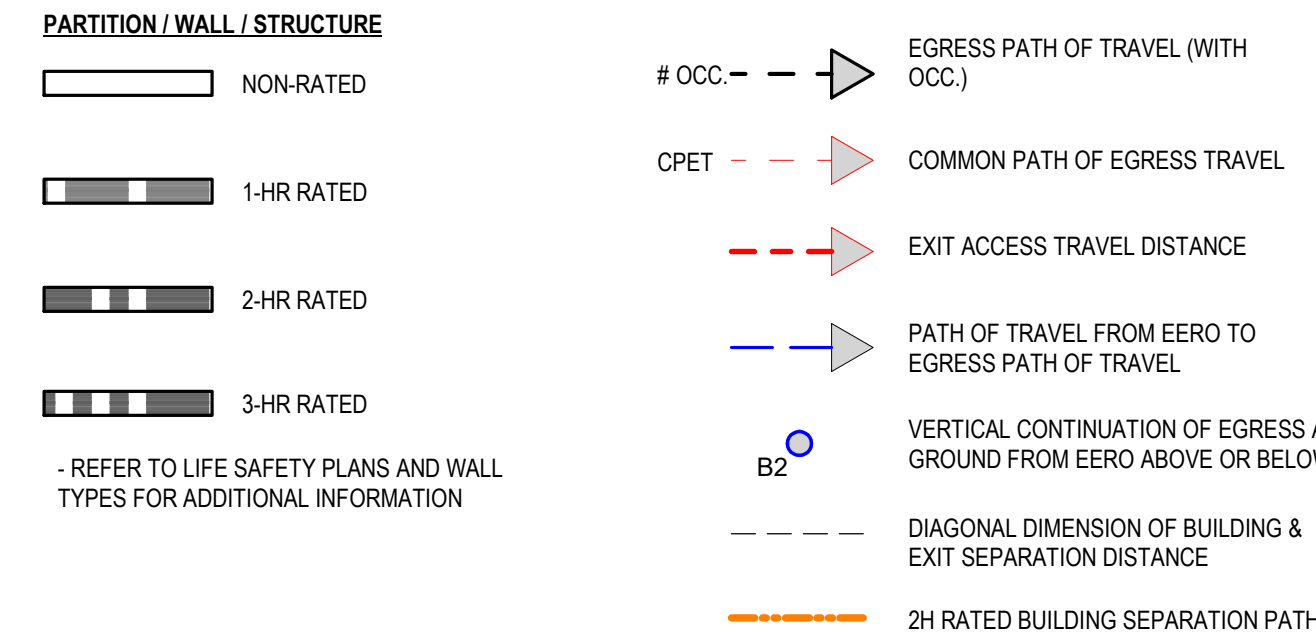
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BI PERMIT APPLICATION NUMBER: **2018-0208-0768**



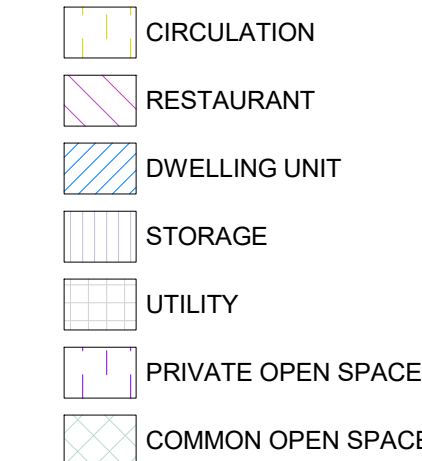
FIRE / LIFE SAFETY PLAN LEGEND



EGRESS PLAN GENERAL NOTES

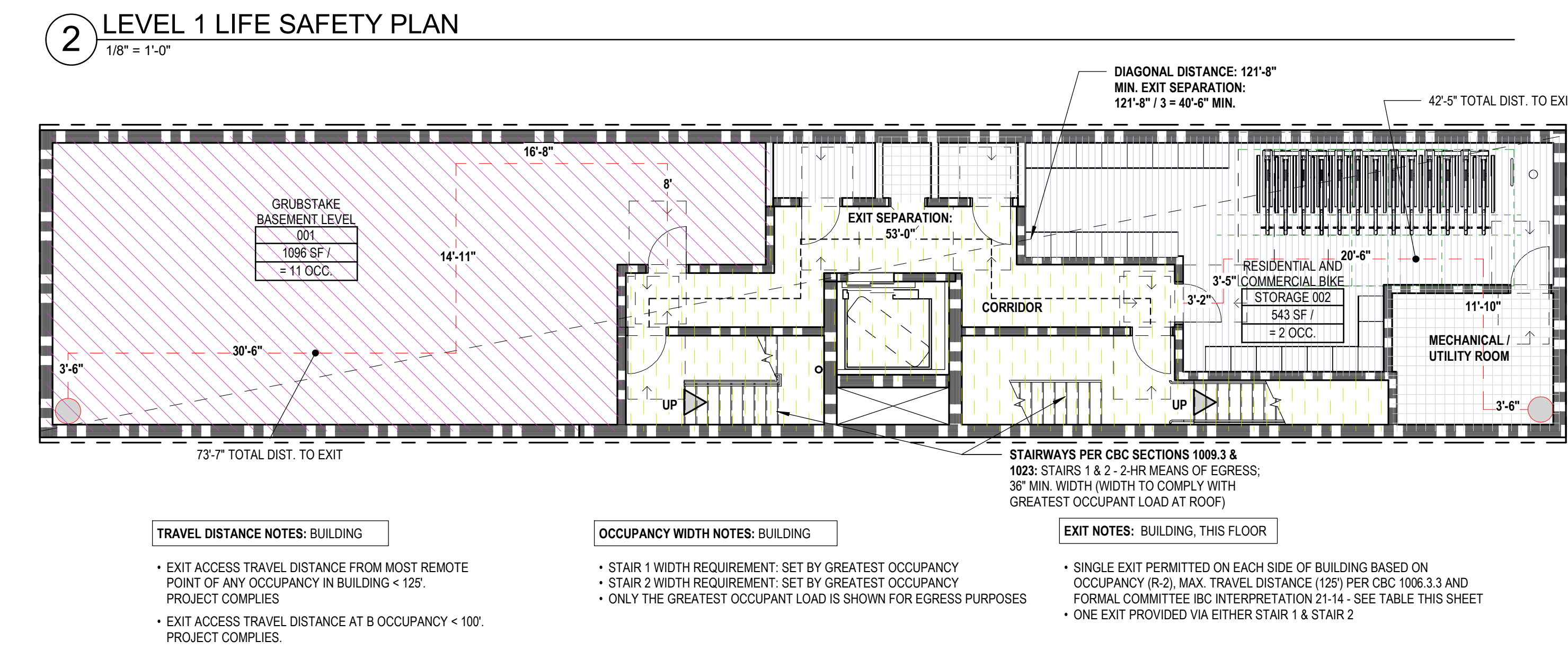
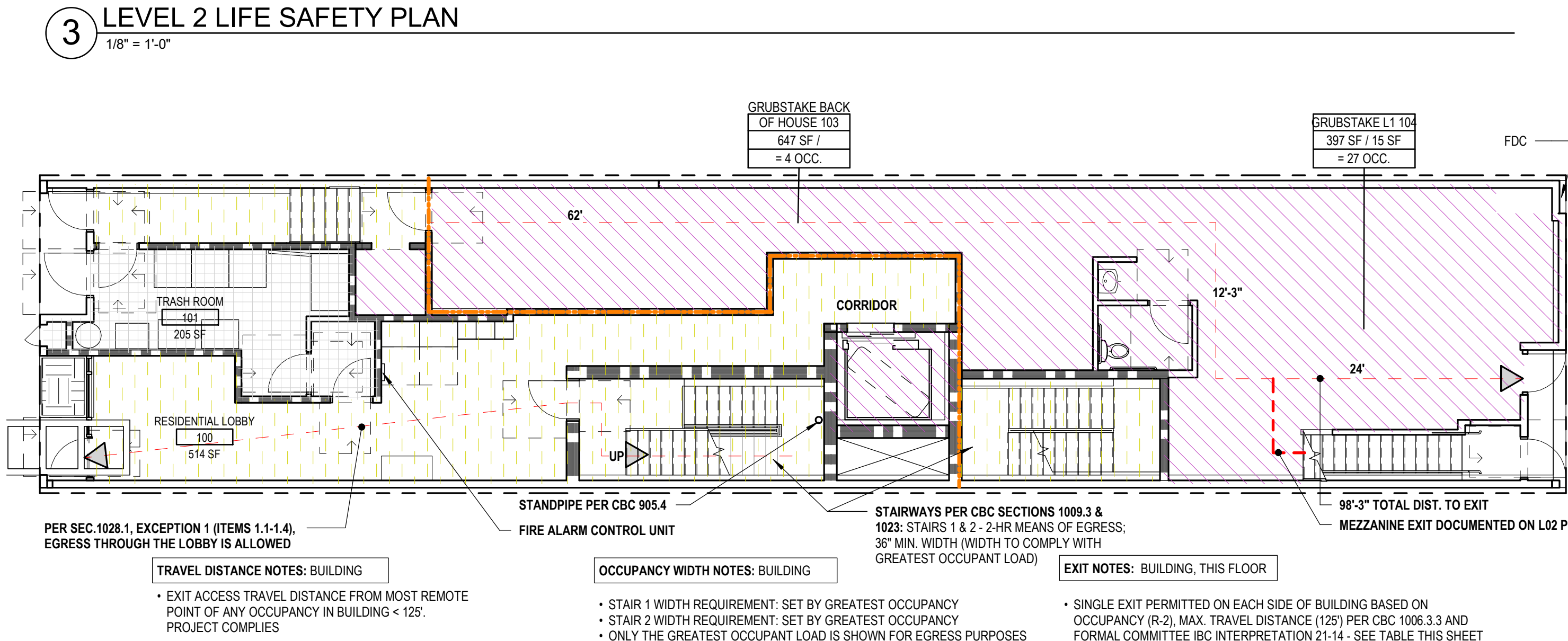
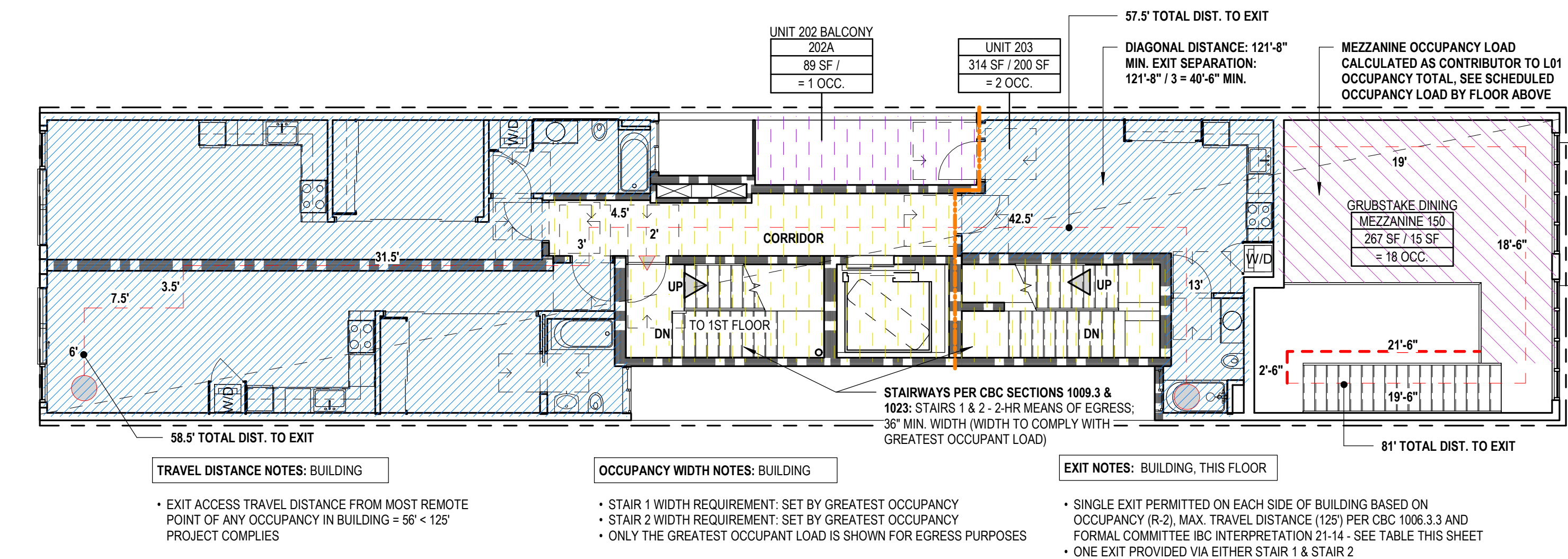
- CORRIDORS AND ACCESSIBLE ROUTES SHALL COMPLY WITH:
 - ENTRANCE SIGNAGE PER CBC SECTION 1110A.2
 - GLUE-DOWN CARPET PER CBC SECTION 1110A.3 & SECTION 804.4.2
 - LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 1111A & 1121A
 - SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 1111A
 - MINIMUM WIDTH PER CBC SECTIONS 1119A.3
 - EXIT DISCHARGE SHALL COMPLY WITH CBC SECTION 1028.1
 - EXIT ENCLOSURES TO COMPLY WITH CBC SECTIONS 1022.1 & 1023.1 - NO FURNISHING WILL BE ALLOWED
- STAIRWAYS SHALL COMPLY WITH:
 - ENCLOSURES PER CBC SECTION 1022
 - SIGNAGE PER CBC SECTION 1023.8 & 1023.9
 - TREADS, RISERS AND NOSING PER CBC SECTIONS 1123A
 - STRIPING PER CBC SECTIONS 1123A.5
 - BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE ALARM SYSTEM
- AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3, EXCEPTION 5 & 1009.3, EXCEPTION 8
- DOOR FIRE RATING:
 - AT 1-HOUR WALLS
 - 20-MINUTE FIRE-RATED DOORS - CORRIDORS
 - 45-MINUTE FIRE-RATED DOORS - PROTECTED OPENINGS
 - AT 2-HOUR WALLS
 - 90-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES

OCCUPANCY LEGEND



OCCUPANCY LOAD BY FLOOR

LEVEL	AREA	OCCUPANT LOAD
BASEMENT -1	1640 SF	13
LEVEL 1	1311 SF	49
LEVEL 02	1380 SF	5
LEVEL 03	1763 SF	11
LEVEL 04	1763 SF	11
LEVEL 05	1763 SF	11
LEVEL 06	1792 SF	11
LEVEL 07	1885 SF	11
LEVEL 08	1878 SF	11
ROOF	720 SF	47



2018-02-08 15:25:14 1525 PINE STREET, SAN FRANCISCO, CA 94109

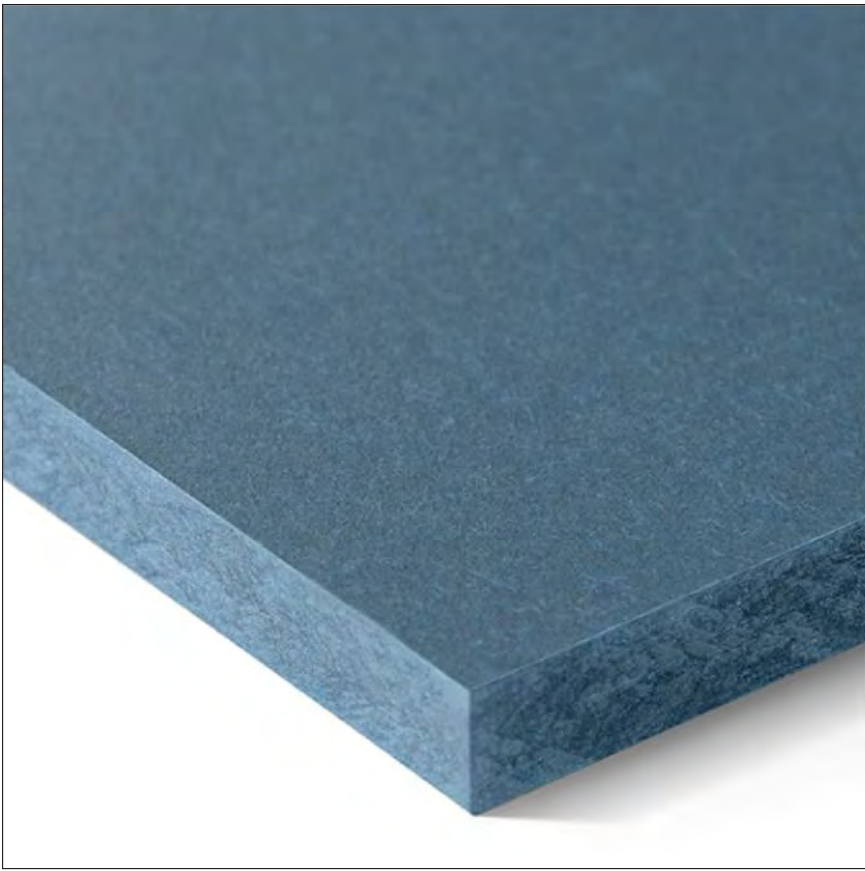


PINE STREET CONTEXT



AUSTIN STREET CONTEXT

FINISH MATERIALS



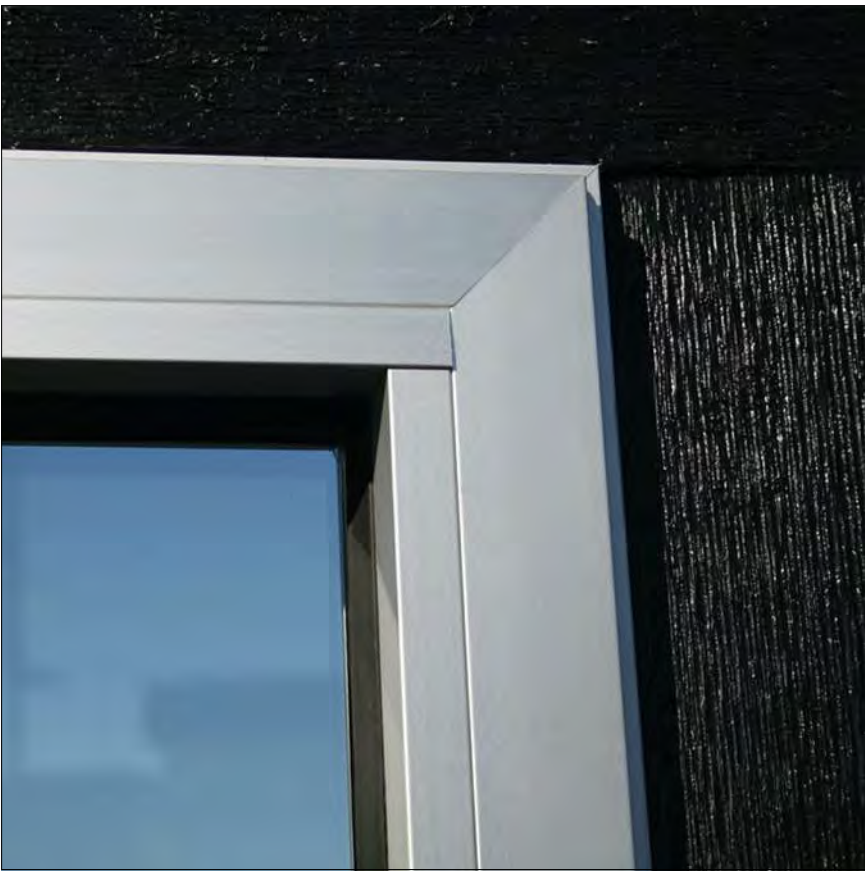
CEMENTITIOUS PANEL - COLOR A



CEMENTITIOUS PANEL - COLOR B



CEMENTITIOUS PANEL OR STUCCO WITH REVEALS - EAST AND WEST PROPERTY LINE WALLS



ALUMINUM OR VPI DOORS / WINDOWS



CEMENT PLASTER / GRUBSTAKE



GRUBSTAKE YELLOW DOOR - TO BE RECREATED



EXISTING GRUBSTAKE BLADE SIGN - TO BE REUSED



EXISTING GRUBSTAKE SIGN - TO BE REUSED



EXISTING GRUBSTAKE WINDOWS - TO BE REUSED



PERFORATED METAL PANEL / GUARDRAIL

km

kerman
morris
architects llp

137 Pine Street
San Francisco, CA
94114
415.749.0302

Revisions	

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

1525 PINE STREET DEV LLC

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them.

