

# MEMO TO THE PLANNING COMMISSION

**HEARING DATE: May 6, 2021** 

Continued from the March 18, 2021 Hearing

April 29, 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

Staff Contact: Claudine Asbagh - (628) 652-7329

claudine.asbagh@sfgov.org

**Recommendation:** Approve with Conditions

# **Background**

On March 18, 2021, at the request of the Sponsor and the Lower Polk Neighbors, the Planning Commission continued the project to allow the project sponsors more time to engage with community-based organizations on their revised proposal.

# **Current Proposal**

There are no changes to the proposed project, the revised plans correct minor errors in gross floor area calculations.

# **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).

## **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 envelop 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 signifficant business for its connections to San Francisco's LGBTQ histry, would be demolished, the Project integrates salavaged materials from the structure, including signage, into the new design.
- Provding 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.

**Recommendation:** Approve with Conditions

## **Attachment:**

Original Staff Report from 03/18/2021 Hearing Revised plans dated 04/20/2021



# **1525 PINE**

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

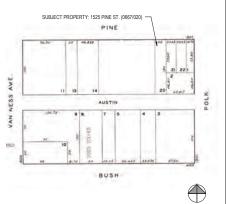


### PREVAILING CODES & REGULATIONS

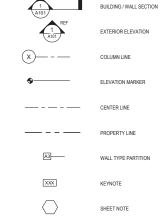
2016 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS 2016 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS 2016 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS 2016 GREEN BUILDING CODE WITH SAN FRANCISCO AMENDMENTS

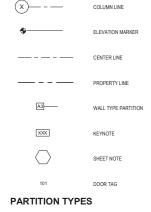
2016 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS

### ASSESSOR'S MAP



## GENERAL LEGEND





(E) PARTITION TO REMAIN === (E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

## LOCATION MAP:



# km

Revisions



### **BUILDING DATA:**

OWNER: 1525 PINE STREET DEV LLC

BLOCK / PARCEL: BLOCK 0667 / LOT 020

LOT AREA: 3,000 SF (25' X 120')

SFDBI BPA #: 2018-0208-0768

SF PLANNING PERMIT #: 2015-009955 PRJ/PPA/SHD/VAR

ZONING DISTRICT: POLK ST NEIGHBORHOOD COMMERCIAL DISTRICT 65-A

OCCUPANCY GROUP: R-2 OVER M

CONSTRUCTION TYPE: 5 STORIES TYPE IV HEAVY TIMBERICLT OVER 3 STORIES TYPE I-A CONCRETE

5 STORIES TYPE III-A FIRE-TREATED WOOD FRAME OVER 3 STORIES TYPE I-A CONCRETE

8 STORIES TYPE I-A CONCRETE

ARCHITECT: KERMAN MORRIS ARCHITECTS
139 NOE STREET
SAN FRANCISCO, CA 94114
T: (415) 749-0302

MECHANICAL ENGINEER: TBD

## ADDITIONAL REQUIREMENTS

- SPRINKLER SYSTEM REQUIREMENTS 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
  SFC 1134A 2 BATHING AND TOILET FACILITIES: OPTION 2 TO BE USED FOR ALL RESIDENCES IN BUILDING

### **DESCRIPTION OF WORK**

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 REVIEWAPPROVAL OF PROMISES RESONANDE WARDERS AND INCENTIFES UNDER THE STATE DENSITY FOUNDS PROGRAM ARE REQUIRED BY THE SF PLANNING

ALL WORK TO COMLY WITH CURRENT LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO: THE 2016 EDITION OF THE CALFORNIA BUILDING CODE. THE CALFORNIA PELMBRING CODE, THE CALFORNIA PEL CODE AND THE CALFORNIA PEL CODE: THE CURRENT EDITION OF THE SAM FRANCISCO BUILDING AND PLANNING CODES, TITLE-24 ENERGY STANDARDS, GYPSUM FIRE RESISTANCE DESIGN MANUAL (20TH EDITION); ETC...

### DISCRETIONARY APPROVALS BY SF PLANNING

- SDB waivers/concessions being requested are to the following:
  Height and Bulk (s. 260)
  Open Space (T. 135A)
  Rear Yard (s. 134)
  Dwelling thrift Exposure (s. 140)
  Steef Fornitage (s. 145.1)
  Narrow Street Sebacks (s. 261)
  Pripe(ions (s. 136)

# PLANNING COMMISSION

04/20/2021

PLANNING PERMIT#: 2015-009955 SFDBI BPA#: 2018-0208-0768

(EXISTING BUILDING TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778)

1525 PINE

1525 PINE STREET SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020 SFDBI BPA: 2018-0208-076 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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COVER SHEET

G0.01

#### ABBREVIATIONS ANGLE / LONG / LENGTH LAV LAVATORY LBS POUND / POUNDS LF LINEAR FEET DEGREES DIAMETER OR ROUND EXISTING NEW FOOT/FEET INCH/INCHES LWC LIGHT WEIGHT CONCRETE MAX MAXIMUM MECH MECHANICAL MFR MANUFACTURER MH MANHOLE MIN MINIMUM PERCENT PLUS / MINUS POUND OR NUMBER MISC MISCELLANEOUS MTD MOUNTED MTG MOUNTING MTL METAL ANCHOR BOLT ADDITIONAL ADJACENT ABOVE FINISH FLOOR ALTERNATE NORTH ALUM ALUMINUM N/A NOT APPLICABLE NIC NOT IN CONTRACT NO NUMBER APPROX APPROXIMATE ARCH ARCHITECTURAL B.O. BOTTOM OF NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE OC ON CENTER OFCI OWNER FURNISHED, CONTRACTOR INSTALLED OFOI OWNER FURNISHED, OWNER INSTALLED OH OPPOSITE HAND OPNG OPENING CBC CALIFORNIA BUILDING CODE CEC CALIFORNIA ENERGY CODF CEM CEMENT CEMENT CERAMIC CUBIC FEET CALIFORNIA FIRE CODE CONTRACTOR FUNDSHED, CONTRACTOR FUNDSHED, CONTRACTOR FUNDSHED, OWNER INSTALLED CONTRACTOR FUNDSHED, OWNER INSTALLED CONTROL JOINT CENTER LINE CFILING CFILING CFCI PROPERTY LINE CFOI PLAM PLASTIC LAMINATE PLUMB PLUMBING PLY/PLY PLYWOOD POC POINT OF CONNECTION CEILING POLINDS PER SOLIARE FOOT CLEAR CONCRETE MASONRY UNIT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED DOUGLAS FIR CONL CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONST CONSTRUCTION CONT CONTINUOUS CPC CALIFORNIA PLUMBING CODE PTN R RADIUS (IN DIMENSION) / CENTER RAD RADIUS RCP REFLECTED CEILING PLAN RD ROOF DRAIN REF REFERENCE DOUBLE DEPARTMENT DOUGLAS FIR DOUBLE HUNG REF REFRIGERATOR REG REGISTER REINF REINFORCED REQ REQUIRED RM ROOM RO ROUGH OPENING DIAMETER DIMENSION DOWN DRAIN PIPE REDWOOD DOOR DOWNSPOUT RWL RAIN WATER LEADER SCD SEE CIVIL DRAWINGS SCHED SCHEDULE / SCHEDULING SD STORM DRAIN SECT SECTION EERO EMERGENCY ESCAPE AND RESCUE OPENING(S) SED SEE ELECTRICAL DRAWINGS SQUARE FEET ELEVATION SFD SEE FIRE PROTECTION DRAWINGS ELECTRICAL ELEVATOR / ELEVATION SHT SHEET EQUAL EQUIPMENT EXTERIOR SIM SIMILAR SIMILAR SEE LANDSCAPE DRAWINGS SMD SEE MECHANICAL DRAWINGS SOG SLAB ON GRADE SPD SEE PLUMBING DRAWINGS FIRE ALARM FOOT-CANDLE SPEC SPECIFICATIONS FD FDC FLOOR DRAIN SQ SQUARE FIRE DEPARTMENT CONNECTION SS/SST STAINLESS STEEL SSD SEE STRUCTURAL DRAWINGS FDN FOUNDATION STC SOUND TRANSMISSION CLASS STD STANDARD STL STEEL STRL STRUCTURAL FIRE EXTINGUISHER FINISH FLOOR SUSP SUSPENDED FLOOR / FLOORING SYM SYMETRICAL SYST SYSTEM FLUOR FLUORESCENT FACE OF T&B TOP AND BOTTOM T&G TONGUE AND GROU FACE OF CONCRETE / CURB TOP AND BOTTOM TONGUE AND GROOVE TOP OF TREAD TOWEL BAR FACE OF FINISH FACE OF STUD FOOT OR FEET FOOTING FABRIC COVERED TACK SURFACE TEMPORARY THICK TOB TOP OF BEAM TOC TOP OF CONCRETE TOS TOP OF SLAB TP TOILET PAPER FURG GALVANIZED GENERAL CONTRACTOR TYPICAL GENERAL UON UNLESS OTHERWISE NOTED GFIC GROUND FAULT INTERRUPT CIRCUIT V VOLTAGE / VOLT VERT VERTICAL VIF VERIFY IN FIELD VPFAM VAPOR PERMEABLE FLUID APPLIED MEMBRANE GND GROUND GWB GYPSUM VI GYPSUM WALL BOARD HEAVY DUT WEST / WIDTH / WIDE HOLLOW METAL W/ WITH W/O WITHOUT WC WATER CLOSET WD WOOD HORZ HORIZONTAL HR HOUR HSS HOLLOW STEEL SECTION HT HEIGHT HVAC HEATING, VENTILATING, AND AIR CONDITIONING WATER HEATER WP WATERPROOF(ING) WPT WORKING POINT WRB WEATHER RESISTIVE BARRIER WT WEIGHT HWH HOT WATER HEATER INCH OR INCHES INSULATE / INSULATION / INSULATING INTERIOR INS

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#### GENERAL NOTES

#### A. GENERAL NOTES:

THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.

WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL
APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE
PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF
THE PROJECT.

VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.

4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.

5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE

1. TYPICAL OR TYPY INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE: OF THE CONDITION NOTED. OCCURRENCE: OF THE CONDITION NOTED. OCCURRENCE: SHALL BE PROVIDED COMPARABLE TO THE 2-SMILARY BINDICATES COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE 3-YAS REQUIRED WINCOLTS COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS NOTICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED OF A "ALIQIN MINICATES ACCURRENCY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RECLATION TO ALOCKET MATERIALS."

#### C. DIMENSIONS:

DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.

ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

A. STRUCTURAL DRAWINGS
B. LARGE SCALE DETAILS
C. SMALL SCALE DETAILS
D. ENLARGED VIEWS
E. FLOOR PLANS AND ELEVATIONS

MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.

4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.

5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS MOTED ABOVE FINISH FLOOR "AFF".

CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.

7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE. CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE ORAWINGS.

#### D. DRAWING SET ORGANIZATION:

EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF
THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF
THE SHEET.

IE SHEET.
SHEET NUMBER EXAMPLE: A201
"A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING
"2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET
"01" INDICATES THE SHEET NUMBER

2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING COMPIENT PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS IN ACUCLED IN THE DOCUMENT SET.

EDUCATE TO SHEETS IN ACUCLED IN THE DOCUMENT SET.

"EL" NODATES THE DISSIPLIANE THAT CREATED THE DRAWING AND THE DRAWING CONTENT =

"EL" NODATES THE DISSIPLIANE THAT CREATED THE DRAWING AND THE DRAWING CONTENT =

PLAN INDICATES SECTOR "Y OF PLAN SHEET "20" REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN MOCATION THE RELATIONSHY OF THE SECTORS.

DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY SE NOT USED IN THE DRAWING SET.

DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G GENERAL INFORMATION Q EQUIPMENT
C CIVIL F FIRE PROTECTION
L LANDSCAPE P PLUMBING
S STRUCTURAL M MECHANICAL
A ARCHITECTURAL E ELECTRICAL
I INTERIORS T TELECOMMUNICATIONS

#### SHEET INDEX

SHEET LIST, ABBREVIATIONS & GENERAL NOTES PLANNING DEPARTMENT NOTES & SCHEDULES BUILDING DEPARTMENT NOTES & SCHEDULES GREEN BUILDING SUBMITTAL

FIRE FLOW & DBI PRE-APP MEETING SUMMARY

PROPOSED EXTERIOR PERSPECTIVES & MATERIALS
PROPOSED EXTERIOR PERSPECTIVES

GRUBSTAKE PRESERVATION MEASURES GRURSTAKE PROJECT FEATURES GENERAL ACCESSIBILITY REQUIREMENTS

EXISTING EXTERIOR FLEVATION - WEST EXISTING EXTERIOR ELEVATION - EAST

PROPOSED SITE PLAN
FLOOR PLANS, BASEMENT - LEVEL 1
FLOOR PLANS, LEVEL 2 - LEVEL 3
FLOOR PLANS, LEVEL 4 - LEVEL 5
FLOOR PLANS, LEVEL 6 - LEVEL 7
FLOOR PLANS, LEVEL 8 - ROOF
EXTERIOR ELEVATION - PAST
EXTERIOR ELEVATION - FAST
EXTERIOR ELEVATION - FAST
EXTERIOR ELEVATION - FAST

EXTERIOR ELEVATION - SOUTH

EXTERIOR FLEVATION - LIGHTWELLS BUILDING SECTIONS

EXTERIOR ELEVATION - WEST

BUILDING SECTIONS
BUILDING SECTIONS

ARCHITECTURE EXISTING
AE1.01 EXISTING SITE PLAN
AE2.01 EXISTING FLOOR PLAN
AE5.01 EXISTING ESTERIOR ELEVATION - NORTH
AE5.02 EXISTING EXTERIOR ELEVATION - SOUTH

PROPOSED SITE PLAN

ARCHITECTURE DEMO D1.01 DEMOLITION SITE PLAN

ARCHITECTURE PROPOSED

GROSS BUILDING PLANS - EXISTING

COVER SHEET

SITE SURVEY SITE PHOTOS

GENERAL

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Revisions



1525 PINE

1525 PINE STREET SAN FRANCISCO, CA 94109

SFDBI BPA: 2018-0208-076 PRJ #: 2015-009955

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

525 PINE STREET DEV LLC

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work exce by written agreement with Kerman/Morris Architects.

he Contractor shall verify all exis onditions. Written dimensions tak

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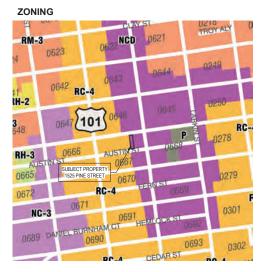
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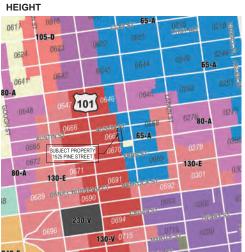
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SHEET LIST, ABBREVIATIONS & GENERAL NOTES

SCALE 1" = 1'- $\infty$ DRAWN BY DR JOB NO.

G0.02





| GROSS AREA BY FLOOR PER PLANNING CODE - PROPOSED  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                | Excessed per or 1 terring does rec 1 teet 7 teet, cross (b)(c) |  |  |  |  |  |  |
| RESTAURANT (BACK OF HOUSE)   | BUSINESS  | 1233 SF    | 1233 SF               |  |  |  |  |  |  |  |
| STORAGE  | RESIDENTIAL   | 112 SF     | 112 SF                |  |  |  |  |  |  |  |
| UTILITY  | ACCESSORY BUILDING OPERATIONS & MAINTENANCE<br>(EXEMPT)   | 162 SF     | 0 SF                  | Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)   |  |  |  |  |  |  |
| LEVEL 01 (AUSTIN)  |   | 2900 SF    | 2119 SF               |  |  |  |  |  |  |  |
| CIRCULATION  | CIRCULATION   | 1082 SF    | 1082 SF               |  |  |  |  |  |  |  |
| TRASH ROOM   | ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)      | 223 SF     | 0 SF                  | Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)   |  |  |  |  |  |  |
| LEVEL 01 (PINE)  | (Levision 1)  | 1304 SF    | 1082 SF               |  |  |  |  |  |  |  |
| CIRCULATION  | CIRCULATION   | 254 SF     | 254 SF                |  |  |  |  |  |  |  |
| RESTAURANT (BACK OF HOUSE)   | BUSINESS  | 535 SF     | 535 SF                |  |  |  |  |  |  |  |
| RESTAURANT (FRONT OF HOUSE)  | ASSEMBLY  | 727 SF     | 727 SF                |  |  |  |  |  |  |  |
| LOTTONINI (LINOINI OL HOUSE)   | / occured   | 1516 SF    | 1516 SF               | I .  |  |  |  |  |  |  |
| LEVEL 02   |   | .010 01    | 1010 01               |  |  |  |  |  |  |  |
| 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)  |   | 361 SF     | 361 SF                |  |  |  |  |  |  |  |
|  | 1   | 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               |  |  |  |  |  |  |  |
| LEVEL 06   |   | 2618 SF    | 2618 SF               |  |  |  |  |  |  |  |
| 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               |  |  |  |  |  |  |  |
| ROOF   |   | 2622 SF    | 2622 SF               |  |  |  |  |  |  |  |
| 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                  |  |  |  |  |  |  |  |
|  |   | 24351 SF   | 22792 SF              |  |  |  |  |  |  |  |

|                                 | AREA TYPE   |        | Area Included |          |
|---------------------------------|-------------|--------|---------------|----------|
| Name                            | PER CODE    | Area   | 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         |          |

NOTE: UNDER SEPARATE PERMIT, EXISTING BUILDING TO BE DEMOLISHED IN ITS ENTIRETY. SEE BUILDING PERMIT #2018-020807

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

| COMMERCIAL S | SO 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  |   |  |  |  |
|------------------------------------|-------------------|---|---|--|--|--|
| ADDRESS: 1525 PINE STREET, SAN FR. | ANCISCO, 94109    |   | ORIGINAL FILING:  |  |  |  |
| BLOCK / LOT : 0667 / 020           |                   |   | HISTORIC STANDING: "B" - Unknown / Age Eligible   |  |  |  |
| LOT SIZE: 25'X120' = 3,000 SF      |                   |   | 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                      | SFPC 209          | MIXED USE   | COMMERCIAL AND RESIDENTIAL MIXED USE  |  |  |  |
| DENSITY                            | SFPC 207          | 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.  | 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   | 2.5 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  | N/A   |  |  |  |
| 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) | 36 sqft OF PRIVATE OR 48 sqft OF COMMON OPEN SPACE PER DWELLING UNIT IS REQUIRED. 21 UNITS X 48 sqft = 1008 SF MIN. COMMON OPEN SPACE REQUIRED.   | 749 SF COMMON OPEN SPACE PROPOSED; WAIVER REQUIRED PER SDB; SEE<br>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<br>AT AUSTIN ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM |  |  |  |
| DWELLING UNIT EXPOSURE             | SFPC 140          | EVERY UNIT TO FACEONTO 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)  | OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'  | N/A. NO PARKING PROPOSED  |  |  |  |
|                                    | SFPC 145.1(c)(2)  | NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS   | N/A   |  |  |  |
|                                    | SFPC 145.1(c)(3)  | ACTIVE USES REQUIRED  | PROJECT COMPLIES  |  |  |  |
|                                    | SFPC 145.1(c)(4)  | GROUND FLOOR CEILING HEIGHT HAS A MIN. 14" FLOOR TO FLOOR FOR NON-RESIDENTIAL USES.   | AT AUSTIN ST PROJECT COMPLIES. AT PINE ST WAIVER REQUIRED PER SDB;<br>SEE SHEET G1.50 FOR DIAGRAM                                       |  |  |  |
|                                    | SFPC 145.1(c)(5)  | GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE IN NC DISTRICT   | PROJECT COMPLIES  |  |  |  |
|                                    | SFPC 145.1(c)(6)  | FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%   | WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM  |  |  |  |
| BETTER ROOFS ALTERNATIVE           | SFPC 149          | PROVIDE A MIN. 15% OF ROOF AREA TO BE SOLAR PHOTOVOLTAIC OR 30% OF ROOF AREA TO BE GREEN OR REGITATED ROOF.   | PROJECT COMPLIES  |  |  |  |
| OFF-STREET PARKING                 | SFPC 151          | 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.  | 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-BRs OR 30% TO BE 3-BRs.  | PROJECT DOES NOT COMPLY. CU AUTHORIZATION SOUGHT FOR RELIEF   |  |  |  |
| HEIGHT LIMITS: MEASUREMENT         | SFPC 260          | BUILDING HEIGHT IS MEASURED FROM ONE POINT ON THE STREET FRONTAGE FROM CURB TO TOP OF FLAT ROOF OR THE MIDPOINT OF A SLOPED ROOF.   | PROJECT EXCEEDS 65' HEIGHT LIMIT OF NCD / 65-A ZONING. WAIVER REQUIRED PER INDIVIDUALLY REQUESTED STATE DENSITY BONUS (SFPC 206.6)      |  |  |  |
|                                    | SFPC 260(b)       | EXEMPTIONS. THE FOLLOWING FEATURES SHALL BE EXEMPT, PROVIDED THE LIMITATIONS INDICATED FOR EACH ARE GOSEPTICD, PROVIDED FURTHER THAT THE SIMM OF THE HORDZONTAL AREAS OF THE SIZE THAT THE ARREST AND STATE OF ALL PEATURES LISTED IN THIS PRANGRAPH (8)(1) SHALL NOT EXCREDE D PRECENT OF THE HORDZONTAL AREA OF THE FOR ARROWS AND STATE OF ARROWS AND STATE OF THE FOR THE FOR THE FOR ARROWS AND STATE OF THE FOR THE FOR ARROWS AND STATE OF THE FOR THE |   |  |  |  |
| 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  |   |  |  |  |

|                   | PROJECT SUMMARY |        |     |                              |                  |        |             |          |         |         |            |                              |         |        |
|-------------------|-----------------|--------|-----|------------------------------|------------------|--------|-------------|----------|---------|---------|------------|------------------------------|---------|--------|
|                   | T DISTR         | RIBUTI | ON  | BUILDING INTERIOR AREA (NET) |                  |        |             |          |         |         |            | EXTERIOR OPEN SPACE<br>(NET) |         |        |
|                   |                 |        |     |                              | RESIDENTIAL 0    |        |             |          |         | OTHER   | OTHER      |                              |         |        |
| LEVEL             | STUDIO          | 2BR    | 3BR | TOTAL                        | DWELLING<br>UNIT | COMMON | CIRCULATION | SUBTOTAL | STORAGE | UTILITY | COMMERCIAL | TOTAL                        | PRIVATE | COMMON |
|                   |                 |        |     |                              |                  |        |             |          |         |         |            |                              |         |        |
| BASEMENT -1       | 0               | 0      | 0   | 0                            | 0 SF             | 0 SF   | 595 SF      | 595 SF   | 605 SF  | 129 SF  | 1096 SF    | 2426 SF                      | 0 SF    | 0 SF   |
| LEVEL 01 (AUSTIN) | 0               | 0      | 0   | 0                            | 0 SF             | 514 SF | 322 SF      | 322 SF   | 0 SF    | 205 SF  | 0 SF       | 1041 SF                      | 0 SF    | 0 SF   |
| LEVEL 01 (PINE)   | 0               | 0      | 0   | 0                            | 0 SF             | 0 SF   | 152 SF      | 152 SF   | 0 SF    | 0 SF    | 1110 SF    | 1261 SF                      | 0 SF    | 0 SF   |
| LEVEL 02          | 3               | 0      | 0   | 3                            | 1289 SF          | 0 SF   | 477 SF      | 1766 SF  | 0 SF    | 0 SF    | 267 SF     | 2033 SF                      | 0 SF    | 0 SF   |
| LEVEL 03          | 4               | 0      | 0   | 4                            | 1763 SF          | 0 SF   | 528 SF      | 2291 SF  | 0 SF    | 0 SF    | 0 SF       | 2291 SF                      | 0 SF    | 0 SF   |
| LEVEL 04          | 4               | 0      | 0   | 4                            | 1763 SF          | 0 SF   | 528 SF      | 2291 SF  | 0 SF    | 0 SF    | 0 SF       | 2291 SF                      | 0 SF    | 0 SF   |
| LEVEL 05          | 4               | 0      | 0   | 4                            | 1763 SF          | 0 SF   | 528 SF      | 2291 SF  | 0 SF    | 0 SF    | 0 SF       | 2291 SF                      | 0 SF    | 0 SF   |
| LEVEL 06          | 0               | 1      | 1   | 2                            | 1878 SF          | 0 SF   | 481 SF      | 2360 SF  | 0 SF    | 0 SF    | 0 SF       | 2360 SF                      | 0 SF    | 0 SF   |
| LEVEL 07          | 0               | 1      | 1   | 2                            | 1885 SF          | 0 SF   | 481 SF      | 2366 SF  | 0 SF    | 0 SF    | 0 SF       | 2366 SF                      | 0 SF    | 0 SF   |
| LEVEL 08          | 0               | 1      | 1   | 2                            | 1878 SF          | 0 SF   | 481 SF      | 2360 SF  | 0 SF    | 0 SF    | 0 SF       | 2360 SF                      | 0 SF    | 0 SF   |
| ROOF              | 0               | 0      | 0   | 0                            | 0 SF             | 0 SF   | 513 SF      | 513 SF   | 0 SF    | 0 SF    | 0 SF       | 513 SF                       | 0 SF    | 720 SF |
|                   | 15              | 3      | 3   | 21                           | 12220 SF         | 514 SF | 5084 SF     | 17305 SF | 605 SF  | 334 SF  | 2473 SF    | 21231 SF                     | 0 SF    | 720 SF |
| PERCENTAGE:       | 72%             | 14%    | 14% | 100%                         |                  |        |             |          |         |         |            |                              |         |        |

|          | .UNIT TYPES |           |          |           |           |            |  |  |  |  |  |
|----------|-------------|-----------|----------|-----------|-----------|------------|--|--|--|--|--|
| LEVEL    | UNIT        | UNIT TYPE | BEDROOMS | BATHROOMS | UNIT AREA | BALCONY    |  |  |  |  |  |
|          | Tan.        | 1         |          | l.        |           |            |  |  |  |  |  |
| LEVEL 02 | 201         | A-1A      | 0        | 1         | 474 SF    | No         |  |  |  |  |  |
| LEVEL 02 | 202         | A-1B      | 0        | 1         | 502 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-1B      | 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         | 1068 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 |                           |    |  |  |  |  |  |  |  |
|--|---------------------------|----|--|--|--|--|--|--|--|
| BICYCLE CLASS                                    | 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 S                                 | PACES:                    | 32 |  |  |  |  |  |  |  |



kerman morris architects 139 Nos Sne Son Francisco, 941 14 415 749 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

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

1525 PINE STREET DEV LLC

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

to the attention of Kerman Morris Architects prior to the commence of any work.