PROPOSED
EXTERIOR
PERSPECTIVES
& MATERIALS

DATE	03/18/2021
SCALE	12" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G3.00

2018-0208-0768
JOB PERMIT
APPLICATION
NUMBER

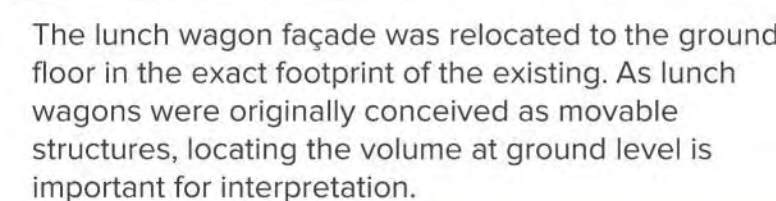


G3.01

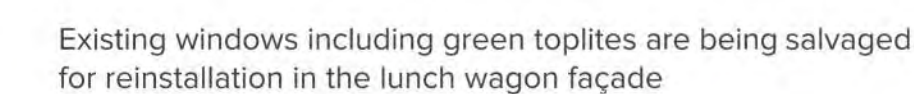
(Non-physical)



1 Match footprint/orientation of lunch wagon



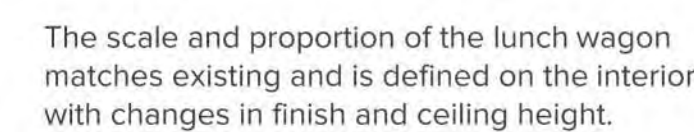
4 Define interior/exterior relationship with windows



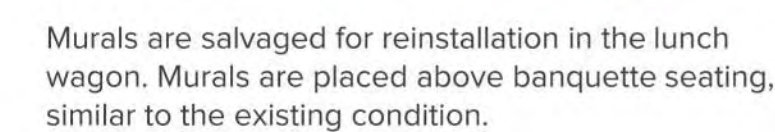
1515 PINE
GRUBSTAKE
DINER
762-8268
OPEN TIL 4 AM
GRUBSTAKE
RESTAURANT
World Famous
BURGERS • STEAKS • BREAKFAST

<https://my.matterport.com/show/?m=yR5VgQDcTT>

2 Match existing scale and proportion of lunch wagon

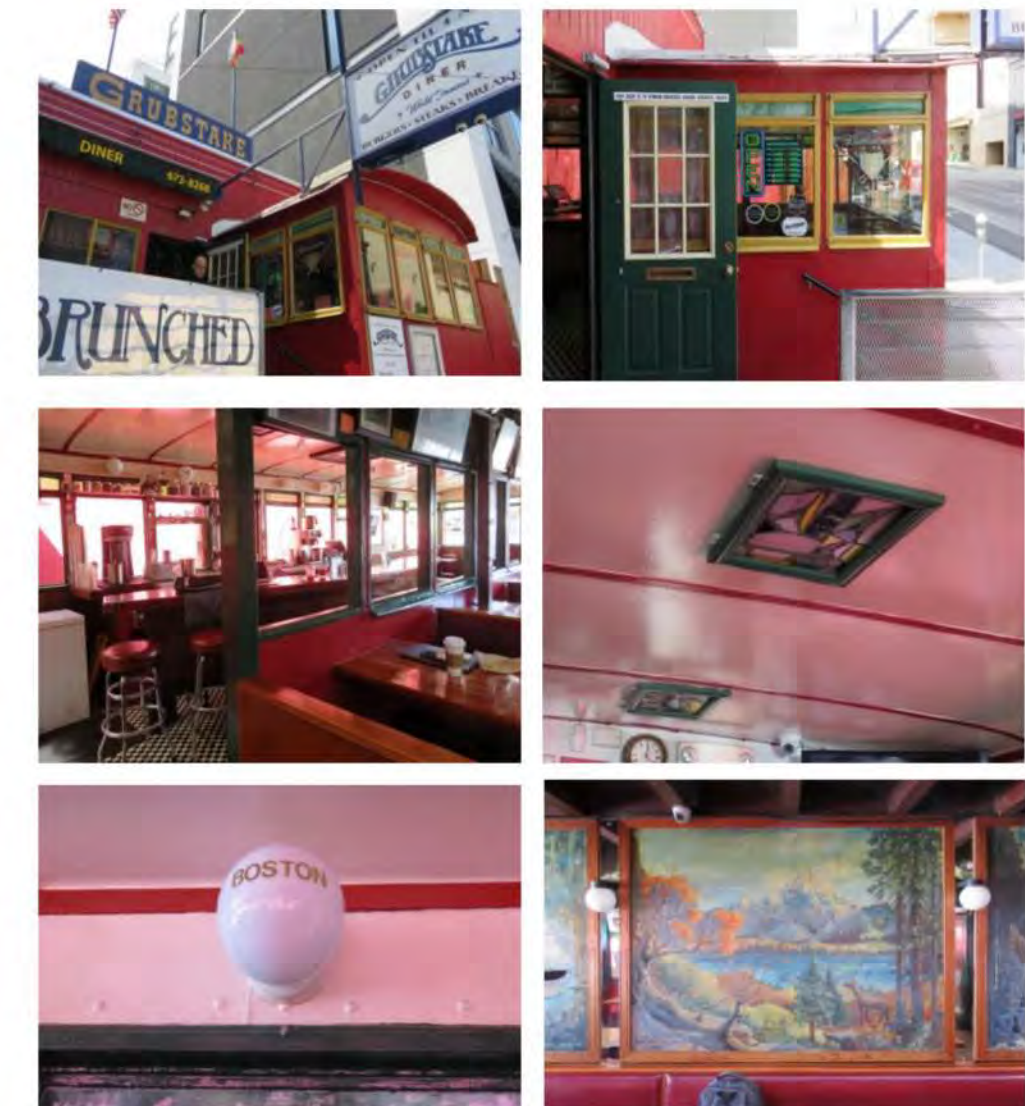


8 Salvage and restore murals

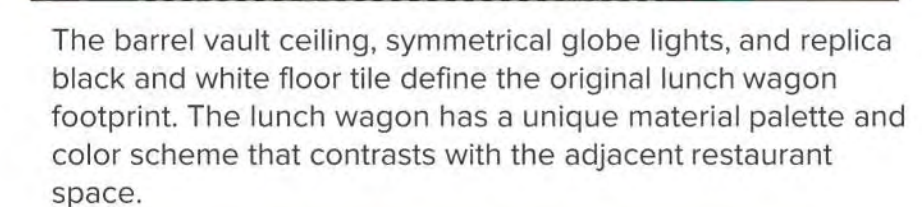


Recommendations:

- A** Photographic Documentation
 - Salvage/Replicate Architectural Features
 - B** Historic Resource Interpretation
 - Permanent Display and/or
 - Salvage/Replicate Architectural Features
 - 1) Match footprint/orientation of lunch wagon
 - 2) Match existing scale and proportion of lunch wagon
 - 3) Replicate metal barrel vault ceiling
 - 4) Define interior/exterior relationship with windows
 - 5) Reuse existing windows
 - 6) Reuse/replicate globe lights
 - 7) Reuse/replicate tile, counters, and stools
 - 8) Salvage and restore murals



- 3** Replicate metal barrel vault ceiling
- 6** Reuse/replicate globe lights
- 7** Reuse/replicate tile, counters, and stools

[illegible]

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

1525 PINE STREET DEV LLC

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GRUBSTAKE PRESERVATION MEASURES

DATE	03/18/2021
SCALE	12" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G6.00

2018-0208-0768

2018-02-08 15:24:14 1525 PINE STREET, LOT 020 SFDDBI BPA: 2018-0208-0768 PRJ #: 2015-009955

2018-02-08 15:24:14

Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

The work to remove existing physical features listed below, and to reinstall, will be done by a team of historic preservation conservators and art movers. For example, as to the large mural to be preserved, historic preservation conservators will manage the art movers and coordinate with the demolition contractor prior to the removal. The team will remove, crate, and package the mural. After removal, the mural will be transported to a secure art storage facility where conservation work on the mural will occur.

Conservation work on the mural will be performed in accordance with the *Guidelines for Practice and Code of Ethics* of the American Institute for Conservation.

Photo Documentation – Prior to demolition, the subject property, materials, and surrounding context will be photographed in accordance with Historic American Building Survey (“HABS”) standards. Photograph views shall include: (a) contextual views, (b) views of each side of the building and interior views, where possible, (c) oblique views of the building, and (d) detail views of character-defining features.

Historic Resource Interpretation – Permanent display of interpretive materials concerning the history and significance of 1525 Pine Street will be provided. The historic interpretation shall be supervised by a preservation architect and architectural historian and conducted in consultation with an exhibit designer. The interpretive materials shall be placed in a prominent public setting in the new building or in another appropriate public setting.

Virtual Tour – The Grubstake owners have used a virtual reality technology implemented by Matterport Technology to create a lasting 3D tour of the space that will be made available on the restaurant’s website. <https://matterport.com/industries/>. The owners have worked directly with Matterport to conduct this state-of-the-art exhibit.

Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

1. Salvage, restore and reinstall portions of the mural and wood framing which includes (under the direction of original artist Jason Phillips) the following:
 - Cleaning surfaces
 - Removal of graffiti
 - Re-adhering and consolidating paint
 - Filling cracks
 - Color integration
 - Applying protective clear coating
2. Replicate red vinyl booth seating
3. Replicate train car façade
4. Replicate vaulted, curved ceiling
5. Reuse light box signage and neon lights
6. Replicate wooden bar
7. Reuse or replicate decorative lights and side globe lights
8. Retain or replicate tile floor, chrome accents, linear counter and backless stools
9. Attempt to retain “windows” separating original space from newer space
10. Retain menu style
11. Condiments and silverware will remain the same with some enhancements
12. Retain most liked traditional dishes
13. Commit to applying for late night hours (potentially up to 4:00 a.m.) in the conditional use application and extended hours with the entertainment commission and will attempt to operate during those hours
14. Pop-up dining during construction
15. Will use good faith efforts to keep existing staff (who are in good standing with the restaurant ownership) employed in the new restaurant.



Architectural
Resources Group

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111



Architects,
Planners &
Conservators

km
Kerman
Morris
architects llc
137 Pine Street
San Francisco, CA
94114
415.749.0302

Revisions

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
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OVER RESTAURANT AND
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BONUS

1525 PINE STREET DEV LLC

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GRUBSTAKE
PROJECT
FEATURES

DATE 03/18/2021

SCALE 12" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1914

G6.01

2018-0208-0768
SFDDBI BPA: 2018-0208-0768
PRJ #: 2015-009955
2018-02-08 15:24:14

2018-0208-0768

LOCK 0667 / LOT
BI BPA: 2018-020
RJ #: 2015-00995

CONSTRUCTION OF
MULTI-FAMILY HOUSES
AND RESTAURANTS
IMPLEMENTED
THE INDIVIDUAL
QUESTED STATE DE
BONUS

PINE STREET DE

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Attachments, connections, fittings, etc., are to be provided in conformance with the Code, and the Contractor is responsible for providing and

EXISTING S PLAN

03/

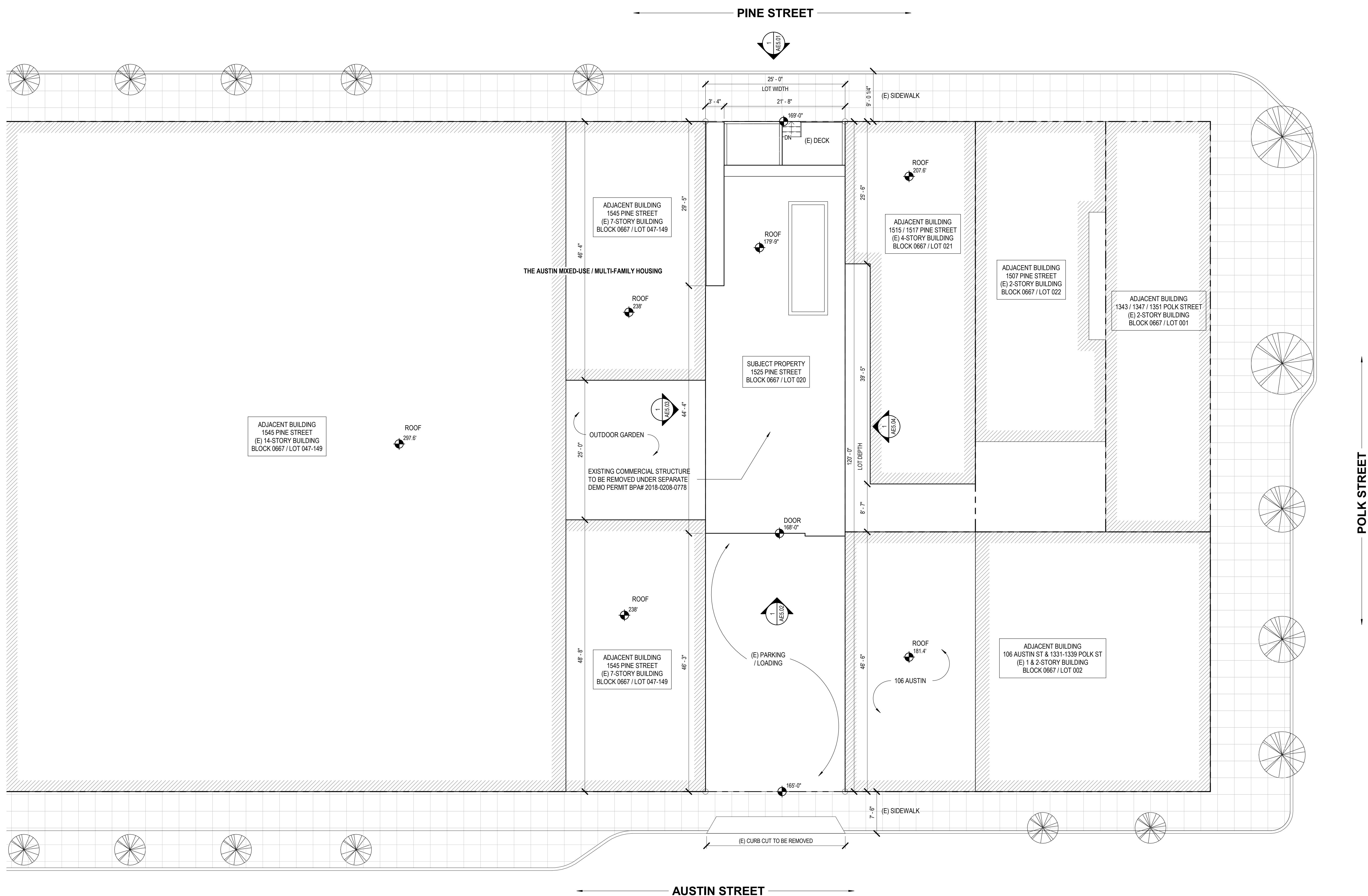
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OWN BY

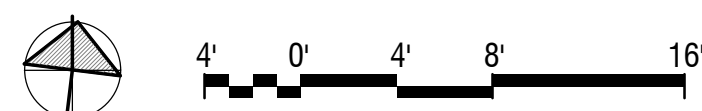
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NO.

AE1.0



1 EXISTING SITE PLAN



DBI PERMIT APPLICATION NUMBER: **2018-0208-0768**

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
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EXISTING
FLOOR PLAN

DATE	03/18/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	191

AE2.01

DBI PERMIT APPLICATION NUMBER: **2018-0208-0768**



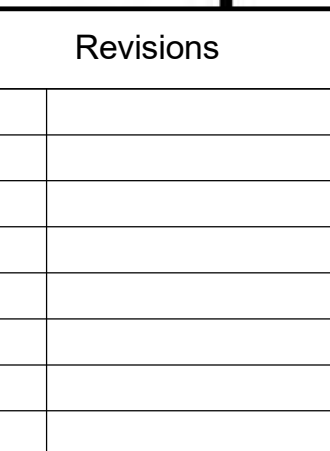
PARTITION TYPES

- ==== (E) PARTITION TO REMAIN
- == == (E) PARTITION TO BE REMOVED
- ===== (N) PARTITION (SEE SHEET A7.00)









CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
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BONUS

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attachments, connections, fittings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

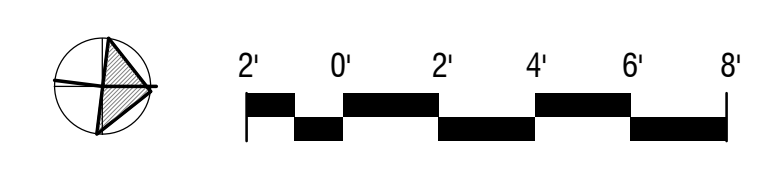
OB NO. 1914

AE5.04



EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778

BI PERMIT APPLICATION NUMBER: 2018-0208-0768



PARTITION TYPES

==== (E) PARTITION TO REMAIN

== == (E) PARTITION TO BE REMOVED

===== (N) PARTITION (SEE SHEET A7.00)

D1.01

DBI PERMIT APPLICATION NUMBER: **2018-0208-0768**

LOCK 0667 / LOT
BI BPA: 2018-020
RJ #: 2015-00995

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT
PROJECT IMPLEMENTED
THE INDIVIDUAL
QUESTED STATE DE
BONUS

PINE STREET DE

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Attachments, connections, fittings, etc., are to be provided in conformance with the Code, and the Contractor is responsible for providing and

PROPOSED
SITE PLAN

03/

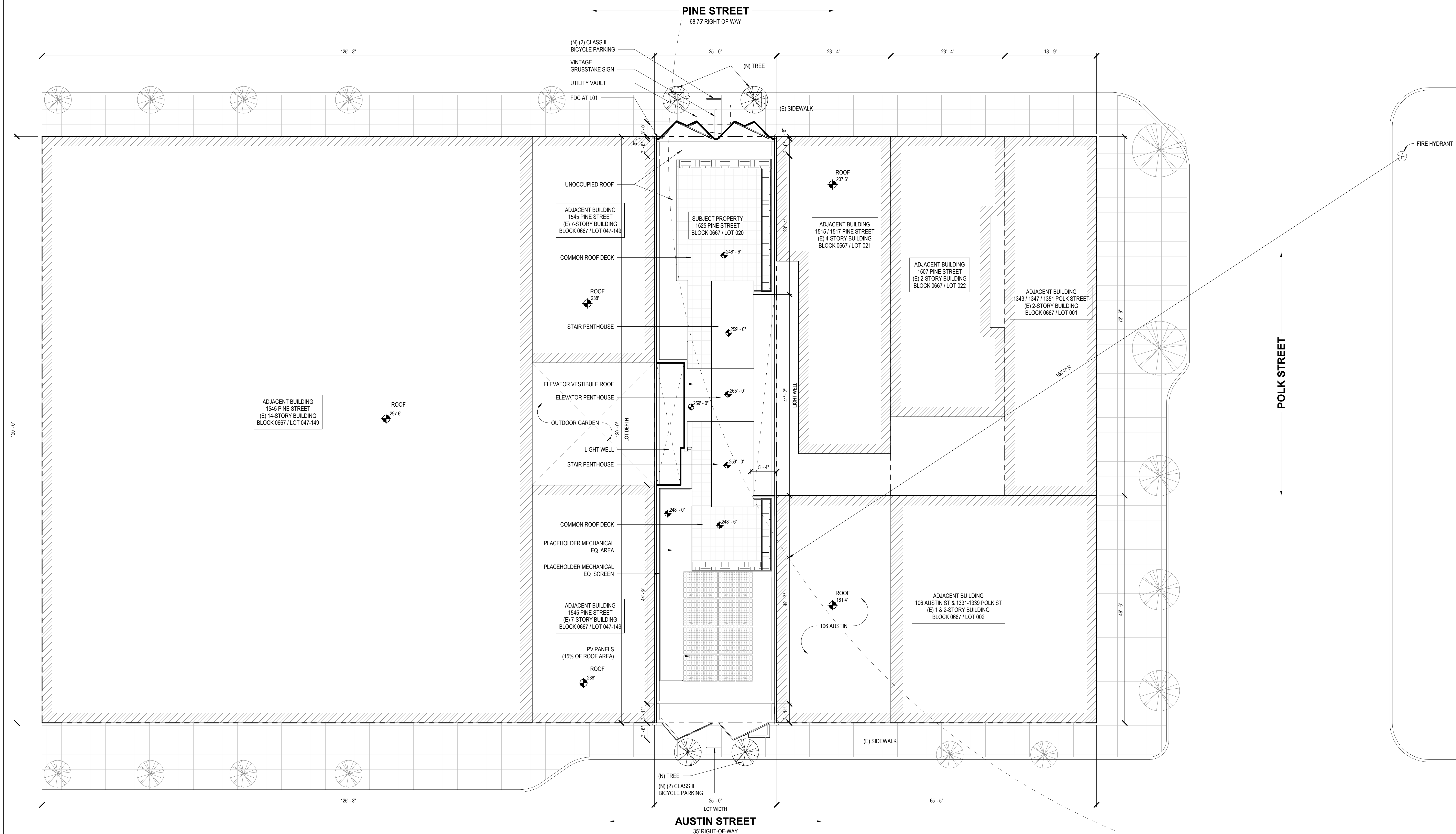
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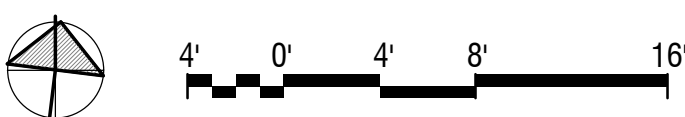
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NO.

A1.01

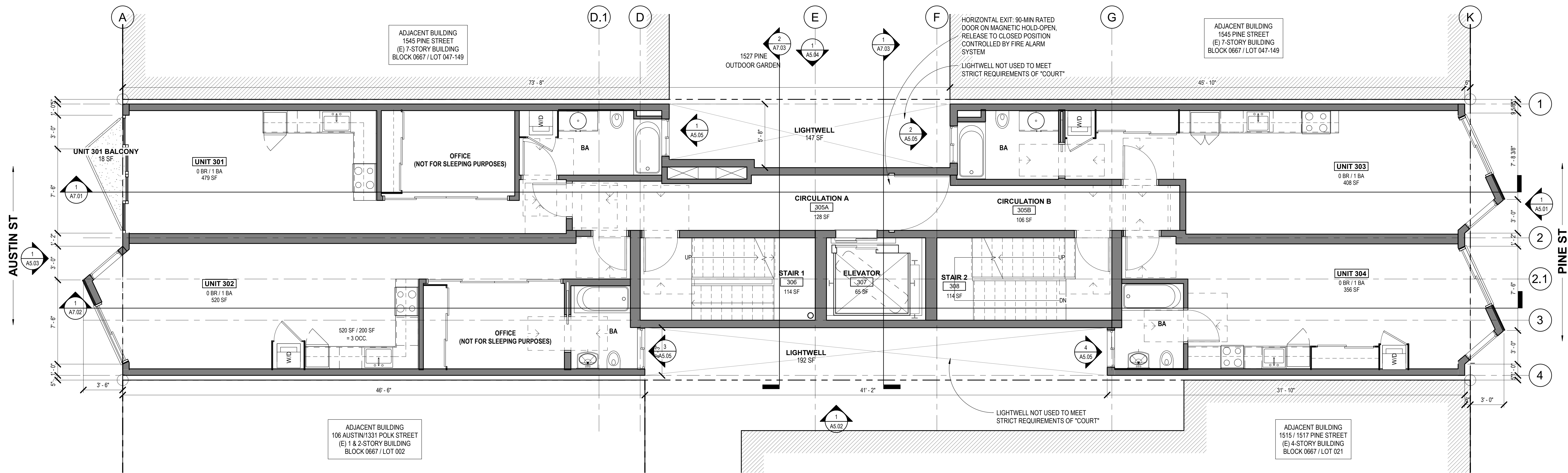


1 PROPOSED SITE PLAN - ROOF
1/8" = 1'-0"

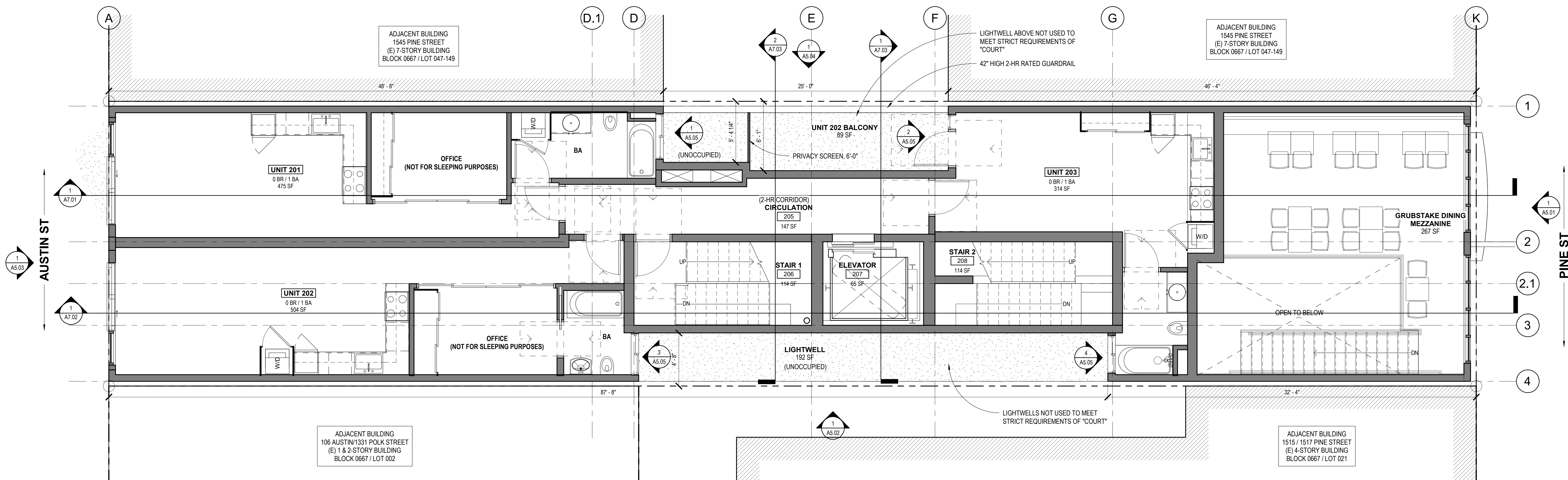


2018-02-08-0768-01

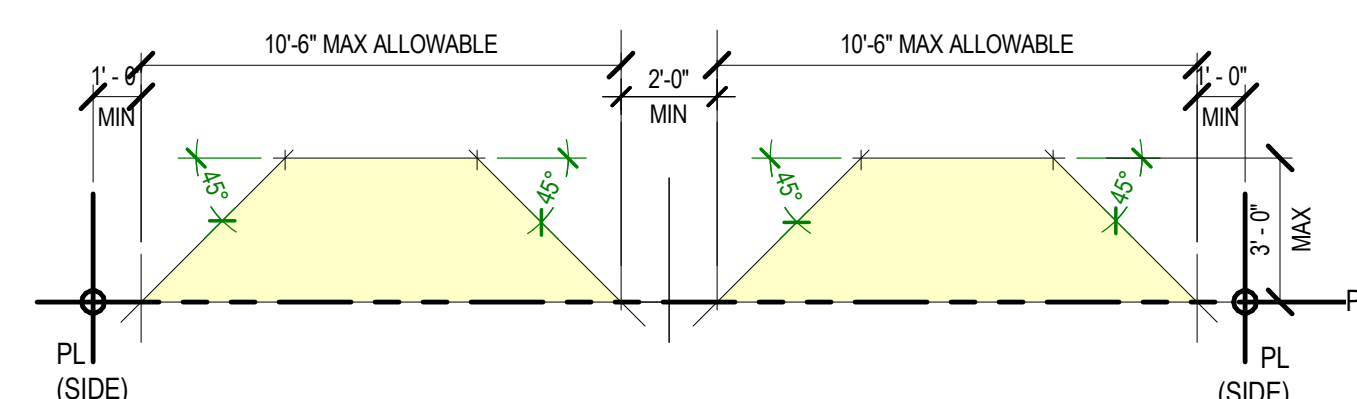
2018-02-08-0768-01



2 PLAN LEVEL 3
1/4" = 1'-0"

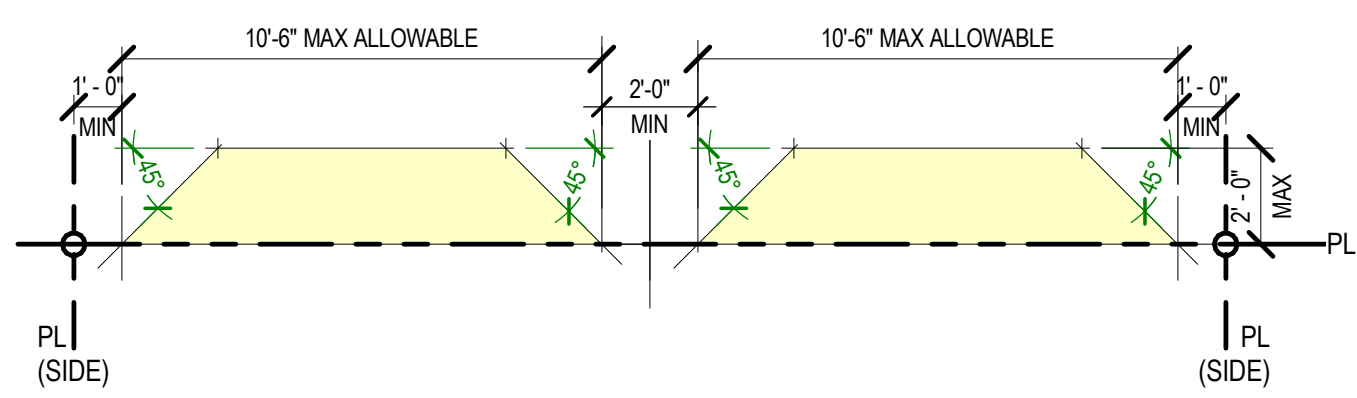


1 PLAN LEVEL 2
1/4" = 1'-0"



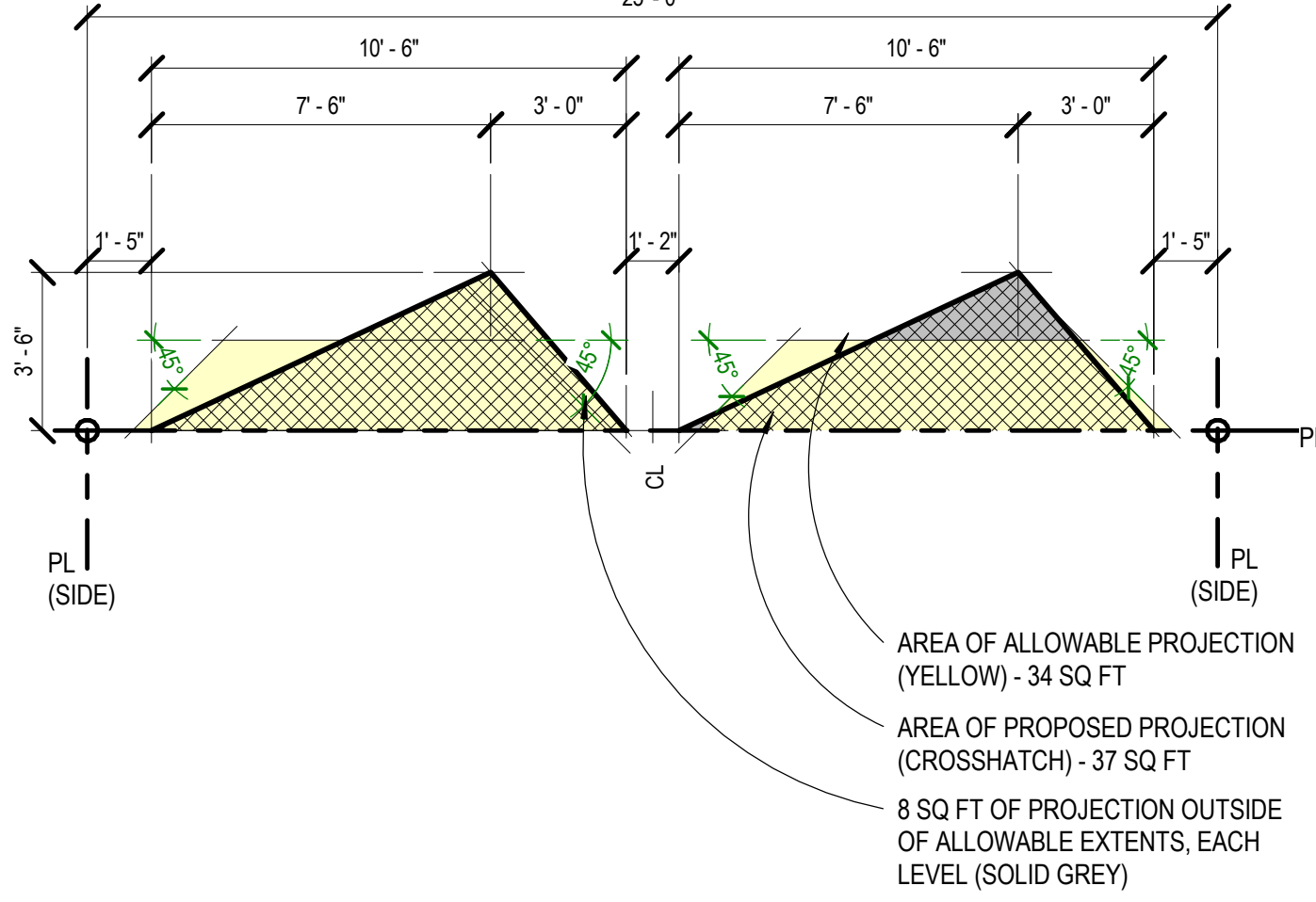
ALLOWABLE BAY PROJECTIONS - PINE

PER SF PLANNING CODE SECTION 136(c)(2)

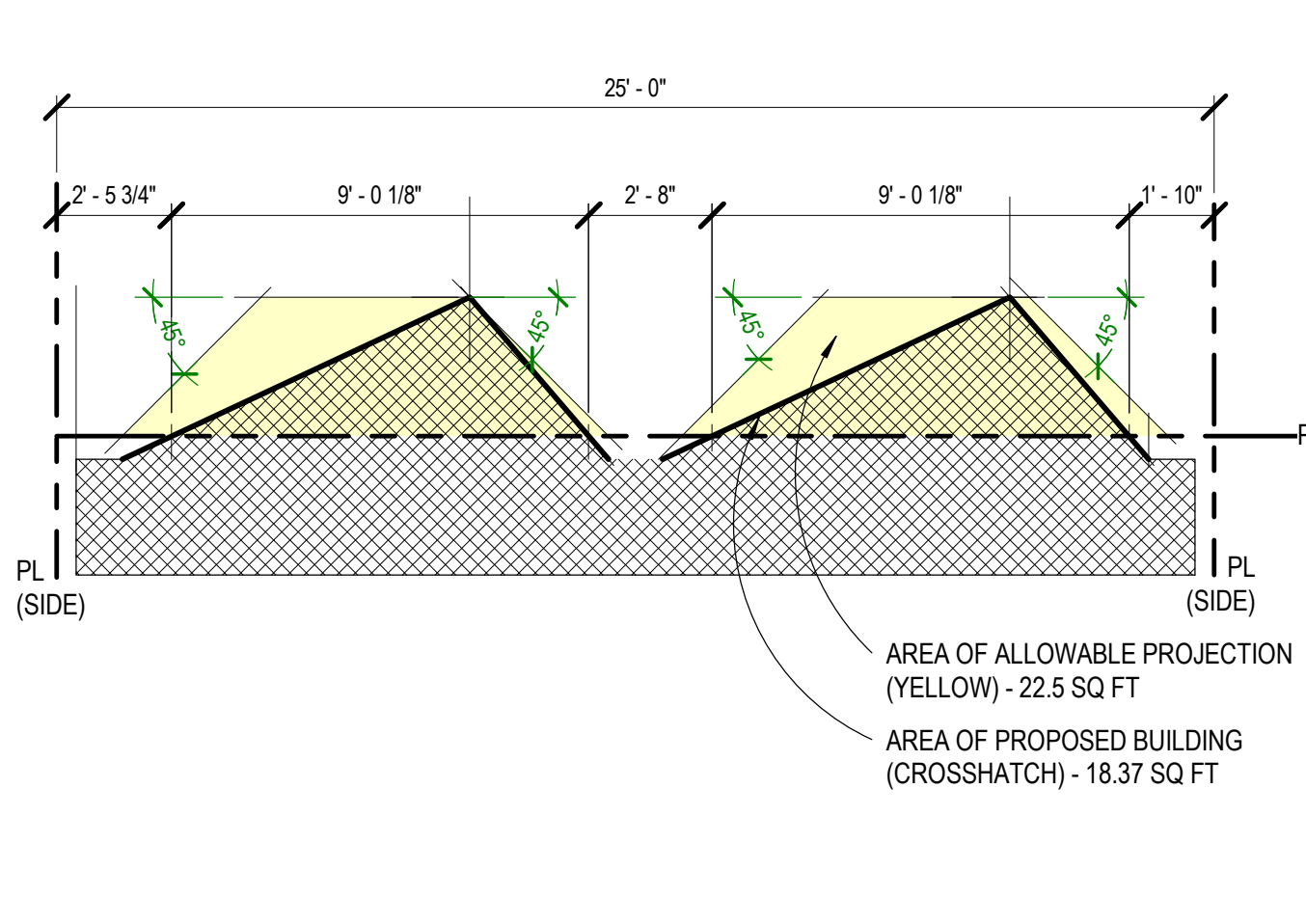


ALLOWABLE BAY PROJECTIONS - AUSTIN

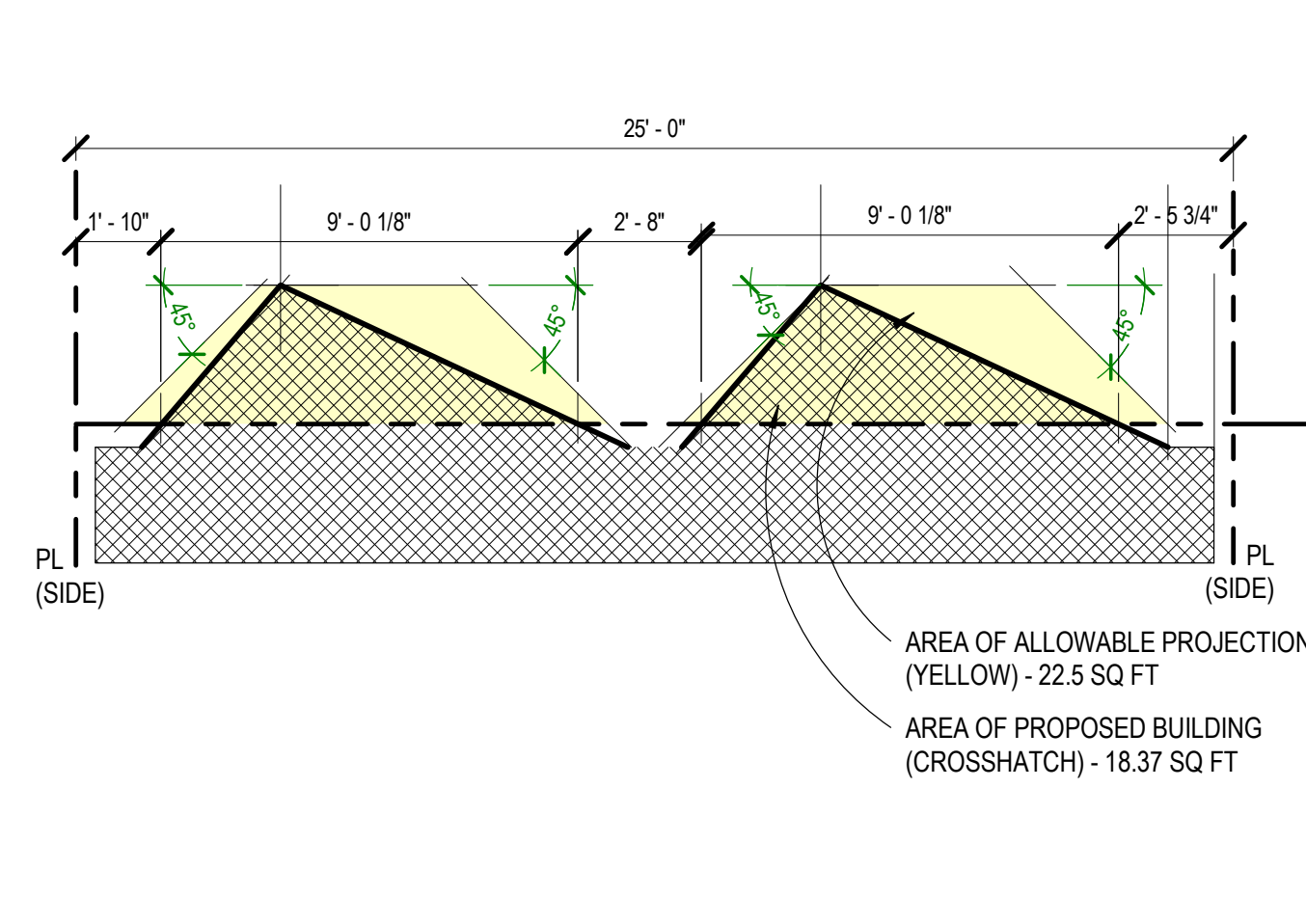
PER SF PLANNING CODE SECTION 136(c)(2)



PROPOSED PROJECTIONS - AUSTIN ST



PROPOSED PROJECTIONS - PINE ST - ODD LEVELS



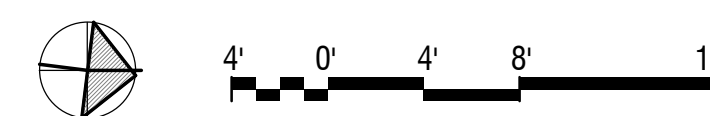
PROPOSED PROJECTIONS - PINE ST - EVEN LEVELS

GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
- V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES.
- ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS.

PARTITION TYPES

- (E) PARTITION TO REMAIN
- (E) PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)



km
Kerman
Morris
Architects
139 Pine Street
San Francisco, CA
94114
415.748.5302

Revisions

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFD/BI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
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BONUS

1525 PINE STREET DEV LLC

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FLOOR PLANS,
LEVEL 2 -
LEVEL 3

DATE 03/18/2021

SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1914

A2.02

2018-0208-0768
JOB PERMIT
NUMBER

Revisions	

1525 PIN
1525 PINE STREET
SAN FRANCISCO, CA

LOCK 0667 / LOT
BI BPA: 2018-020
RJ #: 2015-00995

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT
PROJECT IMPLEMENTED
THE INDIVIDUAL
QUESTED STATE DE
BONUS

PINE STREET DE

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FLOOR PLAN
LEVEL 6
LEVEL 7

03/

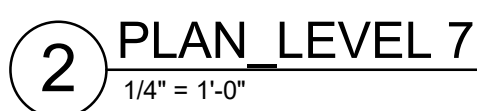
As in

OWN BY

CKED BY

NO.