These drawings are an industry standards builders set for building permit and to assist the contracto

etails.

Il attachments, connections, istenings,etc, are to be properly acured in conformance with best ractice, and the Contractor shall be

PLANNING DEPARTMENT NOTES & SCHEDULES

DATE 04/20/2 SCALE

DRAWN BY

JOB NO. 191

G0.03

BI PERMIT PPLICATION UMBER:



Revisions



.BUILDING AREA BY USE (GROSS).

| BIKE PARKING                | 620 SF    |
|-----------------------------|-----------|
| CIRCULATION                 | 6,348 SF  |
| WELLING 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    |
| RASH ROOM                   | 223 SF    |
| JTILITY                     | 162 SF    |
| OTAL:                       | 24 351 SF |

|                      | * SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION  |                            |   |              |   |          |  |  |  |  |  |  |
|----------------------|---|----------------------------|---|--------------|---|----------|--|--|--|--|--|--|
| #                    | Description   | Code Ref. (CBC,<br>U.O.N.) |   | Min/Max      | Proposed                                    | Comments |  |  |  |  |  |  |
| 1 - G                | - 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<br>1ST FLOOR     |          |  |  |  |  |  |  |
|                      |   |                            |   |              |   |          |  |  |  |  |  |  |
|                      | HIGH-RISE BUILDING CLASSIFICATION   | 403.1                      | N/A   |              | N/A   | <u> </u> |  |  |  |  |  |  |
|                      | HIGH-RISE BUILDING CLASSIFICATION  HEIGHT AND AREA LIMITATIONS  BUILDING HEIGHT   | 403.1<br>Table 504.3       | 85'-0"  | Max.         | N/A<br>83'-0"                               |          |  |  |  |  |  |  |
| 3 - H<br>3.1         | HEIGHT AND AREA LIMITATIONS BUILDING HEIGHT  MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH   |                            | 85'-0"<br>85'-0"  | Max.         |   |          |  |  |  |  |  |  |
| 3 - H<br>3.1<br>3.11 | HEIGHT AND AREA LIMITATIONS BUILDING HEIGHT MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH RISE BUILDING                              | Table 504.3<br>403.1       | 85'-0"<br>85'-0"<br>75'-0"                              | Max.         | 83'-0"<br>83'-0"                            |          |  |  |  |  |  |  |
| 3 - H<br>3.1<br>3.11 | HEIGHT AND AREA LIMITATIONS BUILDING HEIGHT MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH RISE BUILDING BUILDING STORIES ABOVE GRADE | Table 504.3                | 85'-0"<br>85'-0"<br>75'-0"<br>IV: 5 STORIES AND I-A: UL | Max.<br>Max. | 83'-0"                                      |          |  |  |  |  |  |  |
| 3 - H<br>3.1<br>3.11 | HEIGHT AND AREA LIMITATIONS BUILDING HEIGHT MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH RISE BUILDING                              | Table 504.3<br>403.1       | 85'-0"<br>85'-0"<br>75'-0"                              | Max.<br>Max. | 83'-0"<br>83'-0"<br>5 STORIES TYPE IV AND 3 |          |  |  |  |  |  |  |

| 4 - M | IIXED OCCUPANCY & SPECIAL PROVISIONS   |                  |                           |      |          |   |
|-------|--|------------------|---------------------------|------|----------|---|
| 4.1   | MIXED OCCUPANCY REQUIREMENTS   | 508.1            | N/A                       |      | N/A      | Not Applicable per 508.1 Exception 1 (occupacies separated per 510)                                   |
|       |  |                  |                           |      | •        |   |
| 6 - F | IRE 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'</td <td>Table 602</td> <td>1 HR</td> <td>Min.</td> <td>1 HR</td> <td></td> | 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  | 708              | 1 HR                      | Min. | 1 HR     | Required at all Dwelling Unit demising walls  |
| 6.6   | FLOOR CONSTRUCTION AND ASSOCIATED  | Table 601 and    | 2 HR                      | Min. | 2 HR     | Min. 3/4" concrete cover for restrained slabs, 1" concrete cover for unrestrained. 2 HR also required |
|       | SECONDARY MEMBERS  | 510.4            |                           |      |          | between S-2 parking garage and rest of building above per 510.4                                       |
| 6.7   | ROOF CONSTRUCTION AND ASSOCIATED<br>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  | 713.4            | 1 HR / 2 HR WHEN          | Min. | 2 HR     | 2 hour provided. All floors to have 2 hour rating.  |
|       | STORIES  |                  | PENETRATING 2 HR<br>FLOOR |      |          |   |
| 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 5   | IDE AND SMOKE DROTECTION FEATURES  |                  |                           |      |          |   |

| 7 - FI | IRE AND SMOKE PROTECTION FEATURES   |               |   |      |            |   |
|--------|---|---------------|---|------|------------|---|
|        | MAXIMUM AREA OF EXTERIOR WALL OPENINGS<br>AND PROTECTION REQUIRED   |               |   |      |            |   |
| 7.11   | WHERE FIRE SEPARATION DISTANCE (FSD) < 3'   | SF DBI AB-009 | 45 MINUTES  | Min. | 45 MINUTES | For property line windows. See AB-009 and signed Attachment A |
| 7.12   | WHERE 3' = FSD <5'</td <td>Table 705.8</td> <td>15% OPENING<br/>PERMITTED<br/>UNPROTECTED,<br/>SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td></td>  | Table 705.8   | 15% OPENING<br>PERMITTED<br>UNPROTECTED,<br>SPRINKLERED | Max. | N/A        |   |
| 7.13   | WHERE 5' = FSD <10'</td <td>Table 705.8</td> <td>25% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td></td>   | Table 705.8   | 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED          | Max. | N/A        |   |
| 7.14   | WHERE 10' = FSD <15'</td <td>Table 705.8</td> <td>45% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td>See windows in lightwells in North and South Elevations</td> | Table 705.8   | 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED          | Max. | N/A        | See windows in lightwells in North and South Elevations       |
| 7.15   | WHERE 15' = FSD <20'</td <td>Table 705.8</td> <td>75% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td></td>  | Table 705.8   | 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED          | Max. | N/A        |   |
| 7.16   | WHERE FSD >/= 20'   | Table 705.8   | No Limit  |      |            |   |

| 9 - F | IRE PROTECTION SYSTEMS                          |                              |   |      |   |   |  |  |  |  |  |
|-------|---|------------------------------|---|------|---|---|--|--|--|--|--|
| 9.1   | AUTOMATIC, FULLY SPRINKLERED SYSTEM             | 903 and NFPA 13              | Required per CBC 903 and<br>NFPA 14                                       |      | YES, provided per CBC 903<br>and NFPA 14        |   |  |  |  |  |  |
| 9.2   | STANDPIPE SYSTEMS                               | 905 AND NFPA<br>14           | Required per CBC 905 and<br>NFPA 14 for buildings > 3<br>stories          |      | YES, provided per CBC 905<br>and NFPA 14        |   |  |  |  |  |  |
| 9.3   | FIRE PUMPS                                      | 901.8, 913 and<br>NFPA 20    | Fire Flow Calcs demonstrate<br>a Fire Pump is required on<br>this project |      | YES, provided per CBC 901.8,<br>913 and NFPA 20 |   |  |  |  |  |  |
| 9.4   | FIRE ALARM AND DETECTION SYSTEM                 | 907 and NFPA 72              | Required per CBC 907 and<br>NFPA 72                                       |      | YES, provided per CBC 907<br>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<br>SYSTEM | 907 and NFPA 72              | Required per CBC 907 and<br>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,<br>AND CFC 510 | Per CFC 510 as required by<br>Fire Code Official                          |      | YES, provided per 403.4.5,<br>916, AND CFC 510  |   |  |  |  |  |  |
| 10 -  | 10 - MEANS OF EGRESS & OCCUPANT LOAD            |                              |   |      |   |   |  |  |  |  |  |
| 10.1  | STAIRWAY WIDTH                                  | 1005.3.1 &<br>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  | OTHER EGRESS COMPONENT WIDTHS                   | 1005.3.2 &                   | 36"   | Min. | > 36" at all Egress                             | The greater of 0.15"/Occupant x 190 Occupants = 28.5" per 1005.3.1 and 44" per 1011.2   |  |  |  |  |  |

|           | COMMUNICATION STSTEM                    | AND CFC 310           | File Code Official                                |      | 910, AND CFC 310                  |   |
|-----------|---|-----------------------|---|------|-----------------------------------|---|
| 10 - 1    | MEANS OF EGRESS & OCCUPANT LOAD         |                       |   |      |                                   |   |
| 10.1      | STAIRWAY WIDTH                          | 1005.3.1 &<br>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<br>2 | OTHER EGRESS COMPONENT WIDTHS           | 1005.3.2 &<br>1011.2  | 36"   | Min. | > 36" at all Egress<br>Components | The greater of 0.15"/Occupant x 190 Occupants = 28.5" per 1005.3.1 and 44" per 1011.2   |
| 10.2      | NUMBER OF EXITS - COMMON AREAS          | 1006.2                | 2   | Min. |                                   | Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair 1 exit has direct line of sight to exit at Entrance Lobby |
| 10.2<br>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<br>equipped with fire sprinklers   |
| 10.4      | EMERGENCY ESCAPE AND RESCUE             | 1030.1                | Not Required in Sleeping<br>Rooms per Exception 1 |      | Not Provided in Sleeping<br>Rooms | Per Exception 1, emergency escape and rescue in sleeping rooms is not required in Buildings of Type construction, fully equipped with automatic sprinklers                        |
| _         |   |                       |   | •    |                                   |   |

| 11A  | DUSING ACCESSIBILITY          |         |                         |      |                                       |  |  |  |  |  |
|------|-------------------------------|---------|-------------------------|------|---------------------------------------|--|--|--|--|--|
| 11.1 | BATHING AND TOILET FACILITIES | 1134A.2 | 1 Bathroom per Option 2 | Min. | Min. 1 complying Bathroom<br>provided |  |  |  |  |  |

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

details.