A2.04



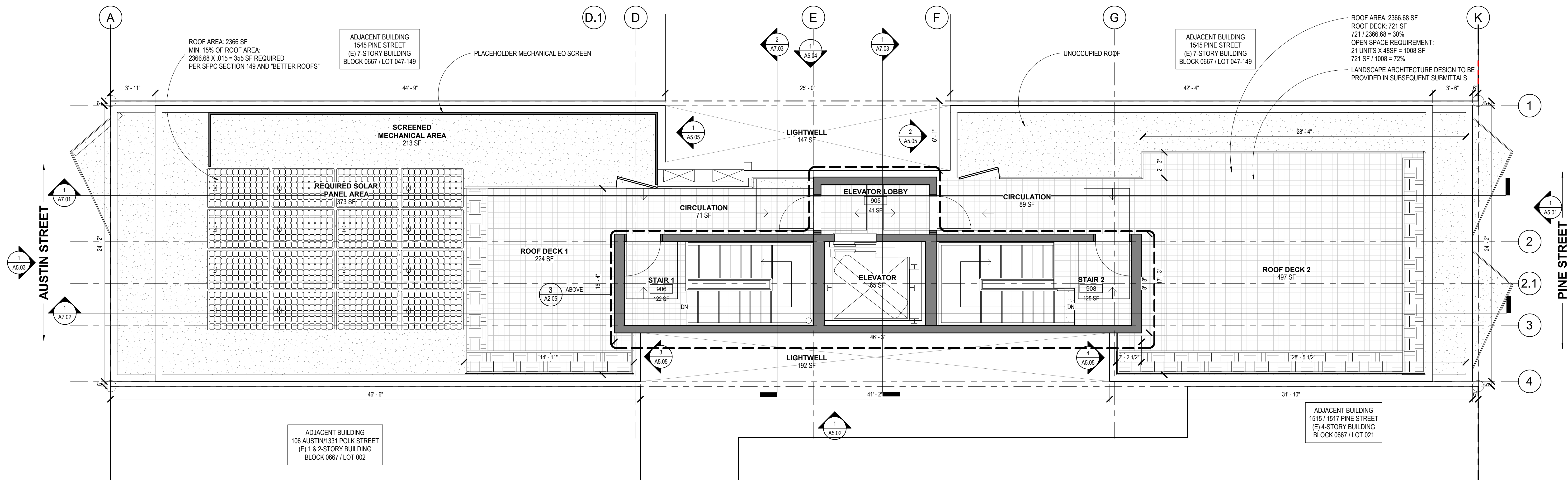
GENERAL NOTES

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2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES.
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE
ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

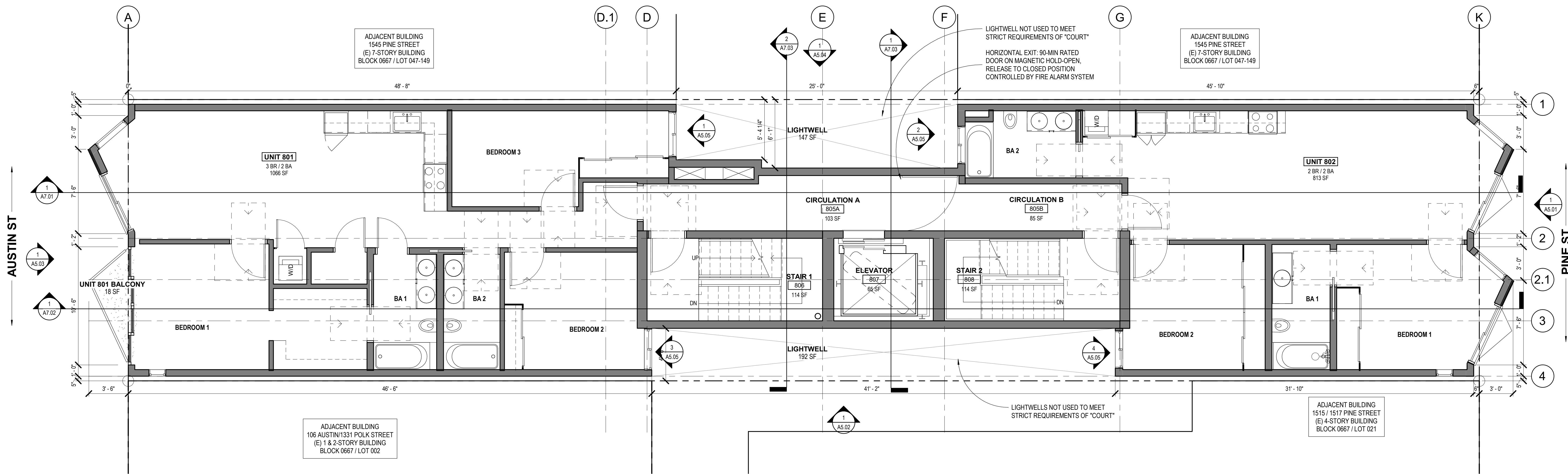
PARTITION TYPES

- (E) PARTITION TO REMAIN
 (E) PARTITION TO BE REMOVED
 (N) PARTITION (SEE SHEET A7.0)

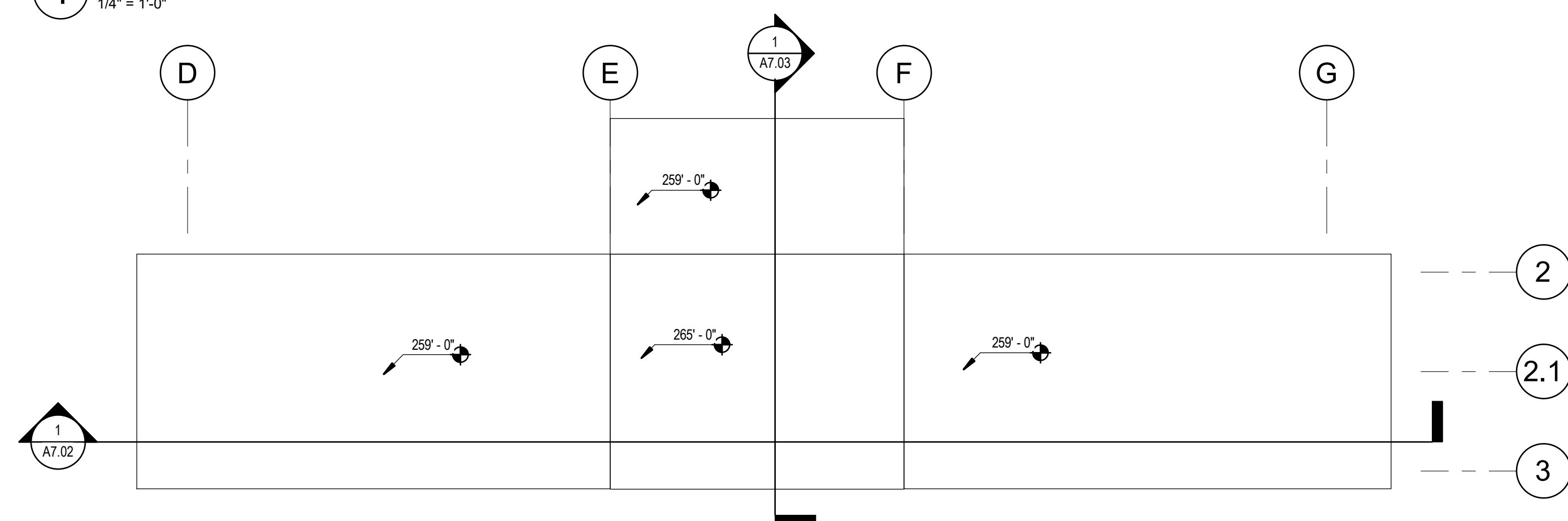




1 PLAN ROOF
1/4" = 1'-0"



1 PLAN LEVEL 8
1/4" = 1'-0"



3 PLAN T.O. ELEVATOR PENTHOUSE ROOF
1/4" = 1'-0"

GENERAL NOTES

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PARTITION TYPES

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Revisions

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109
BLOCK 0667 / LOT 020
SFD/BI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
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BONUS

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FLOOR PLANS, LEVEL 8 - ROOF

DATE 03/18/2021

SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

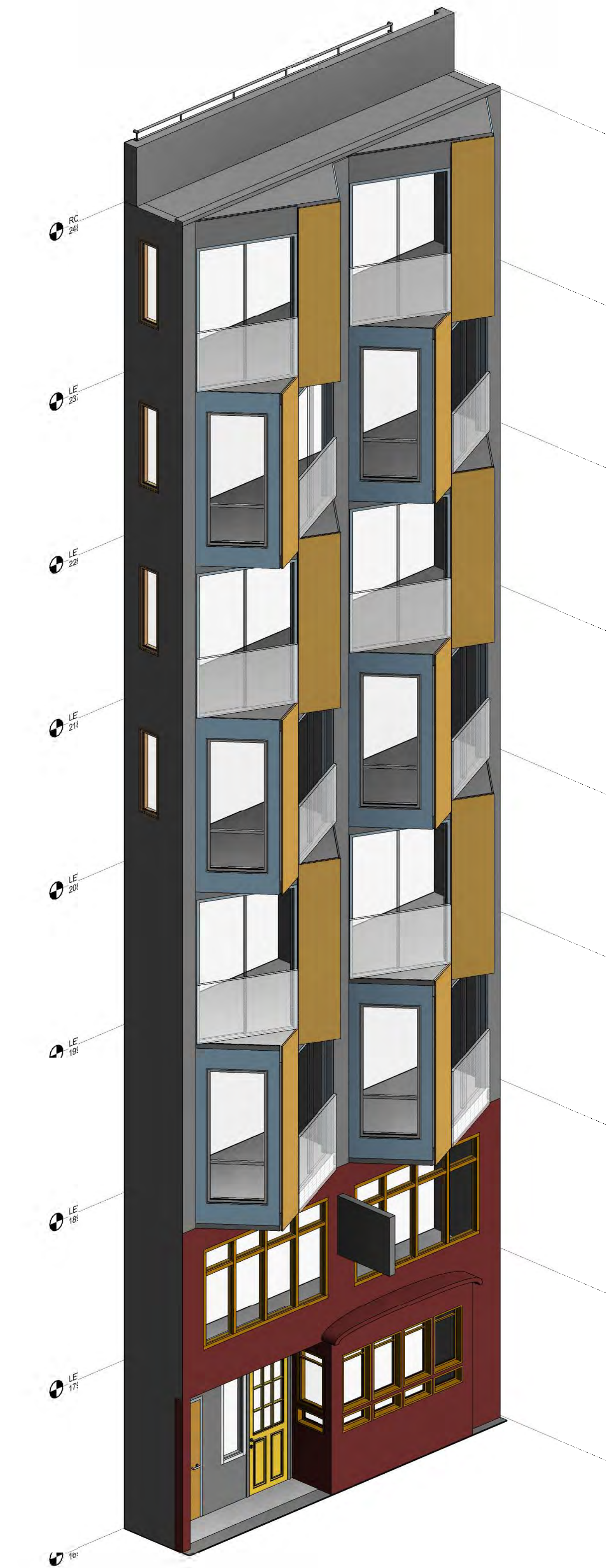
JOB NO. 1914

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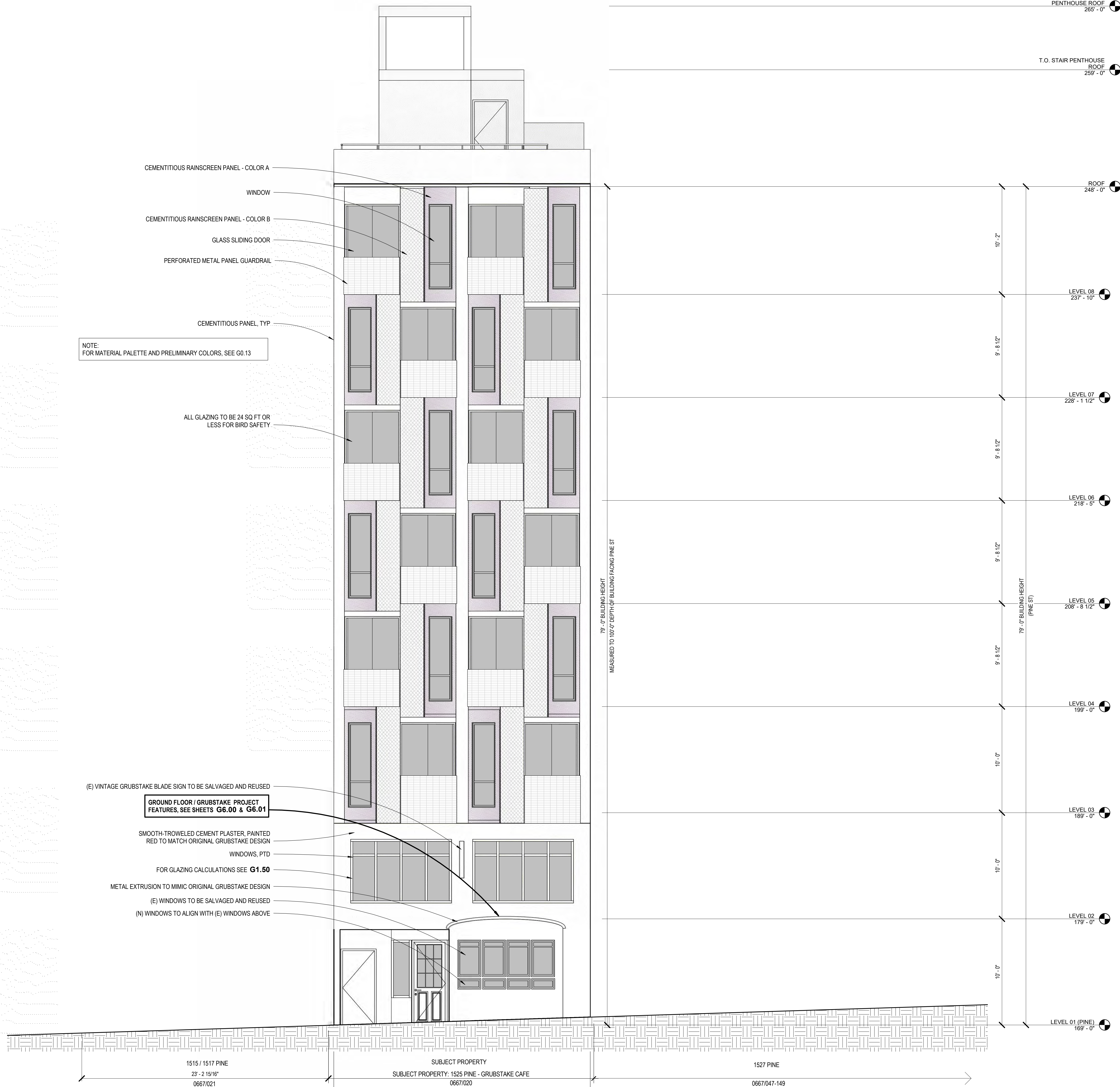
2018-0208-0768
2018-0208-0768-01

2018-02-08 15:15:15 1525 PINE - GRUBSTAKE CAFE - 0667/021 - 0667/020 - 0667/047-149

2018-02-08 15:15:15



2 PINE ST FACADE PERSPECTIVE



1 NORTH ELEVATION (PINE ST)
1/4" = 1'-0"

km
kerman
morris
architects llp
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San Francisco, CA
94114
415.748.0302

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1525 PINE STREET
SAN FRANCISCO, CA 94109
BLOCK 0667 / LOT 020
SFDDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

1525 PINE STREET DEV LLC

NOTICE

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All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXTERIOR
ELEVATION -
NORTH

DATE 03/18/2021

SCALE 1/4" = 1'-0"

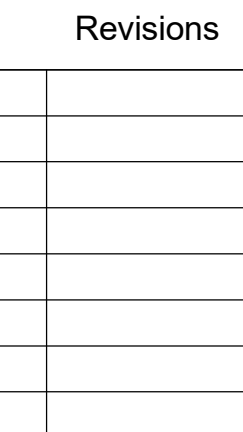
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JOB NO. 1914

A5.01

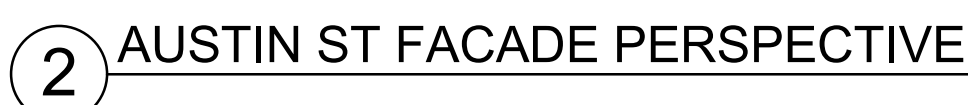
2018-0208-0768
JOB PERMIT
APPLICATION
NUMBER



A5.02


BI PERMIT APPLICATION NUMBER: 2018-0208-0768





2018-0208-0768



STAIR PENTHOUSE
ROOF 259' - 0" 

Revisions

[illegible]

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

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EXTERIOR
ELEVATION -
WEST

DATE	03/18/2021
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SCALE 1/4" = 1'-0"

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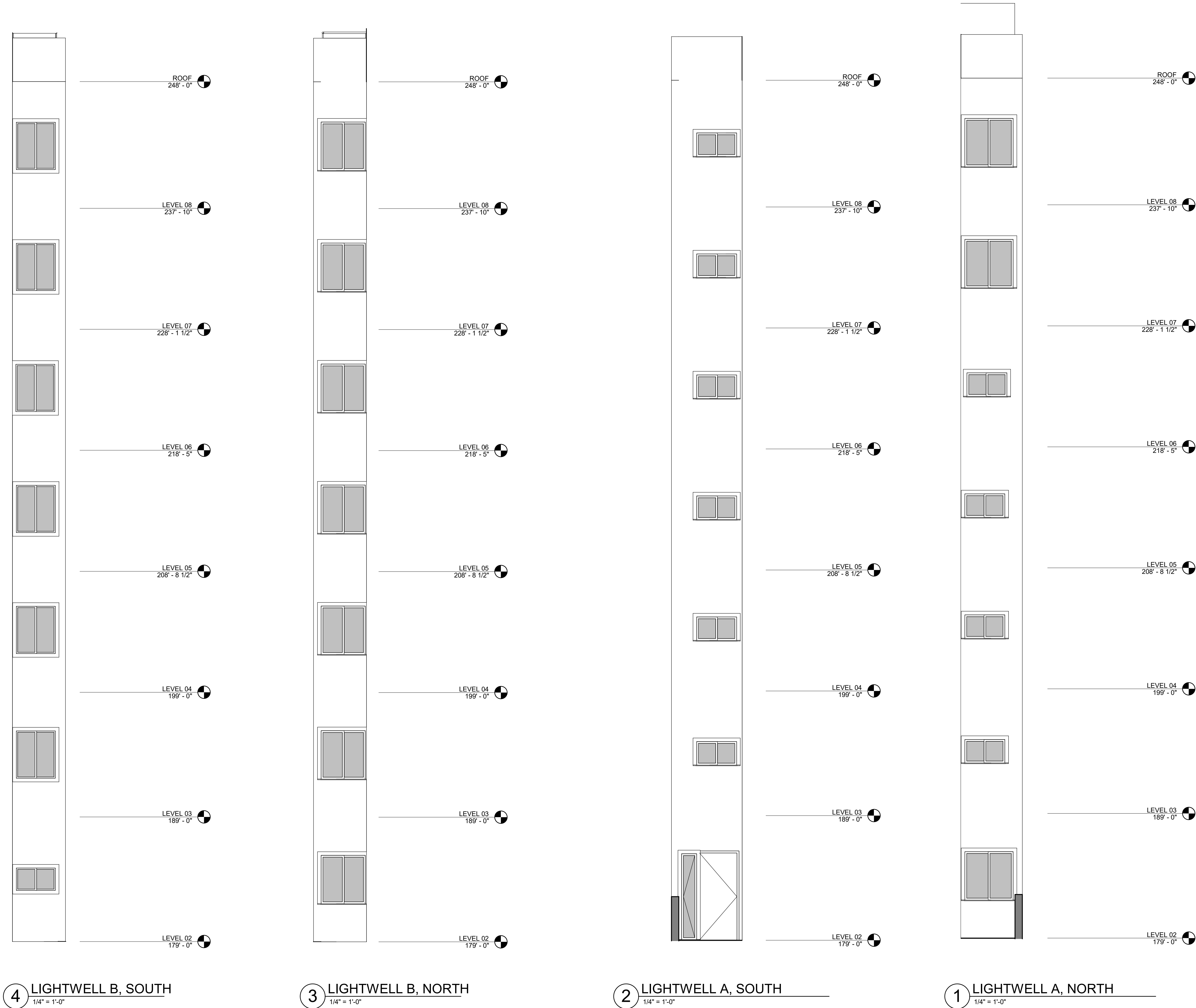
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A5.04

2018-0208-0768

03/18/2021 12:45 PM 1525 PINE STREET, SAN FRANCISCO, CA 94109 415 748 6302



km

kerman
morris
architects llp

139 Pine Street
San Francisco, CA
94114
415 748 6302

Revisions

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFD/BI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

1525 PINE STREET DEV LLC

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EXTERIOR
ELEVATION -
LIGHTWELLS

DATE

03/18/2021

SCALE

1/4" = 1'-0"

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Author

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JOB NO.

1914

A5.05

2018-0208-0768

2018-0208-0768

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
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BUILDING
SECTIONS

DATE 03/18/2021

SCALE 3/16" = 1'-0"

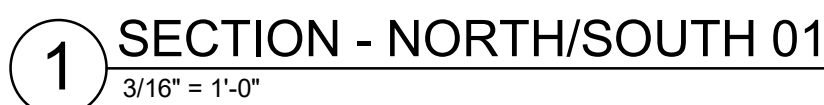
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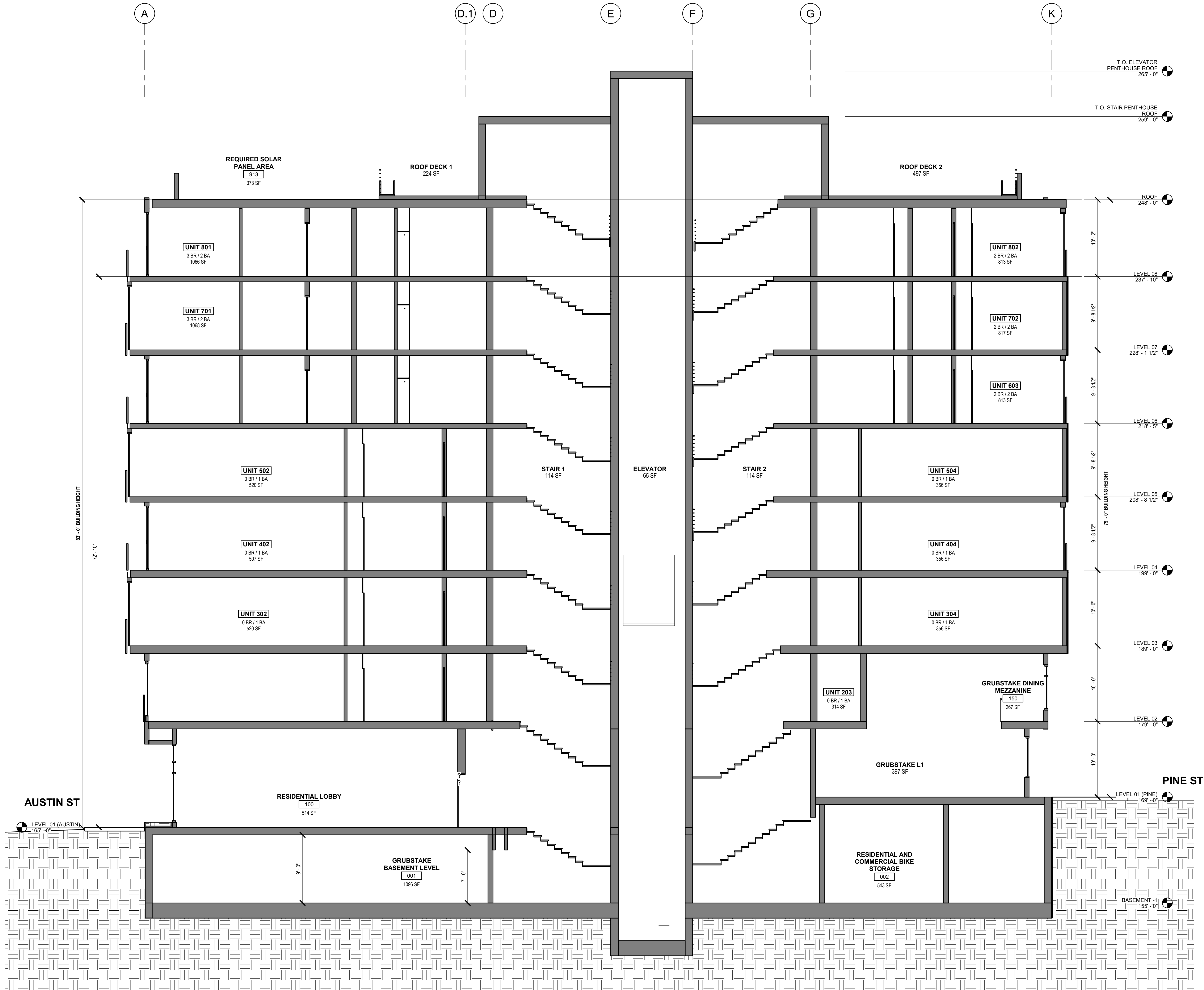
JOB NO. 1914

A7.01

DBI PERMIT
APPLICATION
NUMBER:
2018-0208-0768



2018-0208-0768-01.dwg (1/1) 1/18/2018 10:00 AM 1/18/2018 10:00 AM 1/18/2018 10:00 AM 1/18/2018 10:00 AM



1 SECTION - NORTH/SOUTH 02
3/16" = 1'-0"

Revisions

NO.	DESCRIPTION	DATE

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
BASEMENT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

1525 PINE STREET DEV LLC

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and shall be verified on the project
site. Any discrepancy shall be brought
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Architects prior to the commencement
of any work.

These drawings are an industry
standard. Builders set for building
permit and to assist the contractor in
construction. The drawings show
limited and only representative typical
details.

All attachments, connections,
fastenings, etc., are to be properly
secured in conformance with best
practice, and the Contractor shall be
responsible for providing and installing
them.

BUILDING
SECTIONS

DATE 03/18/2021

SCALE 3/16" = 1'-0"

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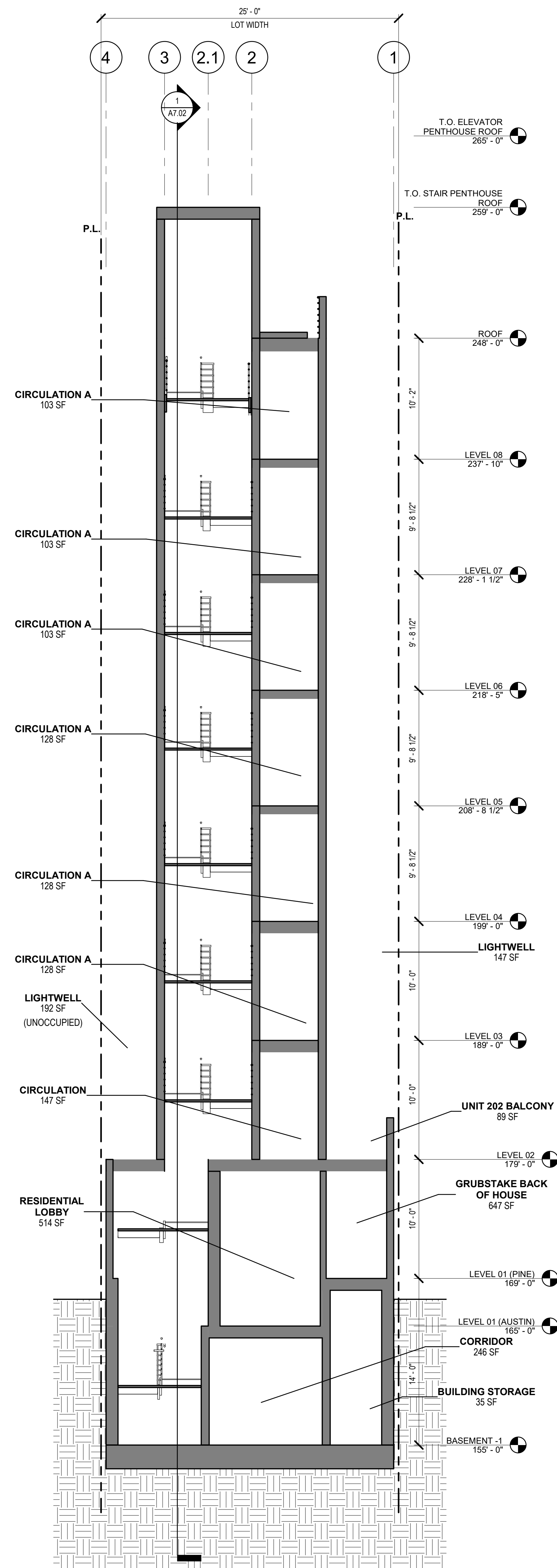
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JOB NO. 1914

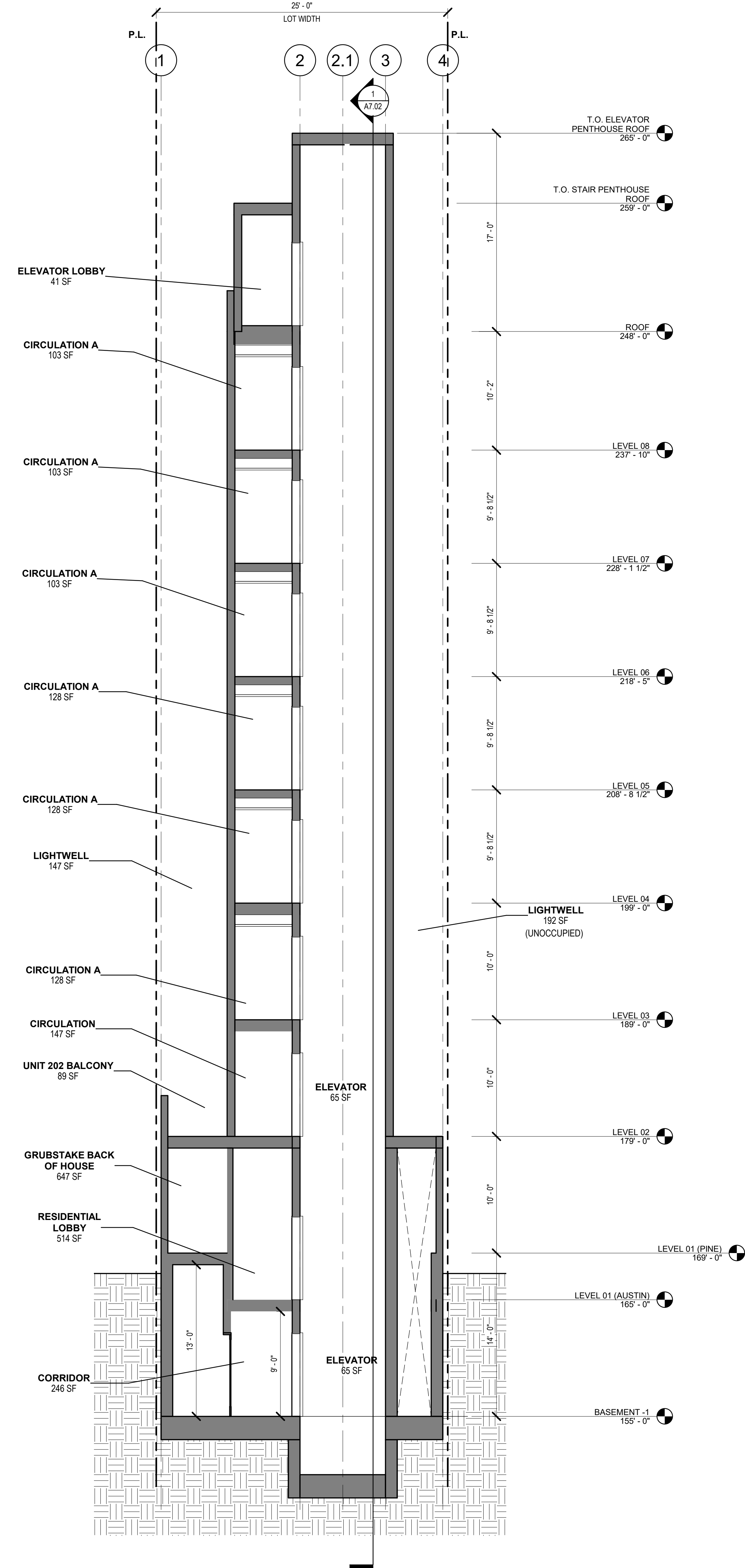
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2018-0208-0768

SECTION
NUMBER



2 SECTION - EAST-WEST 02
3/16" = 1'-0"



1 SECTION - EAST-WEST 01
3/16" = 1'-0"

Revisions	

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109
BLOCK 0667 / LOT 020
DBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING
OVER RESTAURANT AND
PARKING LOT IMPLEMENTING
THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

5 PINE STREET DEV LLC

ICE

The drawings and specifications are the property and copyright of [Firm Name] and shall not be used on any other work except by written agreement with [Firm Name].

Contractor shall verify all existing conditions. Written dimensions take precedence over scaled dimensions. All dimensions shall be verified on the project. Any discrepancy shall be brought to the attention of Kerman Morris immediately. Discrepancies must be corrected prior to the commencement of work.

Drawings are an industry standard that builders set for building and to assist the contractor in construction. The drawings show and only representative typical details.

Attachments, connections, fittings, etc., are to be properly installed in conformance with best practice, and the Contractor shall be responsible for providing and installing

BUILDING SECTIONS

E	03/18/2021
LE	3/16* = 1'-0"
OWN BY	Author
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NO.	1914

A7.03

2018-0208-0768

Exhibit C:

Mitigation, Monitoring, and Reporting Program

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2015-009955ENV
Project Title: 1525 Pine Street
BPA Nos: 201802080768
Zoning: Polk Street NCD
 65-A Height and Bulk District

Block/Lot: 0667/020
Lot Size: 3,000 square feet
Project Sponsor: 1525 Pine Street Dev LLC – c/o Toby Morris,
 (415) 749-0302
Lead Agency: San Francisco Planning Department
Staff Contact: Michael Li, (628) 652-7538

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Period of Compliance

Adopted Mitigation Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Compliance with MM completed?
Mitigation Measure M-CR-2: Archeological Testing	X	X		
Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X	X	
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X	X	
Mitigation Measure M-AQ-2: Construction Air Quality	X	X		
Mitigation Measure M-GE-6a: Worker Environmental Awareness Training	X	X		
Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources		X		

Adopted Improvement Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Compliance with IM completed?
Improvement Measure I-CR-1a: Documentation	X			
Improvement Measure I-CR-1b: Interpretation	X		X	
Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse	X	X	X	
Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan	X	X		

*Prior to any ground disturbing activities at the project site.

**Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

NP

I agree to implement the attached mitigation measure(s) as a condition of project approval.



 Property Owner or Legal Agent Signature

01/25/2021

 Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
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MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR

CULTURAL RESOURCES

Mitigation Measure M-CR-2: Archeological Testing

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified Archeological Consultants List (QACL) maintained by the Planning Department (Department) archeologist. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL.

Project sponsor's qualified archeological consultant and construction contractor.

Prior to issuance of ERO construction permits and throughout the construction period.

Considered complete after Final Archeological Resources Report is approved.

The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological interpretation, monitoring, and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5(a) and (c).				
<p><i>Archeological Testing Program.</i> The archeological consultant and the ERO shall meet and consult on the scope of the archeological testing program reasonably prior to commencement of any project-related soils-disturbing activities. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p>	Project sponsor's qualified archeological consultant and construction contractor.	Prior to issuance of construction permits and throughout the construction period.	Planning Department	Considered complete after approval of Archeological Testing Report.
<p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be required include preservation in place, archeological interpretation, monitoring, additional testing, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Department archeologist.</p>	Project sponsor / archeological consultant at the direction of the ERO.	After completion of the Archeological Testing Program.	Archeological consultant shall submit report of the findings of the ATP to the ERO.	Archeological Testing Result report or memo on file with Environmental Planning, with email or other written documentation of concurrence on need to archeological data recovery.
<p>If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines</p>				

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.				
<i>Consultation with Descendant Communities.</i> On discovery of an archeological site ¹ associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative ² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.	The archeological consultant, project sponsor, and project contractor at the direction of the ERO.	Monitoring of soils disturbing activities.	Consultation with ERO on identified descendant group.	Descendant group provides recommendations and is given a copy of the FARR.
<i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils-disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission, which shall appoint a Most Likely Descendant (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code Section 5097.98). The ERO shall also be notified immediately upon discovery of human remains.	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	In the event that human remains are uncovered during the construction period.	Planning Department	Considered complete after approval of Final Archeological Results Report and disposition of human remains has occurred as specified in Agreement.
The project sponsor and the ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as				

¹ The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>detailed in CEQA Guidelines Section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p>Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. However, if the ERO, project sponsor, and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, in cooperation with the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code Section 5097.98).</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soils-disturbing activity additionally shall follow protocols laid out in the archeological testing program and any agreement established between the project sponsor, the Medical Examiner, and the ERO.</p> <p><i>Archeological Monitoring Program.</i> If the ERO, in consultation with the archeological consultant, determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The ERO, in consultation with the archeological consultant, shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; • The archeological consultant shall undertake a worker training program for soils-disturbing workers that will include an overview of 	<p>Project sponsor and archeological consultant at the direction of the ERO.</p>	<p>Prior to issuance of site permits.</p>	<p>Consultation with ERO on scope of AMP.</p>	<p>After consultation with and approval by ERO of AMP.</p>

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource;</p>				
<ul style="list-style-type: none"> • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO for a determination as to whether the resources are significant and implementation of an archeological data recovery program therefore is necessary. 				

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<i>Archeological Data Recovery Program.</i> archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.	Project sponsor's qualified archeological consultant and construction contractor.	In the event that an archeological site is uncovered during the construction period.	Planning Department	Considered complete upon approval of Final Archeological Results Report.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program for significant finds.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<ul style="list-style-type: none"> <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				
<p><i>Public Interpretation.</i> If project soils disturbance results in the discovery of a significant archeological resource, the ERO may require that information provided by archeological data recovery be made available to the public in the form of a non-technical, non-confidential archeological report, archeological signage and displays or another interpretive product. The project archeological consultant shall prepare an Archeological Public Interpretation Plan that describes the interpretive product(s), locations, or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The draft interpretive plan may be a stand-alone document or may be included as an appendix to the Final Archeological Resources Report, depending on timing of analyses. The draft interpretive plan shall be subject to the ERO for review and approval and shall be implemented prior to project occupancy.</p>	Archeological consultant at the direction of the ERO.	Following completion of cataloguing, analysis, and interpretation of recovered archeological data.	Preparation of APIP.	APIP is complete on review and approval of ERO. Interpretive program is complete on certification to ERO that program has been implemented.
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials.</p>	Project sponsor's qualified archeological consultant.	At completion of archeological investigations.	Planning Department	Considered complete after Final Archeological Resources Report is approved.
<p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: the California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy of the FARR on CD or other electronic medium, along with GIS shapefiles of the site and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or</p>				

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
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documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.

TRIBAL CULTURAL RESOURCES

Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program

In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the TCR would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction to ensure the permanent protection of the resource.

Project sponsor, archeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives.

If a significant archeological resource is present, during implementation of the project.

Planning Department

Considered complete upon project redesign, completion of ARPP, or interpretive program of the TCR, if required.

If the ERO, in consultation with the project sponsor and the tribal representative, determines that preservation in place of the TCR is not a sufficient or feasible option, then the project archeologist shall prepare an interpretive program of the TCR in consultation with affiliated Native American tribal representatives and the project sponsor. The plan shall identify proposed locations for displays or installations, the proposed content and materials of those displays or installations, the producers or artists of the displays or installations, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays. Upon approval by the ERO and prior to project occupancy, the interpretive program shall be implemented by the project sponsor.

NOISE

Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction

Prior to issuance of any demolition or building permit, the property owner shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the Planning Department (Lead Agency) for approval. The plan shall identify all feasible means to avoid

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<p>damage to potentially affected buildings. The property owner shall ensure that the following requirements of the Vibration Management and Monitoring Plan are included in contract specifications.</p>				
<p><i>Pre-construction Survey.</i> Prior to the start of any ground-disturbing activity, the property owner or their designees shall engage a consultant to undertake a Pre-construction Survey of potentially affected buildings. If potentially affected buildings and/or structures are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.</p>	<p>Project sponsor and structural engineer, historic architect, or qualified historic preservation professional.</p>	<p>Prior to any ground disturbing or vibration-generating construction activities.</p>	<p>Project sponsor and structural engineer, historic architect, or qualified historic preservation professional to submit a Pre-construction Survey to the Lead Agency.</p>	<p>Considered complete upon approval of the Pre-construction Survey by the Lead Agency.</p>
<p>If nearby affected buildings are potentially historic, the project sponsor shall engage a historic architect or qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a Pre-construction Survey of potentially affected historic buildings. The Pre-construction Survey shall include descriptions and photographs of both the exterior and interior of all identified historic buildings including all facades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features. The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The historic architect or qualified historic preservation professional should be the lead author of the Pre-construction Survey if historic buildings and/or structures could be affected by the project. These reports shall be submitted to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.</p>				
<p><i>Vibration Management and Monitoring Plan.</i> The property owner or their designee shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The Vibration Management and Monitoring Plan shall apply to all potentially affected buildings and/or structures. Prior to issuance of</p>	<p>Project sponsor / contractor(s).</p>	<p>Prior to issuance of any demolition or building permits.</p>	<p>Project sponsor to submit a Vibration Management and Monitoring Plan to the Lead Agency.</p>	<p>Considered complete upon approval of the Vibration Management and Monitoring Plan by the Lead Agency.</p>

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any demolition or building permit, the project sponsor shall submit the Vibration Management and Monitoring Plan that lays out the monitoring program to the Lead Agency for approval. If historic buildings could be affected, the Vibration Management and Monitoring Plan shall also be submitted to the Lead Agency's preservation staff for review and approval, if applicable.