Al attachments, connections, featurements, connections, featurements, and the property secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING
DEPARTMENT
NOTES &
SCHEDULES

DRAWN BY

G0.04

# GS1: San Francisco Green Building Site Permit Submittal Form

|  | TRUCTIONS:  | UCTIONS; one (1) column to identify requirements for the project. For addition and alteration projects,  |  |   | ALTERATIONS + ADDITIONS                        |  |                                      |  |  | PROJECT INFO   |  |   |   |
|--|---|--|--|---|--|--|--------------------------------------|--|--|--|--|---|---|
| 2. Pr<br>3. A)<br>as ea<br>4. To<br>Allac<br>VER | icability of specific requirements in<br>rovide the Project Information in the<br>LEED or GreenPoint Rated Scorec,<br>arly as possible is recommended,<br>o ensure legibility of D81 archives, a<br>chiment GS2, GS3, GS4, GS5 or GS6<br>the CATION form will be required prior | nay depend upon pro<br>e box at the right.<br>ard is not required wi<br>submittal must be a n<br>i will be due with the ap<br>w to Certificate of Corn | ith the site permit application, but using such tools  THAT BEST DESCRIBES YOUR PROJECT  phicable additionalum. As expansite "FINAL COMPLIANCE" policion. For details, see Administrative Bulletin 93.   | LOW-RISE<br>RESIDENTIAL                       | HIGH-RISE<br>RESIDENTIAL                       | LARGE NON-<br>RESIDENTIAL                | OTHER NON-<br>RESIDENTIAL            | RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS                        | OTHER<br>RESIDENTIAL<br>ALTERATIONS<br>+ ADDITIONS | NON-RESIDENTIAL<br>MAJOR<br>ALTERATIONS<br>+ ADDITIONS           | FIRST-TIME<br>NON-RESIDENTIAL<br>INTERIORS | OTHER NON-<br>RESIDENTIAL<br>INTERIORS,<br>ALTERATIONS<br>+ ADDITIONS | PROJECT NAME  |
| rurn   | Municipal projects, additional Environi TITLE   | SOURCE OF<br>REQUIREMENT   | DESCRIPTION OF REQUIREMENT   | 1-3 Floors                                    | 4+ Floors                                      | A,B,E,I,M<br>25,000 sq.ft.<br>or greater | A,B,E,I,M less<br>than 25,000 sq.ft. | 25,000 sq.ft.<br>or greater                                      | adds any amount of conditioned area                | B,M<br>25,000 sq.ft.<br>or greater                               | A.B.i.M<br>25,000 sq.ft.<br>or greater     | A,B,E,F,H,L,I,M,S,U<br>more than 1,000 sq.ft<br>or \$200,000          | BLOCK/LOT   |
| D/GPR  | Required LEED or<br>GPR Certification Level   | SFGBC 4.103.1.1,<br>4.103.2.1, 4.103.3.1,<br>5.103.1.1, 5.103.3.1<br>8.5.103.4.1   | Project is required to achieve sustainability certification listed at right.   | LEED SILVER (50+<br>or GPR (75+)<br>CERTIFIED | LEED SILVER (50+)<br>or GPR (75+)<br>CERTIFIED | LEED GOLD (60+)<br>CERTIFIED             | n/r                                  | DEED GOLD (60+)<br>or GPR (75+)<br>CERTIFIED                     | n/r  | LEED GOLD (60+)<br>CERTIFIED                                     | LEED GOLD (60+)<br>CERTIFIED               | nir   | ADDRESS   |
| LEE  | LEED/GPR Point Adjustment for<br>Retention/Demolition of Historic<br>Features/Building  | SFGBC 4.104, 4.105,<br>5.104 & 5.105   | Enter any applicable point adjustments in box at right.  |   |  |  | ñ/r                                  |  | ñ/ī  |  |  | it/i  | PRIMARY OCCUPANCY   |
| MATERIALS  | LOW-EMITTING MATERIALS  | GALGreen 4.504.2.1-5<br>8.5504.4.1-6, SFGBC<br>4.103.3.2, 5.103.1.9,<br>5.103.3.2.8 5.103.4.2  | Use products that comply with the emission limit requirements of 4.504.2,1-5, 5.504.4,1-6 for adhesives, sealants, paints, coalings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.  Major attentions to existing residential buildings must use low-emitting coalings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED ECoC2, as applicable.  New large non-residential interiors and major attentions to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED cradit Low-Emitting Materials (EQc2).  | 4.504.2.1-5                                   | 4,504,2,1-5                                    | LEED EQc2                                | 5,504.4.1-6                          | LEED EOc2 or<br>GPR K2, K3 & L2                                  | 4.504 2.1-5  | LEED EQc2  | LEED EQc2                                  | 5,504,4,1-6   | GROSS BUILDING ARE  |
| -  | INDOOR WATER USE<br>REDUCTION   | CALGreen 4.303.1<br>& 5.303.3,<br>SFGBC 5.103.1.2,<br>SF Housing Code<br>sec 12A10,<br>SF Building Code ch 13A   | Meet flush/flow requirements for; tollets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common);<br>kitchen flucets (1.8gpm); wash foundatins (1.8gpm); metering flucets (0.2gpc); food waste disposers (1gpm/8gpm).  Residential projects must upgrade all non-compliant fortures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A.  New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).   | 1.41  | ÷  | LEED WEc2<br>(2 pts)                     | 100                                  |  | Top.   | *  | 10.0                                       | ٠   | DESIGN PROFESSION<br>or PERMIT APPLICANT<br>(sign & date) |
| WAI  | NON-POTABLE WATER REUSE   |  | New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.   | 210   |  |  | 7000                                 | onts   | 70/6   | 10%  | n/r.                                       | 369   |   |
|  | WATER-EFFICIENT<br>IRRIGATION   | Administrative Code ch 6   | New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or clinical appropriate plants, restrict furl areas and correctly with Model Water Efficient and capacity of the activation of the acclusated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with 2,500 sq.ft of landscape area. See www.stwater.org for details.   | O•01  | •  | i cea                                    | 1.11                                 | 14.16  | 1000   | - 190 1  | n cean                                     |   |   |
|  | WATER METERING  | CALGreen 5:303.1   | Provide submeters for spaces projected to consume >1,000gal/day (of >100gal/day in buildings >50,000 sq.ft.).  | rife  | nir  |  | -                                    | (V)  | n/r  | •  |  | - 1   |   |
|  | ENERGY EFFICIENCY   | CA Energy Code   | Comply with all provisions of the CA Title 24 Part 6 Energy Standards  | 11.11   | - 141  |  |                                      | 100  |  | 1040   | •  | · (*)   |   |
| 100  | BETTER ROOFS  | SFGBC 4 201.1<br>8 5.201.1.2   | New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors must designate 15% of roof Solar Ready, per Title 24 rules, Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.  | 1.0   | ≤10 floors                                     | D≩.L                                     |                                      | ivi  | rivir-   | - inte-  | evie                                       | h/c   |   |
| ENE  | RENEWABLE ENERGY  | SFGBC 5:201.1.3  | Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).  | nie   | alt  |  |                                      | ivr  | n/r  | ole  | i/r  | mir   |   |
|  | COMMISSIONING (Cx)  | CALGreen<br>5,410.2 - 5,410.4.5.1  | For projects 210,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC aquipment must test and adjust all equipment.   | n/r   | n/r  | LEED EACT                                |                                      | nin  | n/r  |  | *  |   |   |
| NG   | BICYCLE PARKING   | CALGreen 5,106.4,<br>Planning Code 155,1-2   | Drouds short, and from him parting agual to 566 of motoring valids parting or mad SE Dispairs Code see 155 1.2 salichans in proster.   | SF Planning<br>Code sec.155.1-2               | SF Planning<br>Code sec.155.1-2                |  |                                      | if applicable<br>SF Planning<br>Code sec.155.1-2                 | if applicable<br>SF Planning<br>Code sec.155.1-2   |  | <b>⊕</b> n                                 | if >10<br>stalls added  |   |
|  | DESIGNATED PARKING  | CALGreen 5.106.5.2   | Mark 8% of lotal parking stalls for low-emitting, fuel efficient, and carpoolivan pool vehicles.   | ak  | alt  |  |                                      | ivr  | n/i  | 1.0  | 4.0  | if >10<br>stalls added  | if >10<br>stalls added                                    |
| LANK   | WIRING FOR EV CHARGERS  | SFGBC 4.106.4<br>& 5.106.5.3   | Permit application January 2018 or after Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE Install service capacity and panelboards sufficient to provide 340A 206 or 240V to EV chargers at 20% of spaces. Install 240A 206 or 240V tranch circuits to 210% of spaces, Install 240A 206 or 240V tranch circuits to 210% of spaces, Install 240A 206 or 240V tranch circuits to 210% of spaces. Spaces, Item and the proposed EV charger is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details.  Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifarmly with x17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required. | i e   |  | r pří                                    | *                                    | applicable for<br>permit application<br>January 2018<br>or after | 70/1   | applicable for<br>permit application<br>January 2018<br>or after | 20/8                                       | N/I   |   |
| N N  | RECYCLING BY OCCUPANTS  | SF Building Code<br>AB-068   | Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.   | 10.00   | U•J  |  | •                                    | D.   | •  |  |  | 1.0   | T. T. T. T.   |
| DIVERSI  | CONSTRUCTION &<br>DEMOLITION (C&D)<br>WASTE MANAGEMENT  | SFGBC 4.103.2.3<br>& 5.103.1.3.1,<br>Environment Code ch.14<br>SF Building Code ch.138   | For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if notice.   |   | 75% diversion                                  | 75% diversion                            |                                      | -20  | - 25.  | 14.1   | 75% diversion                              | 4.5   |   |
|  | HVAC INSTALLER QUALS  | CALGreen 4.702.1   | installers must be trained and certified in best practices.  |   | 780  | 100                                      | 'n/r                                 | - rén  |  | na   | istr .                                     | n/r   |   |
| Taran.   | HVAC DESIGN   | CALGreen 4:507.2   | HVAC shall be designed to ACCA Manual J. D. and S.   |   | - 000 -  | rile                                     | n/r-                                 | 1-160  |  | n/r  | -èir                                       | in  |   |
| _  | REFRIGERANT MANAGEMENT  | CALGreen 5,505.1   | Use no halons or CFCs in HVAC,   | 107   | 107  | •  | •                                    | 10/5   | 70/6   | •  | - *  |   |   |
| N.   | LIGHT POLLUTION<br>REDUCTION  | CA Energy Code,<br>CALGreen 5.106.8  | Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.  | nir.  | 19/1   |  | •                                    | W  | 76/7   | •  | *  | •   |   |
| GHB  | BIRD-SAFE BUILDINGS   | Planning Code<br>sec.139   | Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.  |   |  |  | - X                                  | 12.0   |  |  |  | 4.0   |   |
| Ä  | TOBACCO SMOKE CONTROL   | CALGreen 5.504.7,<br>Health Code art 19F   | For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.  | 1000  | -141   | E 650                                    | 1.00                                 | 1 Text   | 100  | 17.00  |  |   |   |
| NOIL   | STORMWATER<br>CONTROL PLAN  | Public Works Code<br>at 4.2 sec 147  | Projects disturbing 25,000 sq. ft. in combined or separate sewer areas, or replacing 22,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SPPUC Stormwater Management Requirements. See www.stwater.org for details.  |   | •  | 9.5                                      | 100                                  | if project extends<br>outside envelope                           | if project extends<br>outside envelope             | if project extends outside envelope                              | if project extends outside envelope        | if project extends outside envelope                                   |   |
| PREVE  | CONSTRUCTION<br>SITE RUNOFF CONTROLS  | Public Works Code<br>art 4.2 sec.146   | Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.stwater.org for details.   | If disturbing ≥5,000 sq.ft.                   | •  | if disturbing<br>≥5,000 sq.ft.           | if disturbing<br>≥5,000 sq.ft.       | if project extends outside envelope                              | if project extends<br>outside envelope             | if project extends<br>outside envelope                           | if project extends outside envelope        | if project extends outside envelope                                   |   |
| -  | ACOUSTICAL CONTROL  | CALGreen 5.507.4.1-3,<br>SF Building Code<br>sec 1207  | Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).  New residential projects interior noise due to exterior sources shall not exceed 45dB.   |   | .V.  |  |                                      | ñlf  | nir  |  |  |   | 1   |
| A L  | AIR FILTRATION<br>(CONSTRUCTION)  | CALGreen 4.504.1-3<br>& 5.504.1-3  |  |   |  |  |                                      | 0.00   | •  |  |  | 7.0   |   |
| ALIO   | AIR FILTRATION<br>(OPERATIONS)  | CALGreen 5,504.5.3,  | Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.   | if applicable                                 | if applicable                                  | • 1                                      |                                      | if applicable  | 70/6   |  | - T-                                       |   | 1   |
|  | CONSTRUCTION IAO<br>MANAGEMENT PLAN   | SFGBC 5.103.1.8  | Residential new construction and major afteration 8 addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.  Ouring construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.  | tile.   | air  | LEED EQc3                                | nir                                  | fur  | rvic   | -0/6   | e/c  | AVE .   |   |
|  | GRADING & PAVING  | CALGreen 4.106.3   | Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.   |   |  | nle                                      | 10/2                                 | if applicable  | If applicable                                      | n/r  | Tile                                       | n/r   | 1   |
|  | RODENT PROOFING   | CALGreen 4.406.1   | Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.  | 1.00  | - 66   | 197                                      | p/r                                  | il applicatorio  | n approache  | n/r  | ino  | iv/r  |   |
| -  | FIREPLACES & WOODSTOVES   | CALGreen 4.503.1   | Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.  | - 4.1 <b>.</b> 0.4                            |  | iVt                                      | n/r                                  | - U•u  |  | alt  | ô/t  | n/r   |   |
| Sollo  | CAPILLARY BREAK,<br>SLAB ON GRADE   | CALGreen 4,505.2   | Slab on grade foundation requiring vapor retarder also requires a capitlary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.   | i nija i i                                    | 0•0  | Link.                                    | n/r                                  | 13.91  | , E C∳a L  | n/r  | ri/P                                       | 71/1  | 1   |
| 2  | MOISTURE CONTENT  | CALGreen 4.505.3   | Wall and floor wood framing must have <19% moisture content before enclosure.  |   | (*) =  | n/t                                      | 11/1                                 | 0.0  |  | n/r  | tile .                                     | nic   |   |
|  | BATHROOM EXHAUST  | CALGreen 4.506.1   | Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate  | III - Y                                       | -2-  | TUR                                      | ryr                                  |  | 1601   | nor.   | dic  | n/r   |   |

km



1525 PINE

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

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km PROJECT INFORMATION

139 Non Swet Son Francium, CA 94114 e45 249 0002 beviouseriscon

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Address: PROJECT SCOPE

ATTACHED DOCUMENTS – Revised 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:

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

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° tail and 8 stories in total with the installation of sprinkless throughout the entitle building per NPPA 15, GBC Chapter 9. Confirmed, so long a sprinklers one <u>not</u> also used for area increase for R 2 occupancy per 1.09 da1. Size building 1.