The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:

- Maximum Vibration Level.* Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a historic architect or qualified historic preservation professional, shall establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings).
- Vibration-generating Equipment.* The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to, site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction).
- Alternative Construction Equipment and Techniques.* The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., pre-drilled piles could be substituted for driven piles, if feasible, based on

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
soil conditions, or smaller, lighter equipment could be used in some cases).				
<ul style="list-style-type: none"> • <i>Pile Driving Requirements.</i> For projects that require pile driving, the project sponsor shall incorporate into construction specifications for the project a requirement that the construction contractor(s) use all feasible means to avoid or reduce damage to potentially affected buildings. Such methods may include one or more of the following: <ul style="list-style-type: none"> ○ Incorporate “quiet” pile-driving technologies into project construction (such as predrilling piles, using sonic pile drivers, auger cast-in-place, or drilled-displacement), as feasible; and/or ○ Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures • <i>Buffer Distances.</i> The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible. • <i>Vibration Monitoring.</i> The plan shall lay out the method and equipment for vibration monitoring. To ensure that construction vibration levels do not exceed the established standard, the acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties and prohibit vibratory construction activities that generate vibration levels in excess of the standard. <ul style="list-style-type: none"> ○ Should construction vibration levels be observed in excess of those established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible. ○ The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on 				

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<p>historic and non-historic buildings and/or structures) shall inspect each affected building and/or structure in the event the development project exceeds the established standards.</p> <ul style="list-style-type: none"> ▪ If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged. ▪ If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged. ▪ If no damage has occurred to nearby buildings and/or structures, then the historic preservation professional (if potentially affected buildings are historic) and/or structural engineer (for effects on historic and non-historic buildings) shall submit a monthly report to the Lead Agency for review. This report shall identify and summarize the vibration level exceedances and describe the actions taken to reduce vibration. <p>○ Following incorporation of the alternative construction techniques and/or Lead Agency review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded.</p>				

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<ul style="list-style-type: none"> <i>Periodic Inspections.</i> The plan shall lay out the intervals and parties responsible for periodic inspections. The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties during vibration-generating construction activity on the project site. The plan will specify how often inspections and reporting shall occur. <i>Repairing Damage.</i> The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the historic architect or qualified historic preservation professional and Lead Agency. 				
<p><i>Vibration Monitoring Results Report.</i> After construction is complete, the Lead Agency shall receive a final report from the historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The Lead Agency shall review and approve all Vibration Monitoring Results Reports.</p>	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional.	Following end of construction activities.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional to submit a Vibration Monitoring Results Report to the Lead Agency.	Considered complete after approval of the Vibration Monitoring Results Report by the Lead Agency.

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AIR QUALITY				
Mitigation Measure M-AQ-2: Construction Air Quality				
The project sponsor or the project sponsor's Contractor shall comply with the following:	Project sponsor / contractor(s).	Prior to construction activities requiring the use of off-road equipment.	Project sponsor and contractor(s) to submit certification statement to the ERO.	Considered complete upon submittal of certification statement.
A. Engine Requirements.				
<ol style="list-style-type: none"> All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. 				
B. Waivers.				
<ol style="list-style-type: none"> The Planning Department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of 				

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<p>power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).</p> <p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to Table below.</p>				

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.

** Alternative fuels are not a VDECS.

<p>C. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.</p> <p>1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may</p>	Project sponsor / contractor(s).	Prior to issuance of a permit specified in Section 106A.3.2.6 of the San Francisco Building Code.	Project sponsor and contractor(s) to prepare and submit a Plan to the ERO.	Considered complete on findings by ERO that Plan is complete.
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include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.				
2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.				
3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				
D. <i>Monitoring.</i> After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.	Project sponsor / contractor(s).	Quarterly	Project sponsor and contractor(s) to submit quarterly reports to the ERO.	Considered complete upon findings by the ERO that the Plan is being/has been implemented.

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GEOLOGY AND SOILS				
Mitigation Measure M-GE-6a: Worker Environmental Awareness Training				
<p>Prior to commencing construction, the project sponsor shall ensure that all workers are trained on the contents of the Paleontological Resources Alert Sheet, as provided by the Planning Department. The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site during ground disturbing activities to provide pre-construction worker environmental awareness training regarding potential paleontological resources.</p> <p>In addition, the project sponsor (through a designated representative) shall inform construction personnel of the immediate stop work procedures and contact information to be followed if bones or other potential fossils are unearthed at the project site, and the laws and regulations protecting paleontological resources. As new workers arrive at the project site for ground disturbing activities, they would be trained by the construction supervisor.</p> <p>The project sponsor shall submit a letter confirming the timing of the worker training to the Planning Department. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the Planning Department within five (5) business days of conducting the training.</p>	Project sponsor / contractor(s).	Prior to and during ground disturbing activities	Project sponsor and contractor(s) to submit a confirmation letter to the Planning Department each time a training session is held. The letter shall be submitted within five (5) business days of conducting a training session.	Considered complete upon end of ground disturbing activities.
Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources				
In the event of the discovery of an unanticipated paleontological resource during construction, excavations within 25 feet of the find shall temporarily be halted until the discovery is examined by a qualified paleontologist (pursuant to Society of Vertebrate Paleontology standards (SVP 1995, 1996)). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Planning Department.	Project sponsor, qualified paleontologist, and construction contractor.	During ground disturbing activities.	If necessary, the project sponsor and a qualified paleontologist shall submit a Paleontological Mitigation Program to the Planning Department.	Considered complete upon end of ground disturbing activities or, if necessary, approval of a Paleontological Resources Report by the Planning Department.

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<p>The qualified paleontologist shall determine if: (1) the discovery is scientifically significant; (2) the necessity for involving other agencies and stakeholders; (3) the significance of the resource; and (4) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements. The Paleontological Evaluation Letter shall be submitted to the Planning Department for review within 30 business days of the discovery.</p>				
<p>If a paleontological resource is determined to be of scientific importance and there are no feasible avoidance measures, a Paleontological Mitigation Program (mitigation program) must be prepared by the qualified paleontologist engaged by the project sponsor. The mitigation program shall include measures to fully document and recover the resource. The mitigation program shall be approved by the Planning Department. Ground disturbing activities in the project area shall be monitored as determined by the qualified paleontologist for the duration of such activities in collaboration with the Planning Department, once work is resumed.</p>				
<p>The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The paleontology report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils and for any curation fees charged by the paleontological repository. The mitigation program shall be submitted to the Planning Department for review within 10 business days of the discovery. The paleontology report shall be submitted to the Planning Department for review within 30</p>				

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business days from conclusion of ground disturbing activities or as negotiated following consultation with the Planning Department.

IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR

CULTURAL RESOURCES

Improvement Measure I-CR-1a: Documentation

A. Historic American Building/Historic American Landscape Survey

Prior to the issuance of demolition or site permits, the project sponsor should undertake Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) level documentation of the subject property, structures, objects, materials, and landscaping. The documentation should be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulation, Part 61) and will assist with the reuse and/or replication of character-defining features to be incorporated into the new construction and provide content to the interpretation program, both of which are part of the proposed project. The professional overseeing the documentation should meet with Planning Department staff for review and approval of a coordinated documentation plan before work on any one aspect may commence. The specific scope of the documentation should be reviewed and approved by the Planning Department. The documentation package created should consist of the items listed below.

Project sponsor and qualified professional who meets the standards for history, architectural history, or architecture.

Prior to the issuance of demolition, site, or building permits.

Project sponsor and qualified professional to submit HABS/HALS documentation to the Planning Department.

Considered complete upon approval of HABS/HALS documentation by the Planning Department.

Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. Planning Department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.) with modification to meet HABS guidelines as determined by Planning Department preservation staff. Planning Department preservation staff will assist the consultant in determining the appropriate level of measured drawings.

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<p><i>Historic American Buildings/Historic American Landscape Survey Level Photographs:</i> Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography should be used. The scope of the digital photographs should be reviewed by Planning Department preservation staff for concurrence, and all digital photography should be conducted according to the latest National Park Service standards. The photography should be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set should include contextual views; views of each side of the building and interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features, including landscape elements. All views should be referenced on a photographic key. This photographic key should be on a map of the property and should show the photograph number with an arrow to indicate the direction of the view. Historic photographs should also be collected, reproduced, and included in the data set.</p> <p>The professional(s) should prepare the documentation and the Planning Department should monitor its preparation. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories.</p> <p>The professional(s) should submit the completed documentation for review and approval by Planning Department preservation staff before issuance of building permits. All documentation will be reviewed and approved by Planning Department preservation staff before any demolition or site permit is granted for the affected historical resource. The final approved documentation should be provided in both printed and electronic form to the Planning Department and offered to repositories including, but not limited to, the San Francisco Public Library, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and the GLBT Historical Society. The Planning Department will make electronic versions of the documentation available to the public at no charge.</p>				

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B. Video Recordation				
<p>Prior to any demolition or substantial alteration of an individual historical resource or contributor to a historic district on the project site, the project sponsor should retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.</p>	<p>Project sponsor, qualified professional videographer, and qualified narrator who meets the standards for history, architectural history, or architecture.</p>	<p>Prior to issuance of demolition, site, or building permits.</p>	<p>Project sponsor, qualified videographer, and qualified narrator to submit video documentation to the Planning Department.</p>	<p>Considered complete upon approval of video documentation by the Planning Department.</p>
<p>The documentation should be conducted by a professional videographer with experience recording architectural resources. The professional videographer should provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff. The documentation should be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The documentation should include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historical use, and historic context of the historic resources.</p>				
<p>The final video should be reviewed and approved by Planning Department preservation staff prior to issuance of a demolition permit or site permit or issuance of any building permits for the project.</p>				
<p>Archival copies of the video documentation should be submitted to the Planning Department, and to repositories including: History Room at the San Francisco Public Library, Prelinger Archives, the California Historical Society, San Francisco Architectural Heritage, and the Northwest Information Center of the California Historical Information Resource System. This improvement measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.</p>				

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<p>Improvement Measure I-CR-1b: Interpretation</p> <p>The project sponsor should facilitate the development of an interpretive program focused on the history of the project site as outlined in the project description. The interpretive program should be developed and implemented by a qualified professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, such as a museum or exhibit curator. The project sponsor should utilize the oral histories and subsequent transcripts prepared as part of the Historic Resource Evaluation review process. As feasible, coordination with local artists or community members should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. These themes would include but not be limited to the subject property's historic significance as a contributor to the identified-eligible Polk Gulch LGBTQ Historic District and should include the oral histories previous undertaken for this project.</p> <p>This program should be initially outlined in a Historic Resources Public Interpretive Plan (HRPIP) subject to review and approval by Planning Department preservation staff. The HRPIP will lay out the various components of the interpretive program that should be developed in consultation with a qualified preservation professional. The HRPIP should describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The HRPIP should be approved by Planning Department staff prior to issuance of a site permit or demolition permit.</p> <p>The interpretive program should include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. For physical interpretation, the plan should include the proposed format and accessible location of the interpretive content, as well as high-quality graphics and written narratives. The permanent display should include the history of 1525 Pine Street and the historical context of the Polk Gulch LGBTQ Historic District. The display should be placed in a prominent, public setting within, on, or in the exterior of the new building. The interpretive material(s) should be</p>	<p>Project sponsor and qualified professional with demonstrated experience in displaying information and graphics to the public (e.g., museum or exhibit curator).</p>	<p>Prior to issuance of the architectural addendum to the site permit.</p>	<p>Project sponsor and qualified professional to submit a HRPIP to the Planning Department.</p>	<p>Ongoing during project operation following approval of the HRPIP by the Planning Department.</p>

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<p>installed within the project site boundaries and made of durable all-weather materials. The interpretive material(s) should be of high quality and installed to allow for high public visibility. The interpretive plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or phone applications. Interpretive material could include elements such as virtual museums and content, such as oral history, brochures, and websites. All interpretive material should be publicly available.</p> <p>The HRPIP should be approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit. The detailed content, media and other characteristics of such interpretive program should be approved by Planning Department preservation staff prior to issuance of a Temporary Certificate of Occupancy.</p> <p>Prior to finalizing the HRPIP, the sponsor and consultant should attempt to convene a community group consisting of local preservation organizations and other interested parties such as SF Heritage and the GLBT Historical Society to receive feedback on the interpretive plan.</p> <p>The interpretive program should be developed in coordination with the archaeological program if archaeological interpretation is required.</p> <p>The interpretive program should also coordinate with other interpretive programs currently proposed or installed in the vicinity or for similar resources in the city.</p>				
<p>Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse</p>				
<p>As included in the project description, the project sponsor proposes to reuse many of the significant features associated with Grubstake in the proposed project. Prior to the removal of the character-defining features of the historic district contributor that are proposed to be incorporated into the proposed project, the project sponsor should provide Planning Department preservation staff with a salvage plan that outlines the details of how the features to be reused and incorporated into the proposed project would be removed, stored, reinstalled, and maintained. The salvage plan should be reviewed and approved by Planning Department</p>	<p>Project sponsor / contractor(s).</p>	<p>Prior to issuance of the architectural addendum to the site permit.</p>	<p>Project sponsor and contractor(s) to submit a salvage plan to the Planning Department.</p>	<p>Considered complete upon approval of the salvage plan by the Planning Department and implementation of the salvage plan by the project sponsor and contractor(s).</p>

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preservation staff prior to issuance of the architectural addendum to the site permit.

TRANSPORTATION AND CIRCULATION

Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan

The project sponsor should participate in the preparation and implementation of a coordinated construction traffic management plan that includes measures to reduce hazards between construction-related traffic and pedestrians, bicyclists, and transit vehicles. The coordinated construction traffic management plan should be prepared in coordination with other public and private projects within a one-block radius that may have overlapping construction schedules and should be subject to review and approval by the City's interdepartmental Transportation Advisory Staff Committee (TASC). The plan should include, but not necessarily be limited to, the following measures:

Restricted Construction Access Hours: Limit truck movements and deliveries requiring lane closures to occur between 9:00 a.m. and 4:00 p.m., outside of peak morning and evening weekday commute hours.

Alternative Transportation for Construction Workers: Provide incentives to construction workers to carpool, use transit, bike, and walk to the project site as alternatives to driving alone to and from the project site. Such incentives may include, but not be limited to, providing secure bicycle parking spaces, participating in the free-to-employee-and-employer ride matching program from www.511.org, participating in the emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers.

Construction Worker Parking Plan: The location of construction worker parking will be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking will be discouraged.

Project sponsor / contractor(s).

Prior to and during construction activities.

Project sponsor and contractor(s) to prepare and submit a coordinated construction traffic management plan to the City's interdepartmental Transportation Advisory Staff Committee.

Considered complete upon end of construction activities.

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p><i>Coordination of Temporary Sidewalk Closures:</i> The project sponsor should coordinate sidewalk closures with other projects requesting concurrent lane or sidewalk closures through the TASC and interdepartmental meetings to minimize the extent and duration of requested closures.</p>				
<p><i>Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access:</i> The project sponsor/construction contractor(s) should meet with Public Works, SFMTA, the Fire Department, Muni Operations, and other City agencies to coordinate feasible measures to include in the Coordinated Construction Management Plan to maintain access for transit, vehicles, bicycles, and pedestrians. This should include an assessment of the need for temporary transit stop relocations or other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the project.</p>				
<p><i>Proposed Project Construction Updates for Adjacent Businesses and Residents:</i> Provide regularly updated information regarding project construction, including a construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures (bicycle and parking) to nearby residences and adjacent businesses through a website, social media, or other effective methods acceptable to the Environmental Review Officer.</p>				
<p>¹ <i>Definitions of MMRP Column Headings:</i></p>				
<p><i>Adopted Mitigation Measures:</i> Full text of the mitigation measure(s) copied verbatim from the final CEQA document.</p>				
<p><i>Implementation Responsibility:</i> Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.</p>				
<p><i>Mitigation Schedule:</i> Identifies milestones for when the actions in the mitigation measure need to be implemented.</p>				
<p><i>Monitoring/Reporting Responsibility:</i> Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.</p>				
<p><i>Monitoring Actions/Completion Criteria:</i> Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.</p>				

Exhibit D:

Land Use Data



LAND USE INFORMATION

PROJECT ADDRESS: 1525 PINE ST
RECORD NO.: 2015-009955PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Residential GSF	0	13,437	13,437
Retail/Commercial GSF	1,661	2,856	1,195
Usable Open Space	0	749	749
TOTAL GSF		16,293	14,632
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	2	2
Dwelling Units - Market Rate	0	19	19
Dwelling Units - Total	0	21	21
Hotel Rooms			
Number of Buildings	1	1	0
Number of Stories	1	8	7
Bicycle Spaces	0	32	32
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	15	15
One Bedroom Units	0	0	0
Two Bedroom Units	0	3	3
Three Bedroom (or +) Units	0	3	3

Exhibit E:

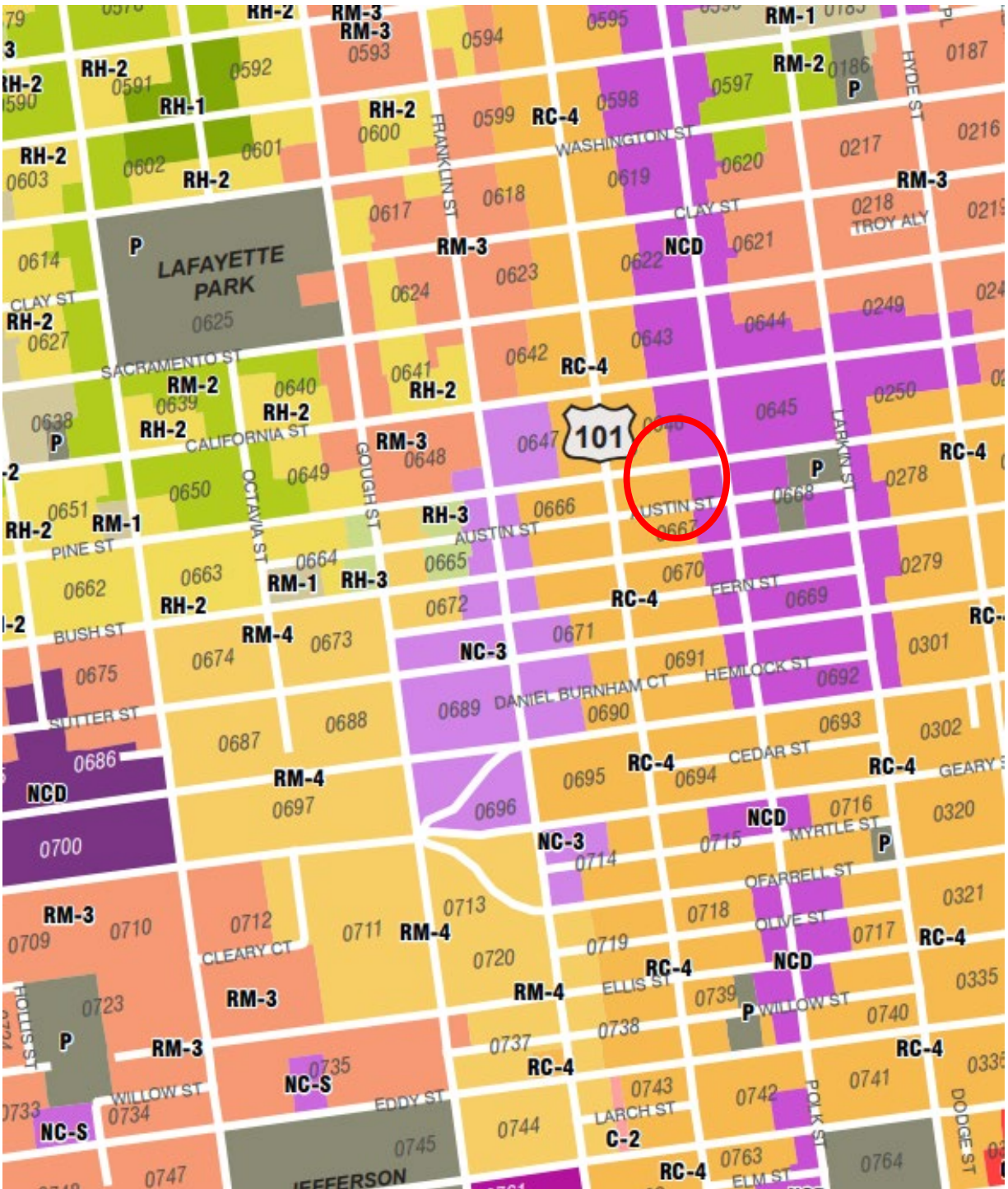
Maps and Context Photos

Assessor's Map



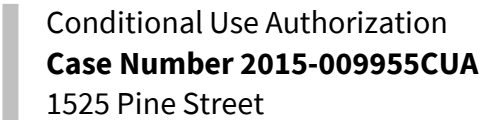
Conditional Use Authorization
Case Number 2015-009955CUA
 1525 Pine Street