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 which accoss pre-definitions (CEC 1992e7 2 and per see, 2633.1 (Righ-Rise Buildings), Confirmed, based on 2018 BPAR 2019 2028 07288 in which occupied road decks are groundinetered above 7 Feet. (See Child CT).

Occupied Roof Deck: Please confirm that an occupied roof deck over the proposed highest enclosed/occupied floor may be implemented without triggering the requirements of CBC section 403/High-Rises. Confirmed, see answer to Q4 above.

Note 1,1 2011 cade cycle trofies is likely to begin end of year 2019. Partial review of project ander two different building code cycles is rarely if ever allowed. It is not recommended to pursue.

Note 2,0 excupied nod deck allowed in two scenarios: of Construction Type IV - area of complet nod deck sets than 750 g IA is followed, since it is casified as Procurancy occasion space with occupancy of fewer than 50 occupants; b) Construction Type IA - occupied rough of each collowable or a nay level of unlimited area, (even if occupancy load is greater than 50). (See Exhibit D)

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 fight and air requirements. See entitle 1:-0.

Note 1): For a 7-story lightwell (court), minimum required dimensions are 8'x20', or approximately 160 square feet, if such dimensions are technically infeciable, due to approximately 160 square feet, if such dimensions are technically infeciable, due to manifel to with 0.5', alternative out of intensions are approximately and 0.80 s, provided that proposed court with its a minimum of 5' wide (per section 1008.8) and court are is approximately 100 square feet, 6'ce challf is 1, 2-1, Note 2.9' from one proposed to meet light requirements based on "borrowed light" from an adjacent room with eterior windows, such adjaining space must be 7' deep minimum (i.e. not a hallway), see SF DBI bulletin is GU.

#### FIRE-RESISTANCE CONSTRUCTION

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 historitally on each level, such the sollowed with 90-min doors on magnetic hold open devices and be considered a horizontal exit per CRS Section 1926. 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.

Hote I.) Honeyola ent is needed all the way to ground floor, but not in basement. Rated well can misalign in section so long as there is a th nated ceiling/floor assembly for contiguous protection on either side of horizontal exit.

Note 2.P ers 5 for Commention and S. 1026.4.1, both sides of the horizontal exit at every floor are to have a minimum of 3 square feet per occupant to act as acceptable refuger area (calculate caugant load, (See 6-Albhit f) 1. https://doi.org/10.1009/10

#### MEANS OF EGRESS

Accessible Means of Egress:
 a. Please verify that the elevator is not required as an accessible means of egress, as caph kine has been provided with a horizontal ealt Per CRC section 1006.2.1 Exception 81, Horizontal ealt complying with CRC section 1006 and building eaginged throughout with an automatic sprinkler system). Not Confirmed. The elevator is an accessible means of egress.

b. 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 9a 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 #5, and 1009.4, exception #2.

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

11. Emergency Escape and Rescue: Please confirm that emergency escape and rescue openings for all sleeping rooms are not required per CRC Section 1830. 1 Exception 81, as the building is Type-14 construction and is equipped throughout with an automatic sprinkler system.
Confirmed, for Type-14 construction and confirmed for Type-IV construction at the 4th story and about 1840.

Additional Discussion:

Per section 17:06-32 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 faciling onto the courts are provided with artificial (inechanical) ventilation and the windows are facely, then the building need not comply with sec 17:06-3.2. Confirmed.

Due to narrow building and restaurant space constraints, Piles street egress stair #2 goes to basement level and confinies up to Pine street one level above the basement level and confinies up to Pine street for egress discharge. Please confirm this. Confirmed. Stair #2 discharges to Austin Street one level above the basement and stair #2 is a continuous. 2-bor stair enclosure that happens to go in confirmed to the stair enclosure that happens to go in confirmed to the stair enclosure that happens to go in confirmed the stair enclosure that the basement level elevator opening, this corridor between the two stairs can be I-bur 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 smoothe door (without the need for an additional 90-minute door on a hold back). [See Dubbits G, G-1].

If only one exit is provided from the second floor of this fully sprinklered R-2 occupancy building, per section 10:6.3.2 and Table 10:06.3.2(1), all points on the 2xif floor must be a maximum travel distance of 25 fee measured from the furthers point of the interior to the exit discharge to the exterior. Further, per section 10:8.1, exception #1 (flows \$1.1 through 1.4), this exit may cross through the yound floor lobby area, provided the lobby is also 2-hour rated, like the stair enclosure. (See Exhibit H) Confirmed.



REQUEST FOR WATER FLOW INFORMATION DATE: 05 26 2018 REQUEST IS FOR: SPEINKLER DESIGN CONTACT PERSON: Toby Monts Appress: 139 Noe Street PHONE NO. (415 ) 749 | 0302 FAX NO. ( ) EMAIL: foby@kemsereminia.com OWNER'S NAME 1525 PINE STREET DEVILLE PHONE # ( 200 | 920) 7003 ABBRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE: 1575 Pinn Simed
CROSS STREETS (ROTH -FRE REQUIRED),
Pols Simed
Van Noos Ave
NOT OF CONNECTION. 1525 Pinn Street
CROSS STREETS (ROTH ARE REQUIRED): SPECIFY STREET FOR POINT OF CONNECTIONS.\_\_ DECLIPANCY (CIRCLE ONE): RIVED LIVE WORK COMMERCIAD OTHER HAZARD CLASSIFICATION LIGHT ORD 1 ORD 2 EXT 1 EXT 2 UTHER\_\_\_\_\_ CAR-STACKER: YES NO

NUMBER OF STORIES, Described in Roof Dies HEIGHT OF BLDG., 77" - 10" FT,

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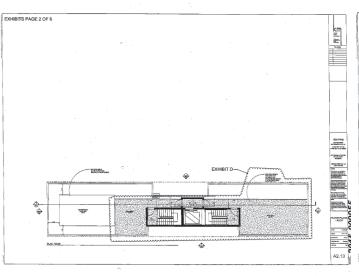
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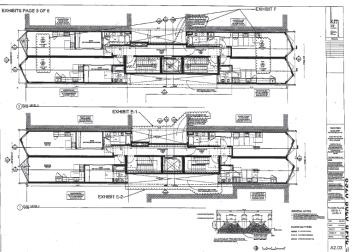
RECORDS ANALYSIS X FLOW 1097 GPM Gete Page 9

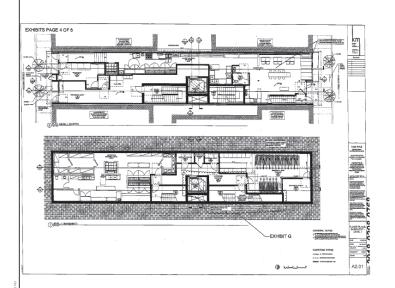
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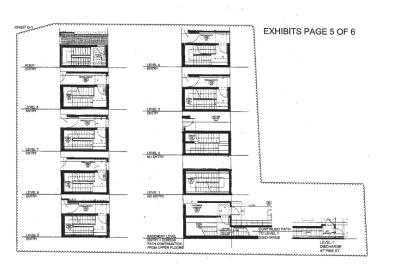
Revisions

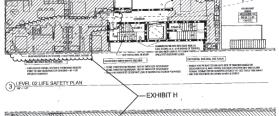
1525 Pine St. Pre-Application Meeting Findings Exhibits Updated February 4, 2020 EXHIBITS PAGE 1 OF 6 TOTAL CONTROL OF THE PARTY OF T SECTIONS ME MOSE



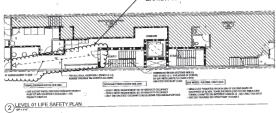








EXHIBITS PAGE 6 OF 6



## 1525 PINE 1525 PINE STREET SAN FRANCISCO, CA 94109

SFDBI BPA: 2018-0208-076 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

DRAWN BY Author

G0.60

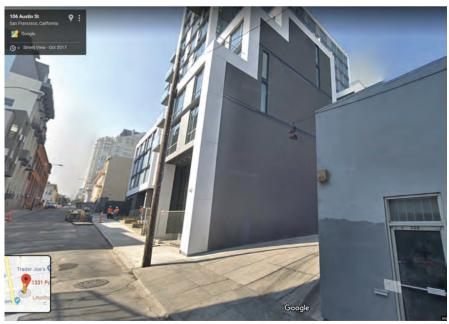
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BUILDING ON THE SAME SIDE OF AUSTIN STREET





EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF AUSTIN STREET

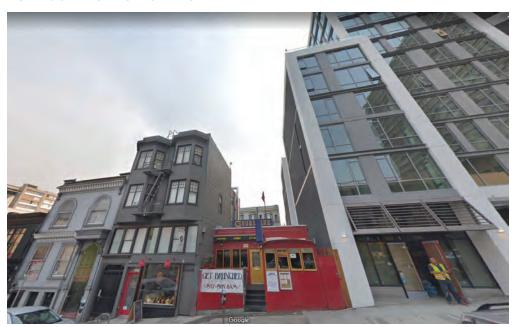




BUILDING ON THE OPPOSITE SIDE OF AUSTIN STREET



BUILDING ON THE SAME SIDE OF PINE STREET



EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF PINE STREET



BUILDING ON THE OPPOSITE SIDE OF PINE STREET

km



1525 PINE

1525 PINE STREET AN FRANCISCO, CA 94109

SITE PHOTOS

G1.10



1 EXISTING GROSS AREA - LEVEL 01 (PINE)



NOTE: FOR ADDITIONAL INFORMATION SEE PLANNING SCHEDULES ON GO.