Zoning Districts

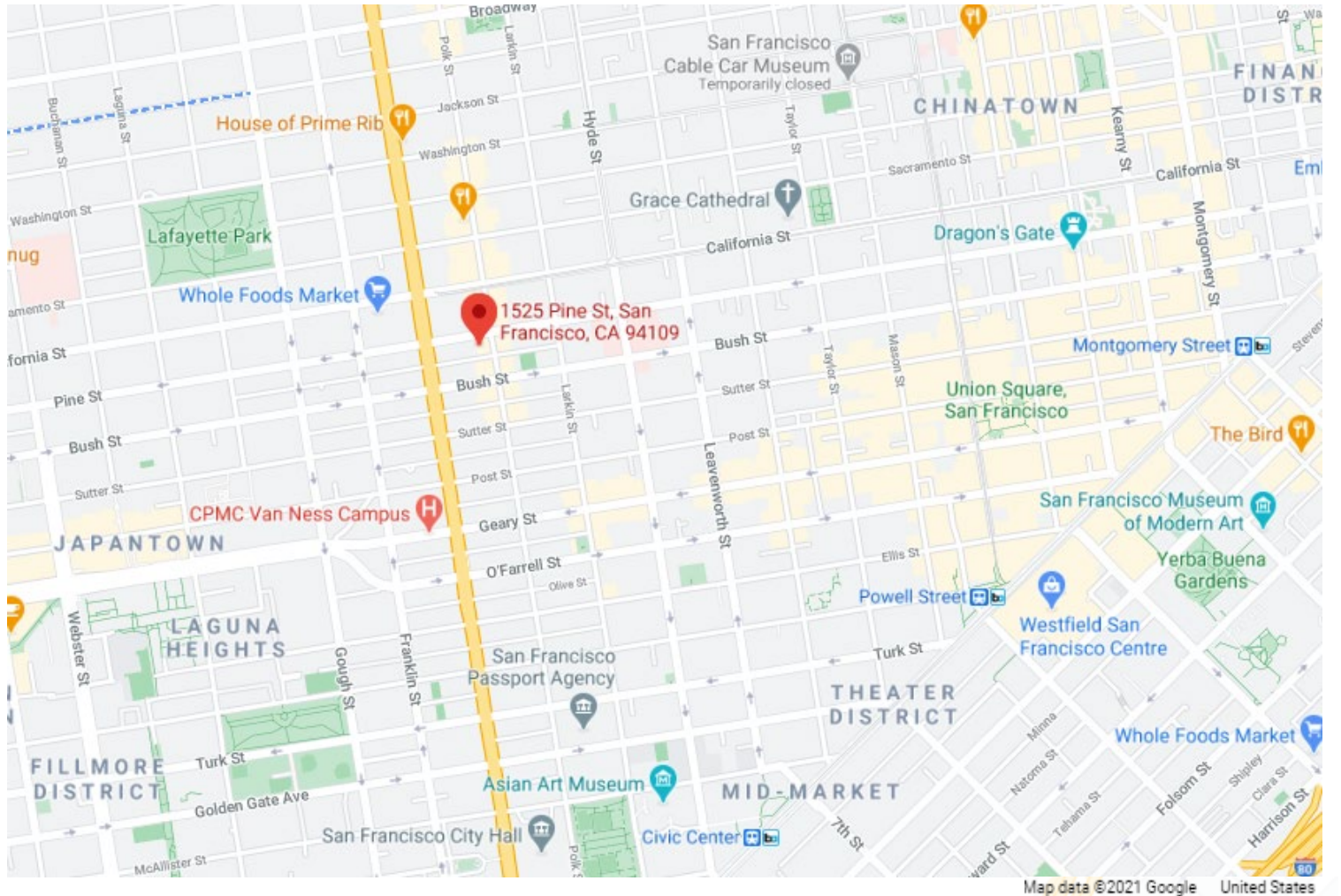


Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

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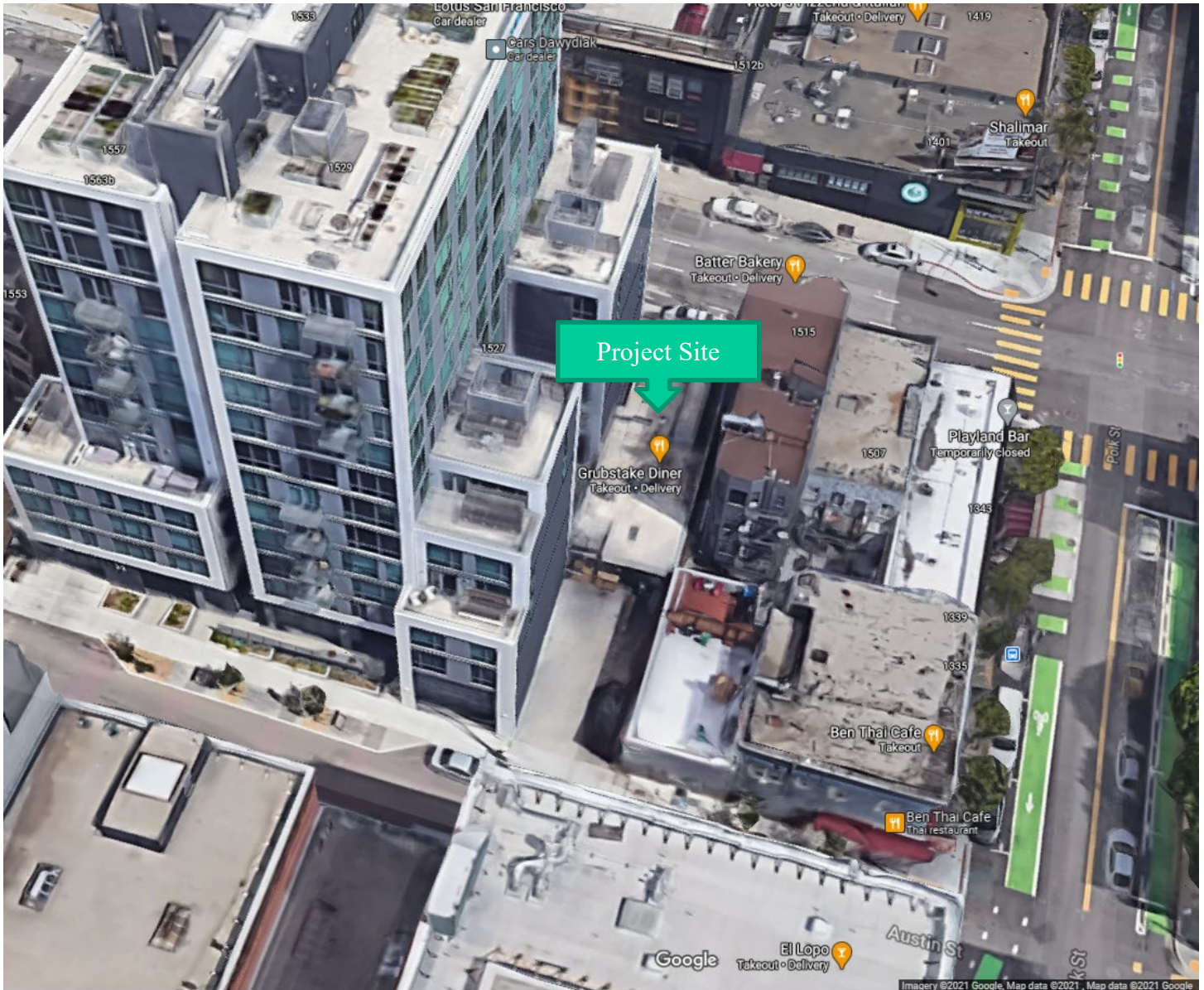


Map View



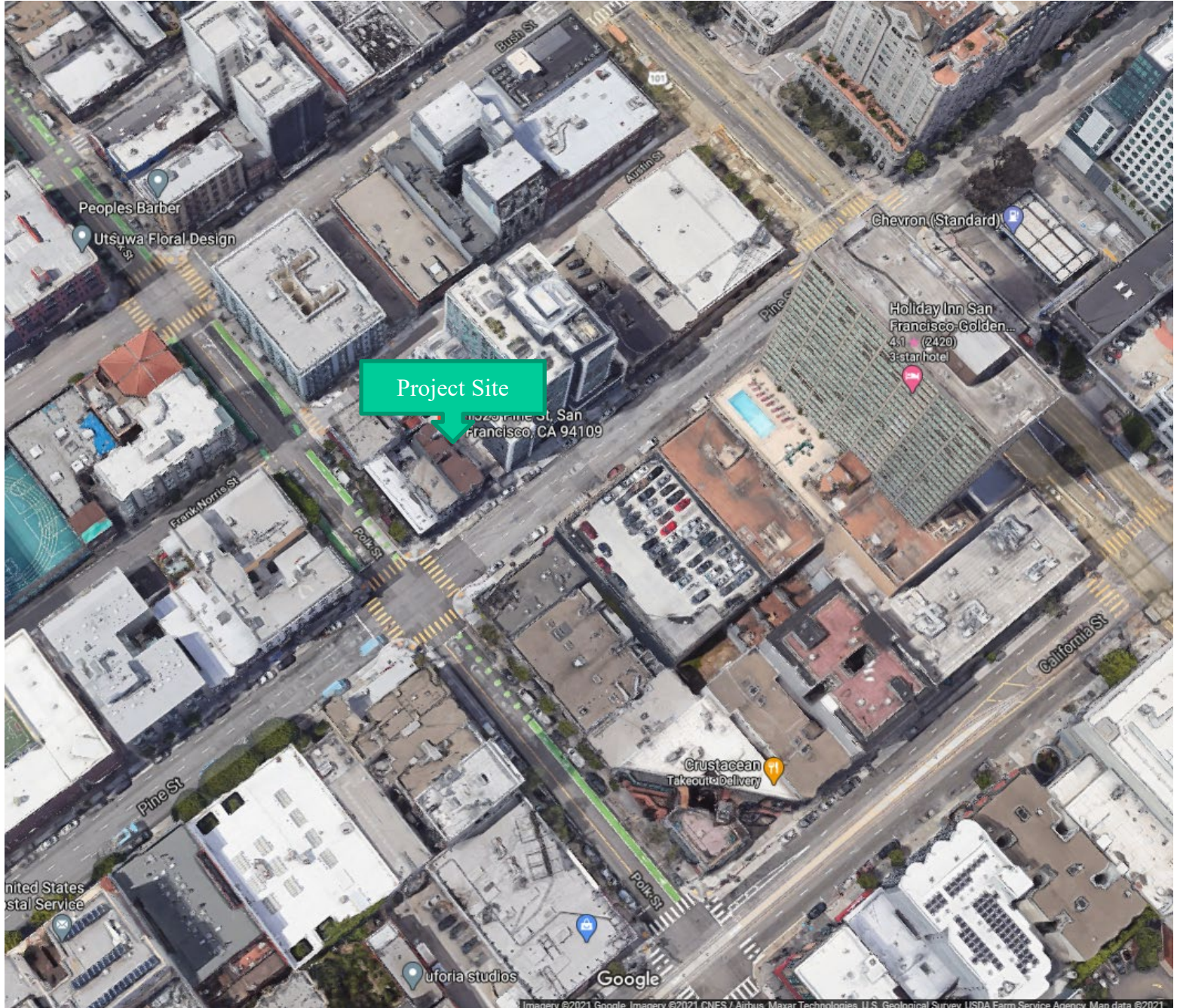
Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Arial View – from Austin Street



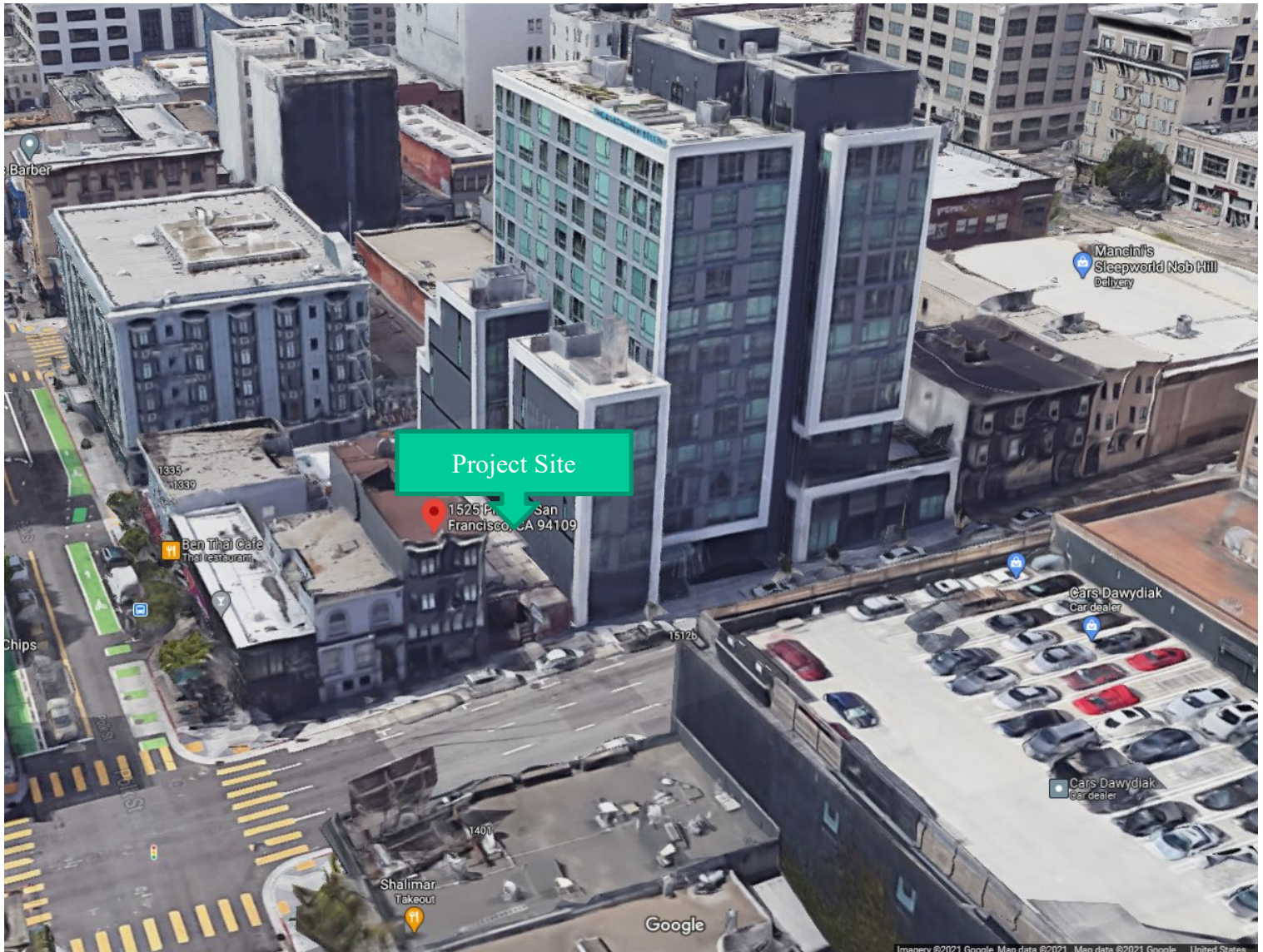
Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Arial View – from Pine Street



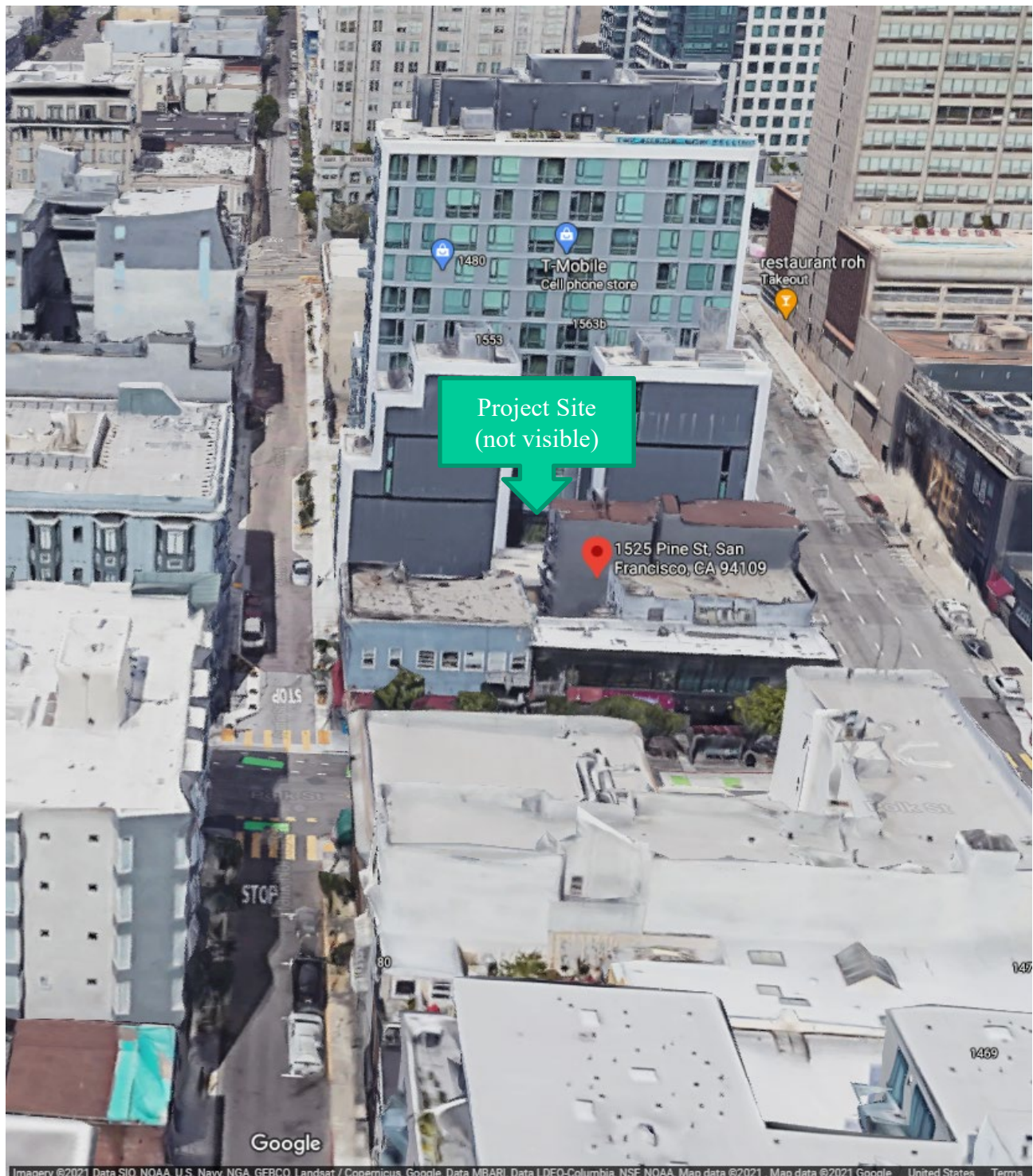
Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Arial View – from Pine Street



Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Arial View from Polk Street



Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Pine Street Frontage



Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Austin Street Frontage



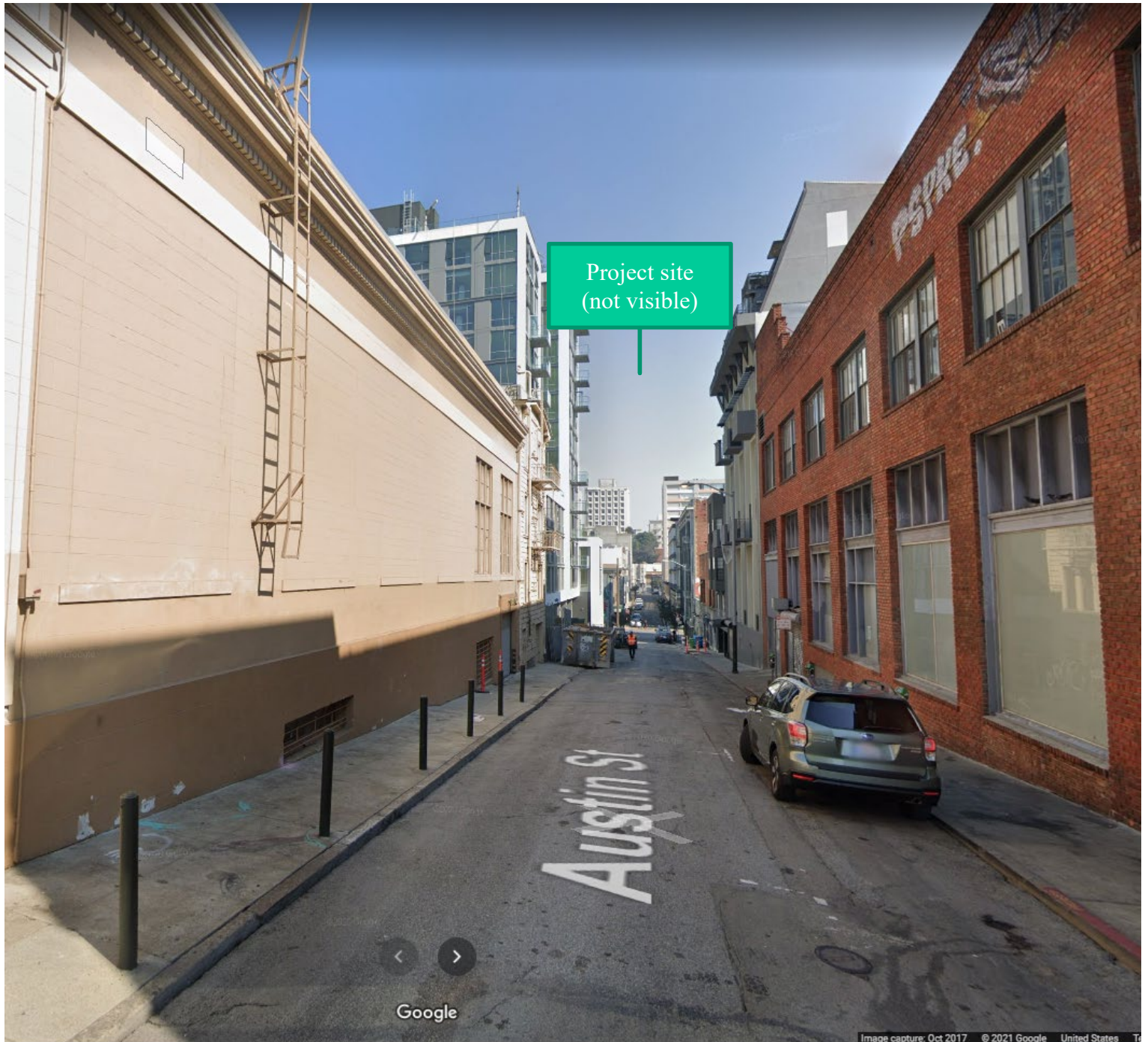
Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Austin Street from Polk Street



Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Austin Street from Van Ness Avenue



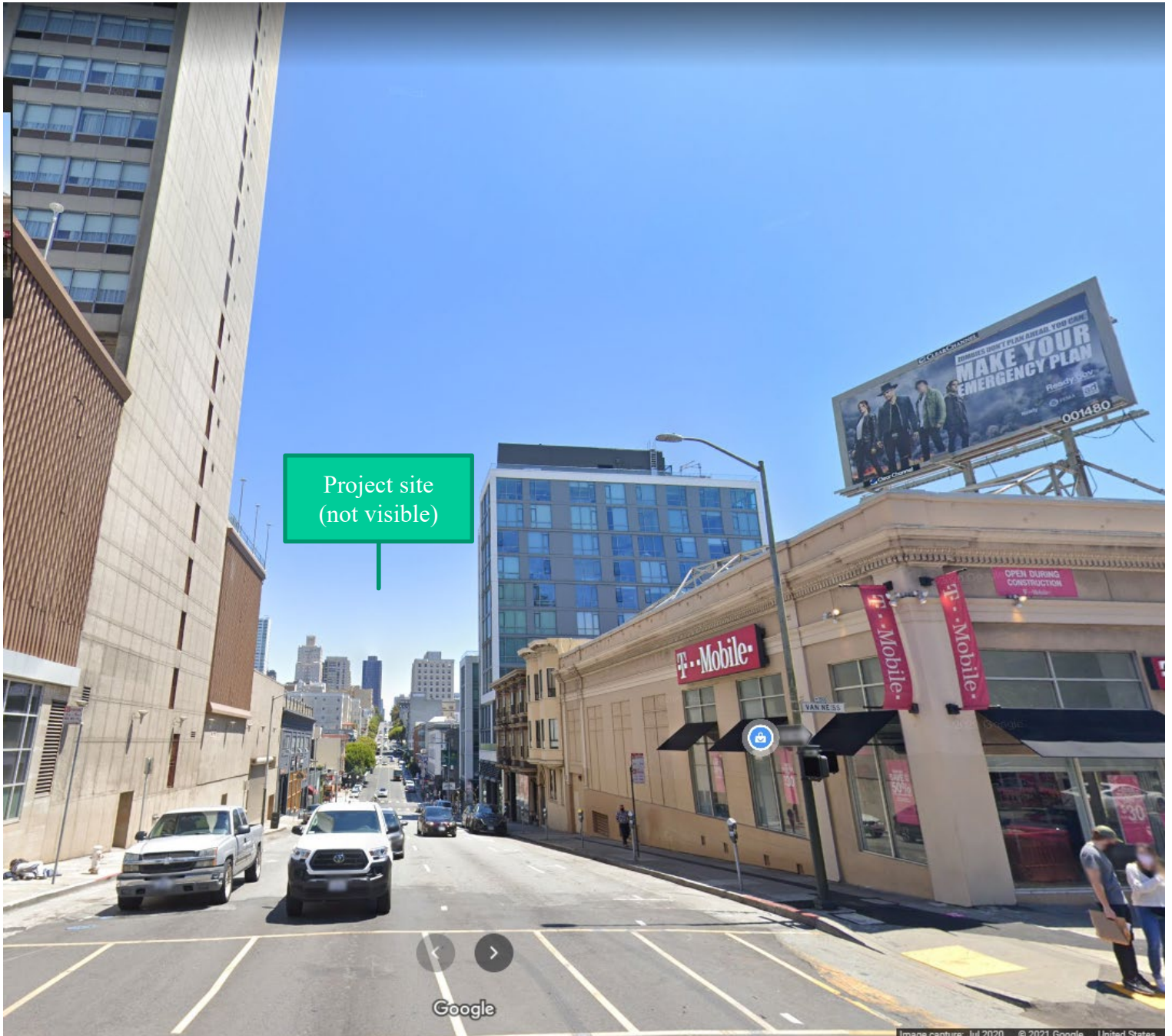
Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Pine Street from Polk Street



Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

MAP



Conditional Use Authorization
Case Number 2015-009955CUA
1525 Pine Street

Exhibit F:

Project Sponsor Submittal



1525 Pine Street Project Summary

March 18, 2021

Project Description

The Project is located on an approximately 3,000 square foot through lot with one frontage on Pine Street and one frontage on Austin Street. The Project consists of the demolition of the existing one-story Grubstake restaurant and the construction of an eight-story, 83-foot-tall building containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing Grubstake restaurant would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. The Project will be comprised of a mixture of studios, 2 bedroom and 3-bedroom units. The Project will provide two (2) on-site affordable housing units to very low-income residents and utilize the State Density Bonus to increase the Project's density by six (6) additional units resulting in an extremely efficient building on small lot in a high transit area of the City.

The Grubstake Restaurant

The Project is the culmination of six (6) years of planning including spending the last two (2) years soliciting input from neighbors and working with historic consultants on identifying and retaining key components of the Grubstake restaurant. This has resulted in significant changes to the original design of the Grubstake as shown in the attached analysis from Architectural Resources Group (ARG).

As the owners and operators of the Grubstake, the Project sponsors have always focused on returning the Grubstake to its historic location but in a new building with an updated kitchen and dining facilities. To ensure that it will remain the Grubstake, a substantial amount of interior and exterior features that comprise the restaurant and existing building would be reused and/or replicated with the space and restaurant designed to include the following features:

- Match the original footprint/orientation of the lunch wagon;
- Match the existing scale and proportion of the lunch wagon;
- Replicate the metal barrel vault ceiling;
- Replicate the train car façade;
- Reuse/replicate decorative lights and side globe lights;
- Reuse existing windows where possible. Where not possible, replicate to match existing;
- Salvage, restore and reuse murals;
- Reuse the existing Grubstake signage, including light box signage and neon lights;
- Replicate the wooden bar;
- Reuse/replicate the tile floor, chrome accents, linear counter and backless stools; and,
- Retain the menu style and most-liked traditional dishes.



The Project sponsor has also worked with Matterport to create an interpretive “virtual museum” highlighting the history of the Grubstake for future generations. The virtual museum can be viewed at: <https://my.matterport.com/show/?m=yR5VgQDcCTT>

Public Outreach

A Preliminary Project Application (PPA) for the Project was submitted on July 31, 2015. In the intervening six (6) years, the underlying Planning Code has changed several times, altering the entitlements needed. Throughout the process, the Project sponsor has met with and engaged the surrounding community and key stakeholders.

2017

On April 19, 2017, the Project hosted its first community pre-application meeting for the Variance application that was required at that time. In June the Project was also presented to Lower Polk Neighbors.

2018

On January 16, 2018, the Project went before the Entertainment Commission for review. In September the Project was presented to the LGBTQ Historical Society. At that meeting with the LGBTQ Historical Society, Page & Turnbull undertook an Oral History Project to supplement the historic analysis being prepared for the Grubstake.

2019

On April 30, 2019, a formal presentation and discussion was undertaken with SF Heritage, focusing on design and other considerations for The Grubstake. A memo was prepared by Architectural Resources Group (ARG) in advance of the SF Heritage meeting, and was given to both Heritage and the SF Planning department (**see attachment A**). On December 9th, in association with Conditional Use authorization and State Density Bonus applications, a second community pre-application meeting was hosted. Prior to the larger community meeting, on December 5th, the project was presented to owners and residents of The Austin. A fact sheet summarizing the changes made to the project were presented at both of these community meetings (**see attachment B**).

Throughout the process the Project sponsors have been actively engaged and open to discussing the project with its neighbors, the Lower Polk community, and the broader community. At least 17 letters and emails in support of the Project have been submitted to Planning from a large range of communities and stakeholders, including letters from residents at the Austin, surrounding local businesses, and the Lower Polk Neighborhood Association.

Architectural
Resources GroupPier 9, The Embarcadero, Suite 107
San Francisco, California 94111argsf.com

March 20, 2019

Summary of Grubstake Redesign

In April 2018, Architectural Resources Group (ARG) was retained by Pine Street Development to survey the Grubstake Diner at 1525 Pine Street and make recommendations regarding architectural features that could be salvaged for reuse or replicated in the new development. In October, ARG was asked to provide design consultation services to identify opportunities for better incorporating these features into the design. Below is list of ARG's eight recommendations, and detail about how the design was adapted to address them.

1. Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street.

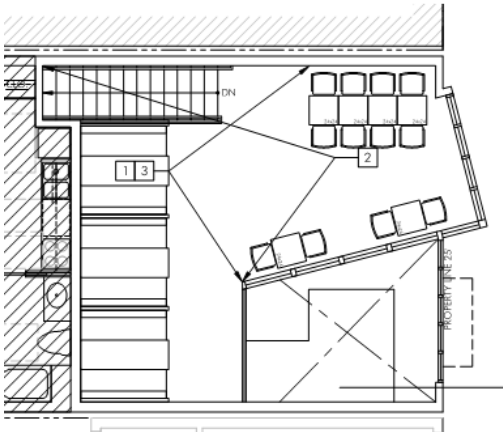


Original: The original design had the arched lunch wagon façade located on the second floor. The façade was at an angle to the property line and did not match the existing footprint.

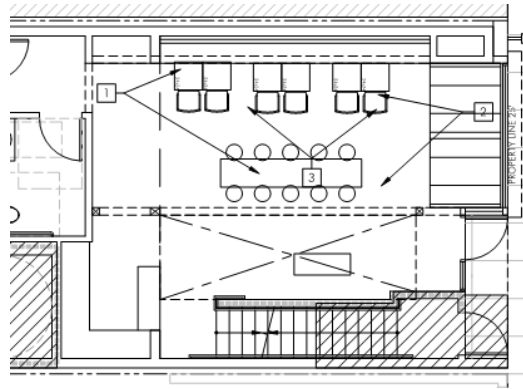


Revised: The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

2. Match the existing scale and proportion of original wagon as closely as possible. The limits of the “lunch wagon” can be defined by physical barriers, such as windows, or change in material, such as floor finish.



Original: The scale of the lunch wagon is not clearly defined on the interior.



Revised: The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

3. Replicate metal barrel vault ceiling to create a sense of enclosure.
4. Reuse or replicate side globe lights.
5. Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
6. Define the interior/exterior relationship of the lunch wagon using windows.

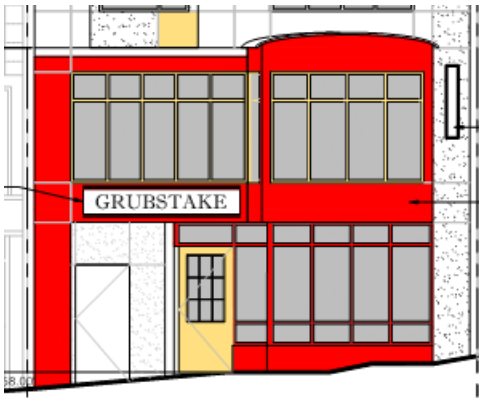


Original: The barrel vault ceiling is not symmetrically defined. The globe lights are inconsistently placed and located on walls outside the barrel vault. The lunch wagon is not defined by unique finishes or colors.



Revised: The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

7. Reuse existing windows including green colored toplites where possible.



Original: New windows had a similar style to existing but did not match in size or location.

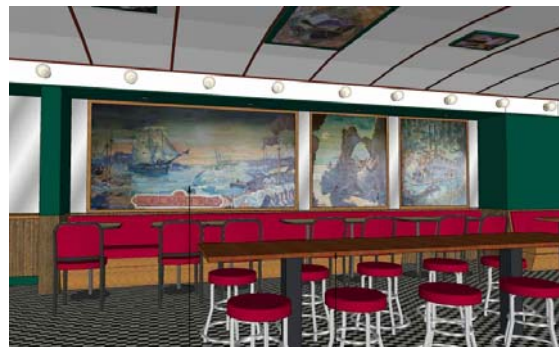


Revised: Existing windows including green colored toplites are being salvaged for reinstallation in the lunch wagon façade.

8. Salvage, restore, and reinstall murals.



Original: Murals were salvaged for reinstallation throughout the restaurant space.



Revised: Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.

Reintroducing 1525 Pine Street

Jimmy Consos and Nick Pigott, longtime Lower Polk stalwarts and business owners, would like to thank you for your involvement in helping form a community vision for the Grubstake project at 1525 Pine Street. After over two years of soliciting input from neighbors, we are excited to share our most recent plans for the proposed development project.

Jimmy and Nick's vision for the Grubstake diner — which currently occupies the site — is to preserve this well-loved neighborhood spot while adding twenty-one crucial housing units for the community. The new building will allow us to not only upgrade the restaurant's bones to create a safe and sustainable physical space for the restaurant, it will also allow us to preserve the Grubstake's menu, décor, history and soul.

The design for 1525 Pine integrates the 8-story building and residents with the community by orienting pedestrian access to Austin Alley, a growing hub and key piece of the Lower Polk Alley Initiative. The project will be car-free, promoting a vibrant public realm and encouraging residents to interact with their Lower Polk neighbors and businesses.

Our project plan brings new homes just steps from the already thriving Lower Polk corridor while incorporating the timeless charm and funk that makes Grubstake a one-of-a-kind destination.










WE WANT TO HEAR FROM YOU!

If you would like to learn more about the project or hear directly from the team, please contact us at 1525PineStreet@gmail.com.

PROJECT FACTS

The original proposal has been modified to provide more housing — including the addition of an extra floor and six homes, resulting in an 8-story building (83 feet) with 21 new residences built above the rebuilt Grubstake. The “envelope” of the project — including the massing, design, and pedestrian experience — remains largely unchanged from the original proposal.

Project Detail	Former Design	Current Design
 Overall Square Footage	Appx 20,874 sq. ft	Appx 24,630 sq. ft
 Number of Levels	7	8
 Overall Height	65 ft	83 ft
 Total Number of Bedrooms	23	30
 Total Number of Units	15	21
 Number of bike parking spaces	15	30
 Number of car parking spaces	0	0

INTERESTING FACTS

- Jimmy and Nick have operated Grubstake true to its colorful history since purchasing the restaurant in the summer of 2015. They expanded hours, kept on the long-serving staff, and continued favorite menu items.
- Jimmy and Nick hope to establish a pop-up location or other temporary home to keep the long-serving staff on the job.
- The project is seeking to apply the State Density Bonus Program which permits increases to the height and development capacity of the project to generate increased housing in urban neighborhoods, resulting in twenty-one new homes in the Lower Polk neighborhood.
- The main residential entrance will be on Austin Alley, adjacent to the new Lower Polk Community Benefit District office and art space. Grubstake diners will continue to enter via Pine Street

Exhibit G:

Inclusionary Affordable Housing Affidavit



COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

Date: October 24, 2018

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

From: San Francisco Planning Department

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

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

At least 30 days before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by the date that the Environmental Evaluation Application (EEA) or Project Application (PRJ) was deemed complete by the Department ("EEA/PRJ accepted date"). There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For projects with complete EEA's/PRJ's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, EEA/PRJ accepted date, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **Any project with 25 units or more and with a complete EEA accepted between January 1, 2013 and January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to higher Inclusionary Housing rates and requirements. Generally, rental projects with 25 units or more be subject to an 18% on-site rate and ownership projects with 25 units or more will be subject to a 20% on-site rate.**

Summary of requirements. Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) or complete Project Application (PRJ) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA/PRJ accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

The applicable requirement for projects that received a first discretionary approval prior to January 12, 2016 are those listed in the "EEA accepted before 1/1/13" column on Chart 1-A.

CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

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

*except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to the requirements of 25+ unit projects at or below 120 feet.

CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

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

CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	19.6%	19.6%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

CHART 3-B: Requirements for Owner Projects UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.4%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Low Income (55% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (80% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Middle Income (110% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Low Income (80% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (105% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (130% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

CHART 5: Income Levels for Projects with a complete EEA/PRJ on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordability levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projects with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Low Income (55% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (80% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Middle Income (110% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Low Income (80% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (105% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Middle Income (130% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Low Income (55% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (80% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (110% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Low Income (80% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (105% AMI)	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Middle Income (130% AMI)	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco
Planning**

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

3/8/2021

Date

I, Nicholas Pigott,
do hereby declare as follows:

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

1525 Pine Street

Address

0667/020

Block / Lot

The subject property is located within the following Zoning District:

Polk Street Neighborhood Commercial District

Zoning District

65-A

Height and Bulk District

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

☐ Yes ☒ No

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

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

2015-009955 PRJ/PPA/SHD/VAR

Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Samantha Updegrave

Planner Name

A complete Environmental Evaluation Application or Project Application was accepted on:

EEA: 4/29/2016 -- SDB: 10/25/2019

Date

The project contains 21 total dwelling units and/or group housing rooms.

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

☒ Yes ☐ No

C Please indicate the tenure of the project.

- ☐ **Ownership.** If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.
- ☒ **Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

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

- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- ☒ On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- ☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- ☐ Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

13%

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

13,476

Residential Gross Floor Area

E The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

F The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

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

G The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

I For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.

J For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

K If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
21		15	0	3	3

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

On-site Affordable Housing Alternative (Planning Code Section 415.6, 419.3, or 206.4): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

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

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7 or 419.3): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

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

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level

UNIT MIX TABLES: CONTINUED

- ☒ **Combination** of payment of a **fee, on-site affordable units, or off-site affordable units** with the following distribution:
Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
		2			

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

Income Levels for On-Site or Off-Site Units in Combination Projects:

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☒ Yes ☐ No

If yes, please indicate the bonus percentage, up to 35% 35%, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) 6 bonus units

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project

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

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- ☐ On-site Affordable Housing Alternative
- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance
- ☐ Off-site Affordable Housing Alternative (Section 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

1525 Pine Street Dev LLC

Company Name

Nicholas Pigott

Name (Print) of Contact Person

1555 Pacific Ave

Address

San Francisco CA 94109

City, State, Zip

206.920.7003

Phone / Fax

1525pinestreet@gmail.com

Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:



Name (Print), Title:

Nicholas Pigott, Manager

Executed on this day in:

Location:

United States of America

Date:

3/10/2020

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:

Exhibit H:

Anti-Discriminatory Housing Affidavit

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
1525 Pine Street Dev LLC	Attn: Nick Pigott
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1555 Pacific Avenue	(206) 920-7003
San Francisco, CA	EMAIL:
94109	1525pinestreet@gmail.com

APPLICANT'S NAME:	
Pelosi Law Group	Attn: Alexis Pelosi Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
12 Geary Street, 8th Floor	(415) 290-4774
San Francisco, CA	EMAIL:
94108	alexis@pelosilawgroup.com

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
1525 Pine Street		94109
CROSS STREETS:		
Polk Street, Van Ness Avenue		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0667 / 020	Polk Street NCD	65-A

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	21	21
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? ☐ YES ☒ NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? ☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? ☐ YES ☐ NO

If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:  Date: 3/10/2020

Print name, and indicate whether owner, or authorized agent:

Nicholas Pigott, Manager for 1525 Pine Street Dev LLC (property owner)

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____


BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
2015-009955CUA	10/25/2019
VERIFIED BY PLANNER:	
Signature: <u></u>	Date: <u>3/10/2021</u>
Printed Name: <u>Samantha Updegrave</u>	Phone: <u>628.652.7233</u>
ROUTED TO HRC:	DATE:
<input checked="" type="checkbox"/> Emailed to: <u>Mullane Ahern</u>	<u>3/10/2021</u>

Exhibit I:

First-Source Hiring Affidavit



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
1525 Pine Street		0667/020	
BUILDING PERMIT APPLICATION NO.		CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)
2015-009955PRJ			
PROJECT SPONSOR		MAIN CONTACT	PHONE
1525 Pine Street Dev LLC		Nick Pigott	(206) 920-7003
ADDRESS			
1555 Pacific Avenue			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94109		1525pinestreet@gmail.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
21	2,768	83' , 8 floors	7.5 million
ANTICIPATED START DATE			
February 2021			

Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	N/A	0	0	Laborer	\$52	2	10
Boilermaker	N/A	0	0	Operating Engineer	\$74	1	3
Bricklayer	N/A	0	0	Painter	\$64	2	8
Carpenter	\$73	2	9	Pile Driver	\$75	1	5
Cement Mason	\$58	1	4	Plasterer	\$66	1	3
Drywall/Latherer	\$74	1	6	Plumber and Pipefitter	\$97	2	8
Electrician	\$95	1	4	Roofer/Water proofer	\$56	1	6
Elevator Constructor	\$96	1	3	Sheet Metal Worker	\$70	1	5
Floor Coverer	\$70	1	4	Sprinkler Fitter	\$88	1	5
Glazier	\$71	1	4	Taper	\$69	1	6
Heat & Frost Insulator	\$86	1	3	Tile Layer/ Finisher	\$60	1	4
Ironworker	\$65	1	4	Other:			
		TOTAL:	41			TOTAL:	63

- | | | |
|--|-------------------------------------|--------------------------|
| | YES | NO |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired? | | <u>34</u> |

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Nicholas Pigott, Manager	1525pinestreet@gmail.com	206.920.7003
<p>I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.</p>		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		3/10/2020 (DATE)
<p>FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG</p>		
Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org		emailed 3/10/2021 