Revisions

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

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

### GROSS BUILDING PLANS -EXISTING

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CHECKED BY

ASSEMBLY

BUSINESS

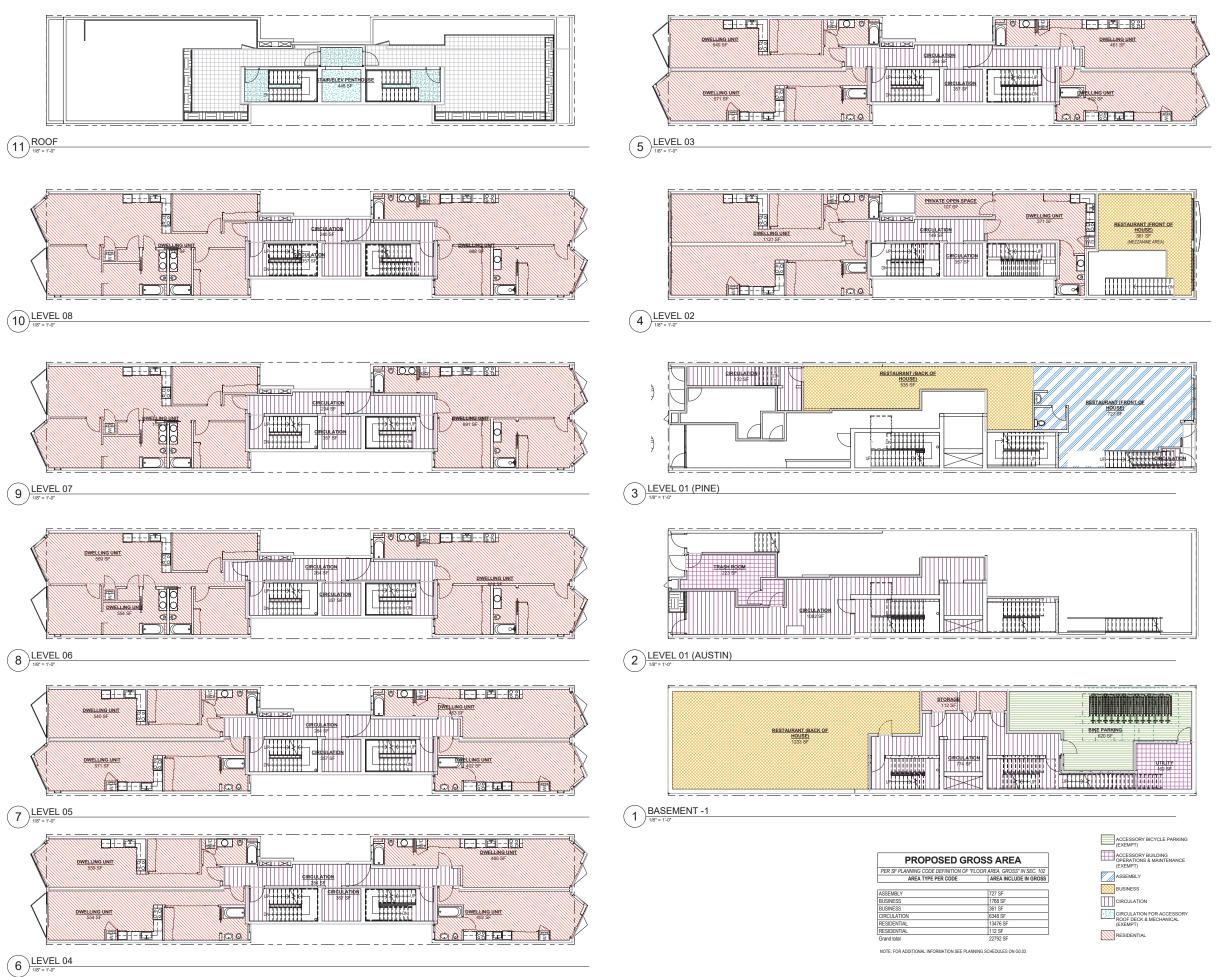
CIRCULATION

JOB NO. 191

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DBI PERMIT APPLICATION

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1525 PINE 1525 PINE STREET SAN FRANCISCO, CA 94109

SFDBI 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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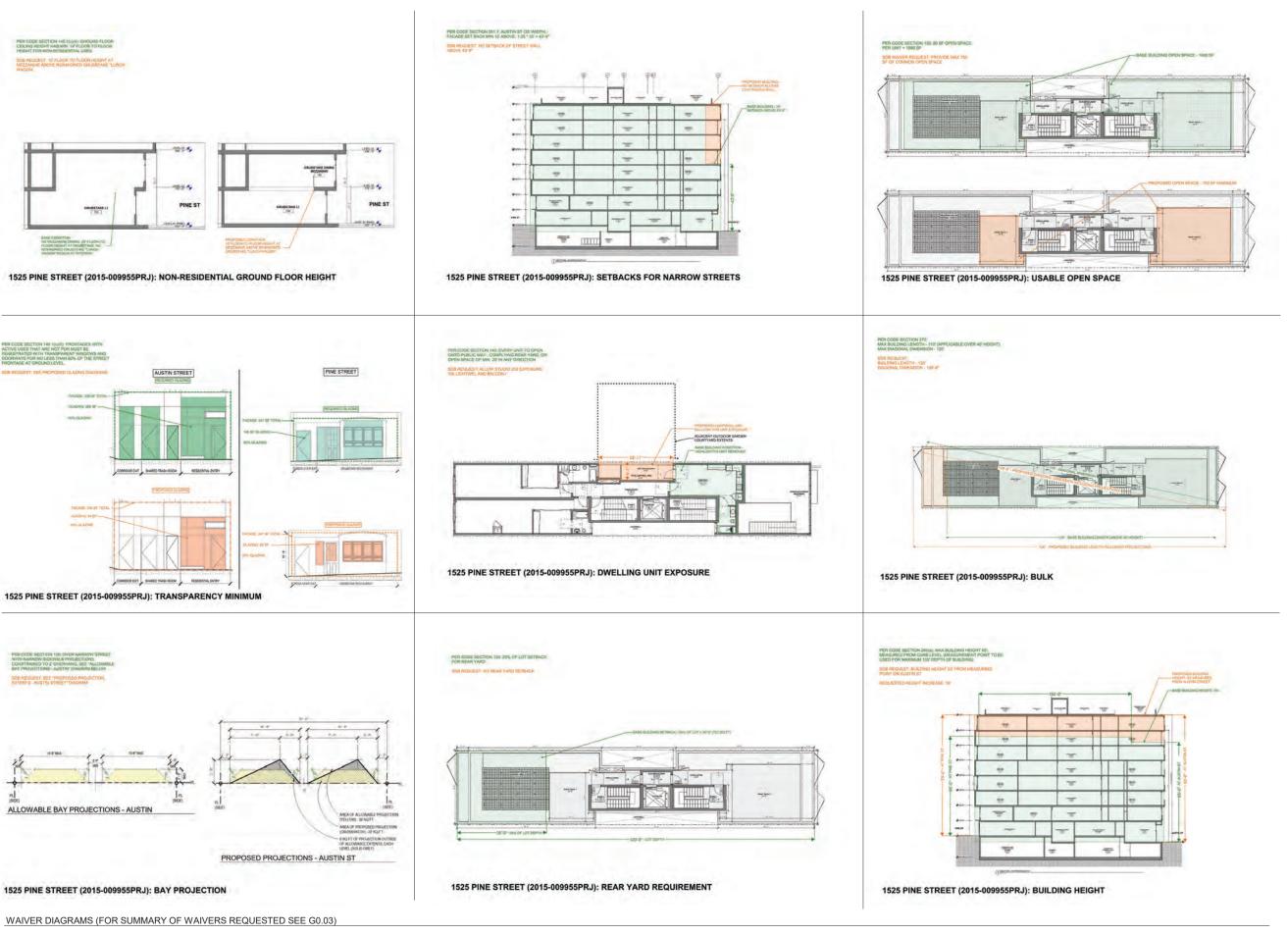
BUILDING PLANS -PROPOSED

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1525 PINE

BLOCK 0667 / LOT 020 SFDBI BPA: 2018-0208-0760 PRJ #: 2015-009955 CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

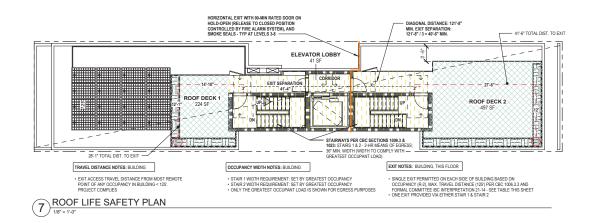
525 PINE STREET DEV LLC NOTICE

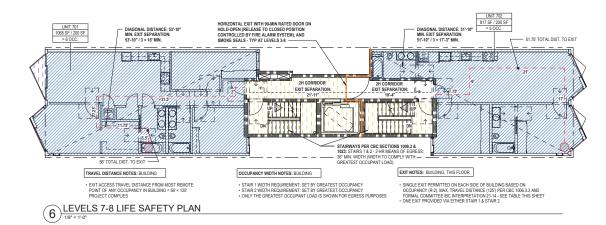
BASE BUILDING DIAGRAMS

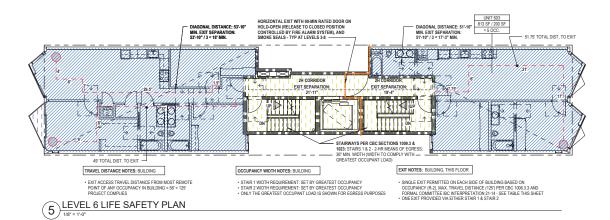
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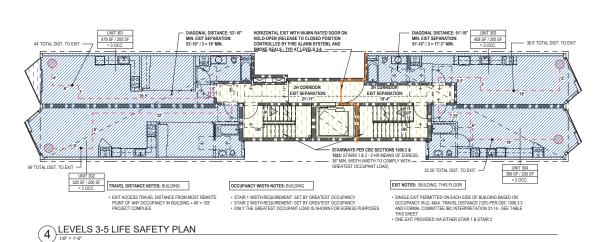
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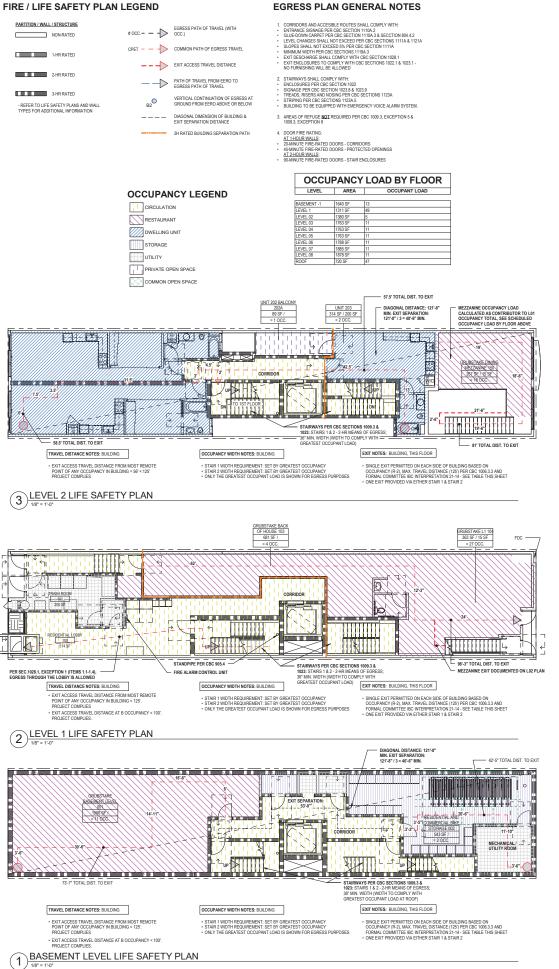
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kerman marris architects us 130 Nos Street Son Francisco. CA

Revisions



1525 PINE

1525 PINE STREET SAN FRANCISCO, CA 94109

FDBI BPA: 2018-0208-076 PRJ #: 2015-009955

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

1525 PINE STREET DEV LLC

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nese drawings are an industry andards builders set for building armit and to assist the confractor in onstruction. The drawings show nited and only representative/typica stails. 9

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

EGRESS / PATH OF TRAVEL SITE PLAN

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DBI PERMIT APPLICATION

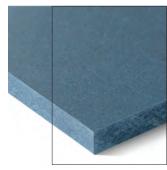


PINE STREET CONTEX



AUSTIN STREET CONTEXT

## FINISH MATERIALS



CEMENTITIOUS PANEL - COLOR A



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



CEMENT PLASTER / GRUBSTAKE



EXISTING GRUBSTAKE BLADE SIGN - TO BE REUSED



EXISTING GRUBSTAKE WINDOWS - TO BE REUSED



CEMENTITIOUS PANEL - COLOR B



ALUMINUM OR VPI DOORS / WINDOWS



RUBSTAKE YELLOW DOOR - TO BE RECREATED



EXISTING GRUBSTAKE SIGN - TO BE REUSED



PERFORATED METAL PANEL / GUARDRAIL

| kπ                                  |
|-------------------------------------|
| kerman<br>morris<br>architects w    |
| 139 Noe Street<br>Son Francisco, CA |

| 94114<br>415 749 0302 |  |
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# 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 L

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conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

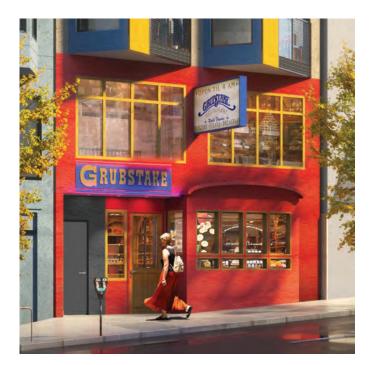
These drawings are an industry standards builders set for building permit and to assist the contracto construction. The drawings show limited and only representative/tyl details.

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

# PROPOSED EXTERIOR PERSPECTIVES & MATERIALS

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PINE STREET FROM EAST

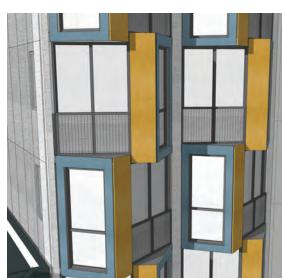


PINE STREET FROM EAST



AUSTIN STREET FROM WEST





PINE STREET FACADE CLOSE-UP



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

1525 PINE

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Revisions

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

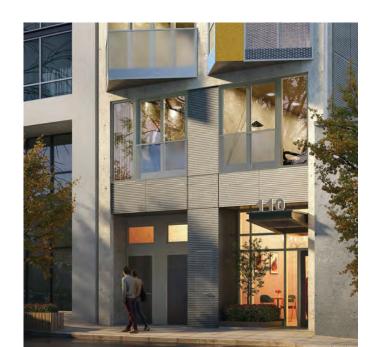
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PROPOSED EXTERIOR

PERSPECTIVES

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AUSTIN STREET - RESIDENTIAL ENTRY



AUSTIN STREET FROM EAST

## PRESERVATION MEASURES









- Grubstake will continue to serve local Polk Gulch residents and
   Open pop-up dining during construction.
- . Retain menu items & design, condiments and silverware with
- . Apply to operate late night hours in conditional use application

SAN FRANCISCO HERITAGE PRESENTATION APRIL SOTH, 2019

- Register for legacy business
- Use good faith efforts to keep existing staff in new restaurant.
- Document photos of the original Grubstake as well as interpretive materials and display them in the new space.
- Exhibit virtual tour of the original Grubstake in the new space & on the internet.



SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

**VIRTUAL MUSEUM** 

# **PRESERVATION** SURVEY







Historic Resource Interpretation

- · Permanent Display and/or Salvage/Replicate Architectural Features









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# **PRESERVATION**

**MEASURES** 

Match footprint/orientation of lunch wagon

SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

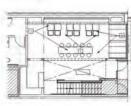
SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019



wagons were originally conceived as movable structures, locating the volume at ground level is

# **PRESERVATION MEASURES**





# SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

# **PRESERVATION MEASURES**





SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019



Reuse/replicate tile, counters, and stools



SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

# 1525 PINE STREET SAN FRANCISCO, CA 94109

SFDBI BPA: 2018-0208-076 PRJ #: 2015-009955

1525 PINE

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

525 PINE STREET DEV LLC

GRUBSTAKE PRESERVATION GRUBSTAKE MEASURES

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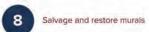
# PRESERVATION MEASURES







# PRESERVATION MEASURES





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

The work to remove existing physical features listed below, and to reinstall, will be done The work to remove existing physical relatures instea below, and to termisative, which does 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 virtual four - The Groussake owners have used a virtual reality recrisiongly implemented by Matterport Technology to create a lasting 3D tour of the space that will be made available on the restaurant's website. <a href="https://matterport.com/industries/">https://matterport.com/industries/</a>. The owners h worked directly with Matterport to conduct this state-of-the-art exhibit. dustries/. The owners have Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

- 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.

Nick Pigott Managing Partner

May 24, 2018

Re: 1525 Pine Street, Grubstake Diner

Background Resources Group (ARG) was retained by Pine Street Development to provide historic preservation consulting for Grubstase Dens, Ocated at 1525 Pine Street in San Francisco. There are plains to demulsit the existing building and develop the site as a even tooy mised use building. The esting restaurant will be released to the new building on the ground floor and second floor mezzanies. ARG was aladed to provide feedback regarding the featibothy of incorporating essisting features of the restaurant into

Assessment
Appropriate the steen April 3 and again on April 17 to survey existing material original lixer's wagon structure at 1525 Pine Street has features commonly characteristic of the type that are still intact:

Small rectlinear layout
Simple linear single-story massing
Curved rooffine
Prominema layout
Metal assh perimeter windows:

- Decorative glazing
   Interior layout defined by lunch counter with limited seating.

March 20, 2019

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 the dissistance limit at Just Prince Free an imake recommendation registring accentional resources and could be subayed for revue or replicated in the new development. In October, ARG was skeled 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

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



Original: The original design had the arche façade was at an angle to the property line and did not match the existing footprint.



ground level is important for inter-

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.



- Replicate metal barrel vault ceiling to create a sense of enclosure. Reputate related but it waster than the related states of the enclosive.

  Retain or recreate characteristic disher features such as the tile floor, linear counter, and backless stools. Define the interior/facterior relationship of the hunch 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



Revised: The barrel vault ceiling, symmetrical glob 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 restaural

7. Reuse existing windows including green colo



8. Salvage, restore, and reinstall murals.





- Recommendations

  1. Photo Documentation Prior to demolition, the subject property, materials, and surrounding context to photographed in accordance with Historic American Building Survey PHARS) standards. Photograph views shall include [g. 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 Provide a permanent display of interpretive materials concerning
  the history and significance of 1525 Pine Street. The historic interpretation shall be supervised by a
  preservation architect and architectural historian and conducted in consultation with an exhibitit
  designer. The interpretive materials shall be placed in a prominent public setting in the new building or
  in another appropriate public setting like a community center.

- One option for interpretation is salvaiging select architectural features for reuse or replication in the new building. Design considerations include:

  Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street, locating the "funch wagon" on the ground floor is preferable.

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

  Replicate metal barrel value ceiling to create a sense of enclosure.

  Define the interior/exterior relationship of the "funch wagon" using windows.

  Resuce assisting windows including green colored opilites where possible. The windows are in good to fair condition and can be restored.

- good to fair condition and can be restored.

  Reuse or replicate side globe lights.

  Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
- backless stools.

  Salvage, restore, and reinstall murals. Should all the panels not be needed, select murals, like
  the southermost "San Francisco" mural, can be salvaged. Contact artist regarding
  permissions for relocation and potential restoration of murals. Removal would include
  protecting the murals before cutting out the sheet rock.



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Revisions

1525 PINE 1525 PINE STREET SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020 SFDBI BPA: 2018-0208-076 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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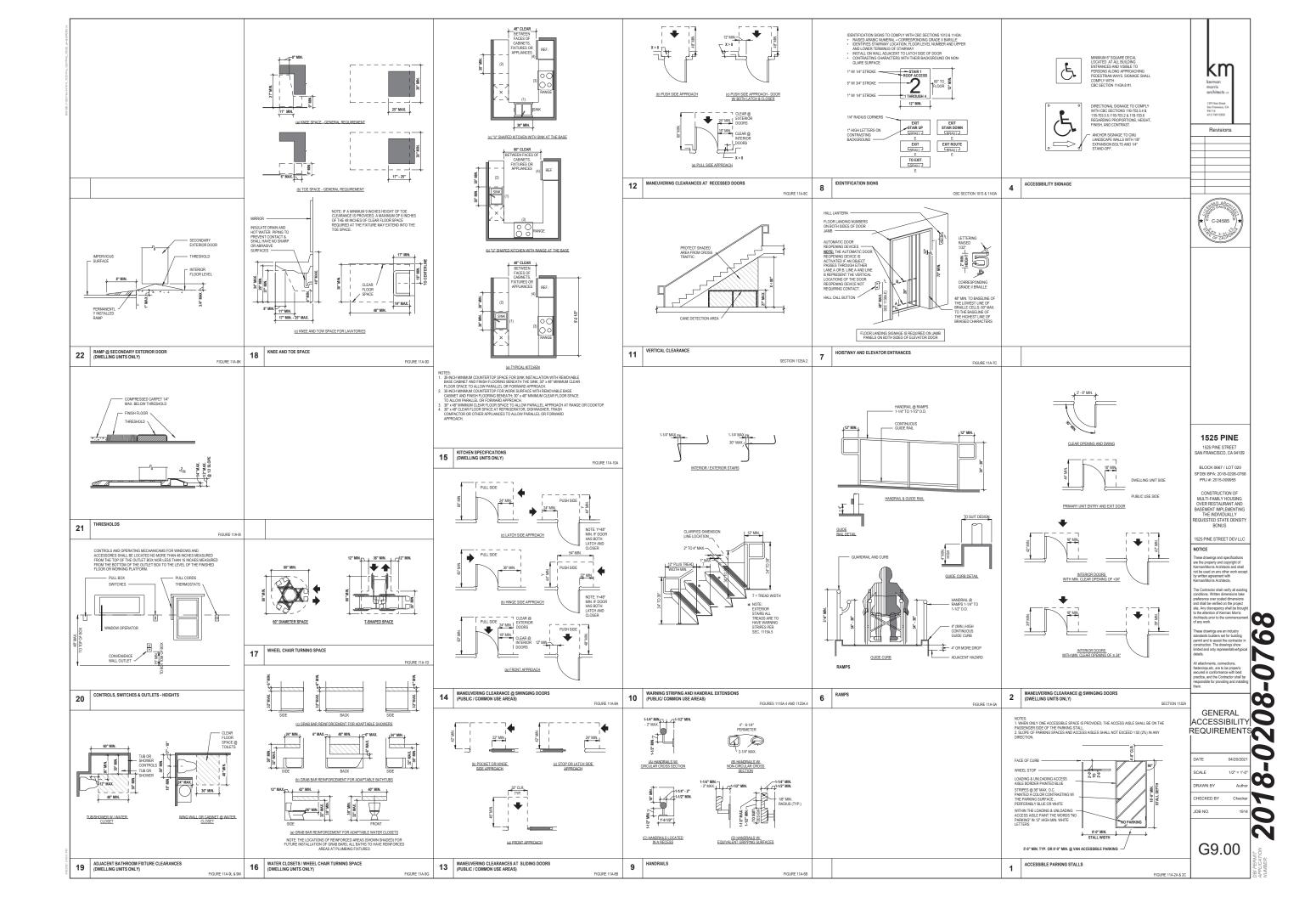
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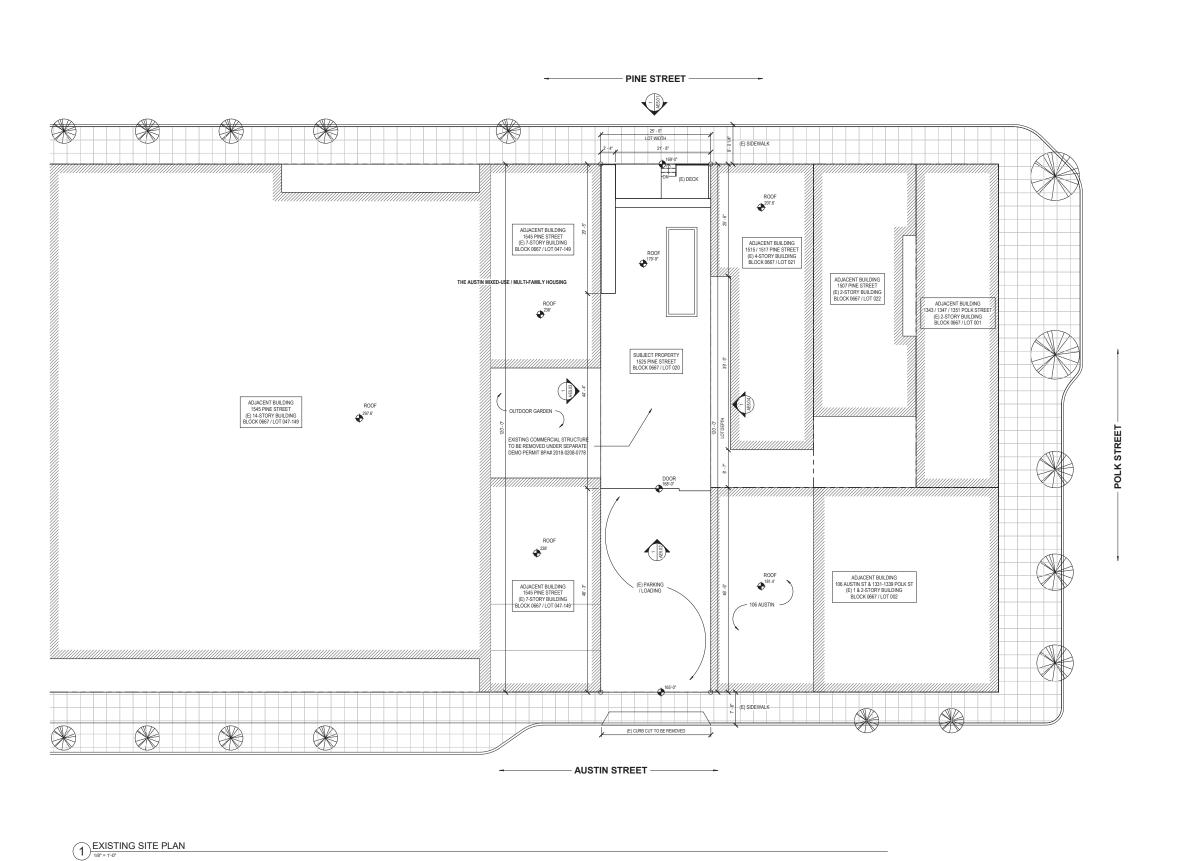
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GRUBSTAKE PROJECT **FEATURES** 

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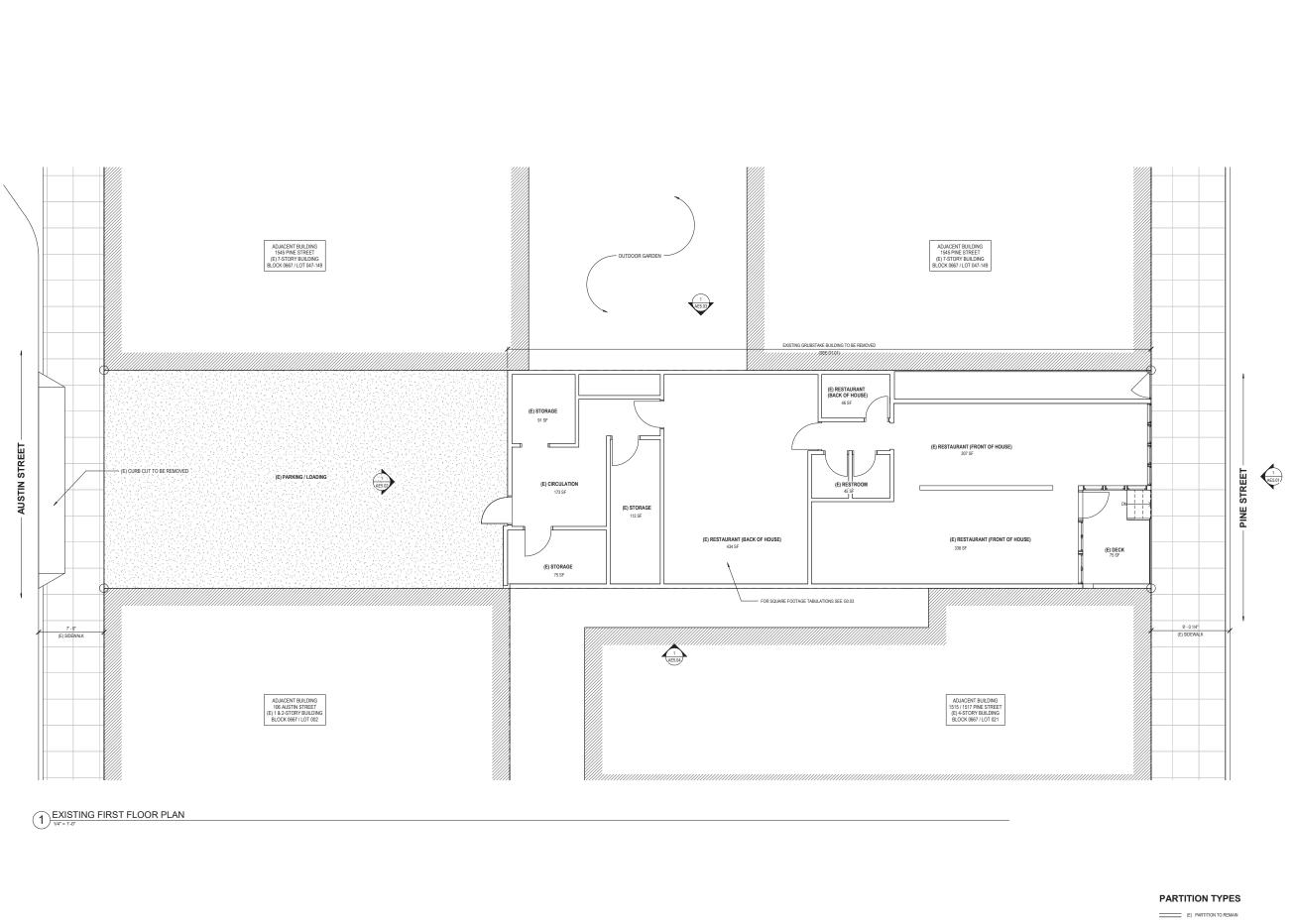
CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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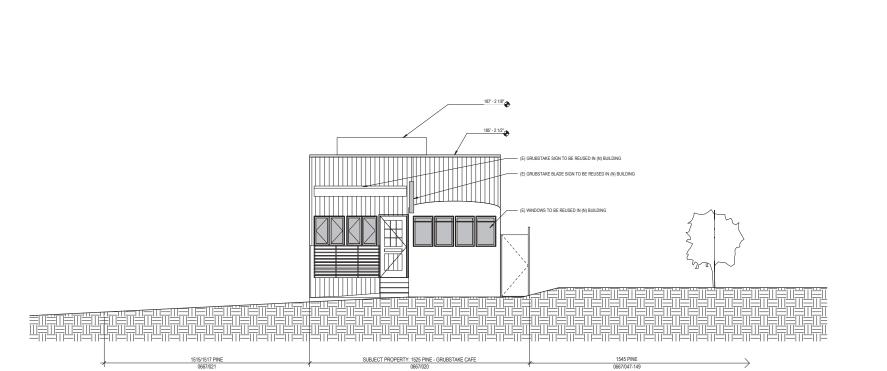
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BLOCK 0667 / LOT 020 SFDBI BPA: 2018-0208-0768 PRJ #: 2015-009955

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

525 PINE STREET DEV LLC

DBI PERMIT APPLICATION



1) PINE ST. (NORTH) ELEVATION - EXISTING

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

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## 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

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

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# 1525 PINE

1525 PINE STREET SAN FRANCISCO, CA 94109

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

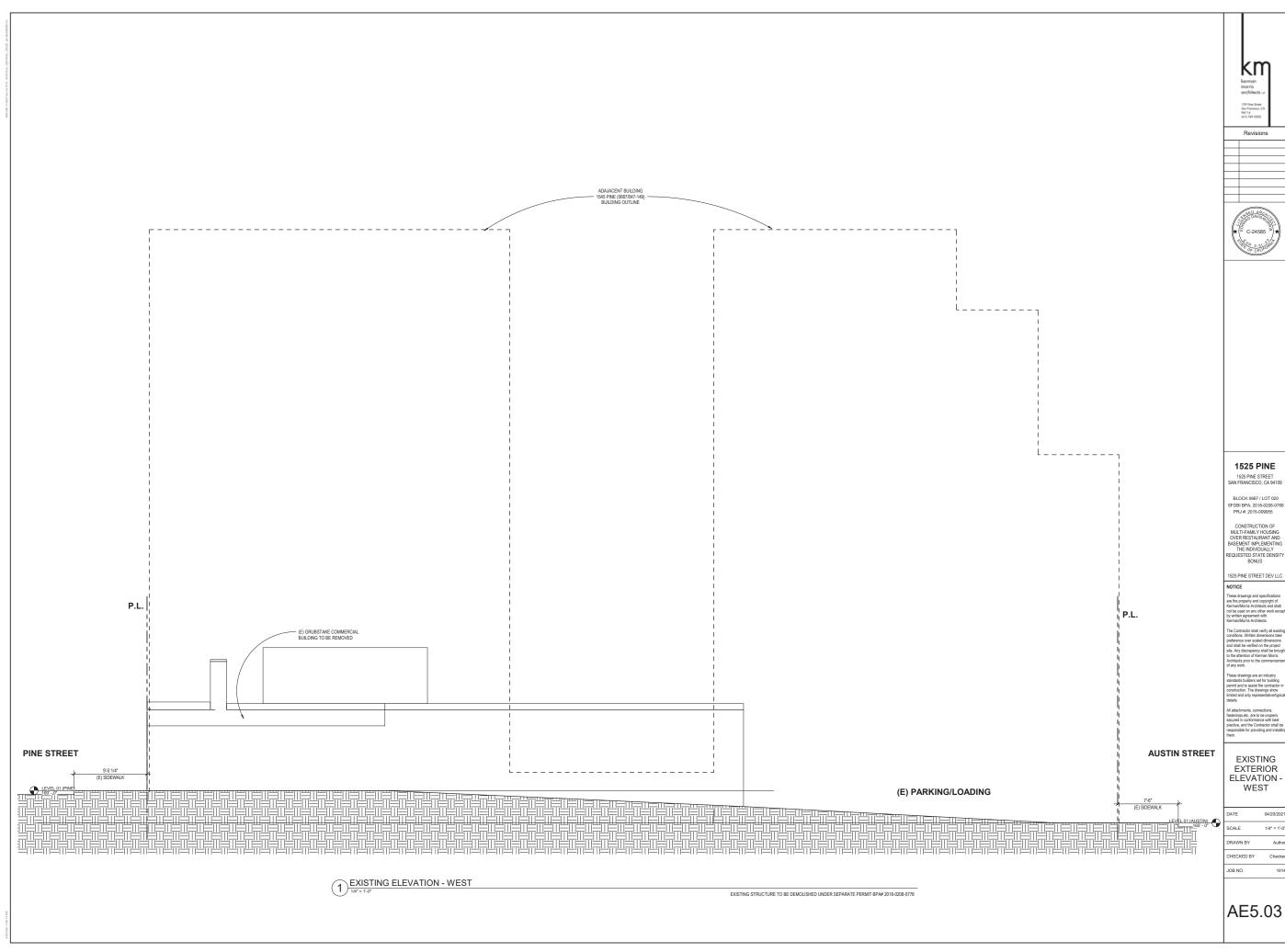
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525 PINE STREET DEV LLC

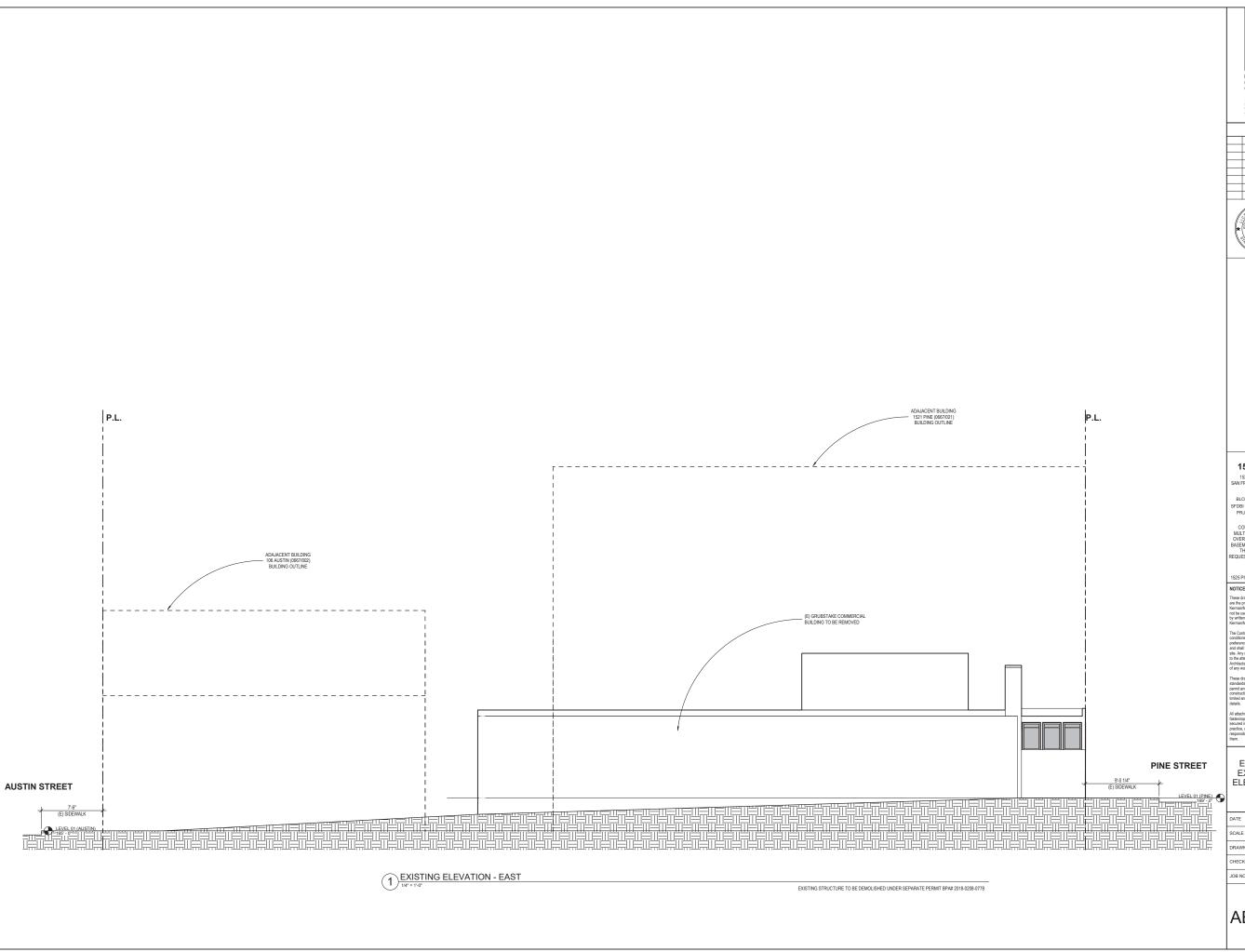
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1525 PINE

1525 PINE STREET SAN FRANCISCO, CA 94109

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

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DATE 04/20/2021

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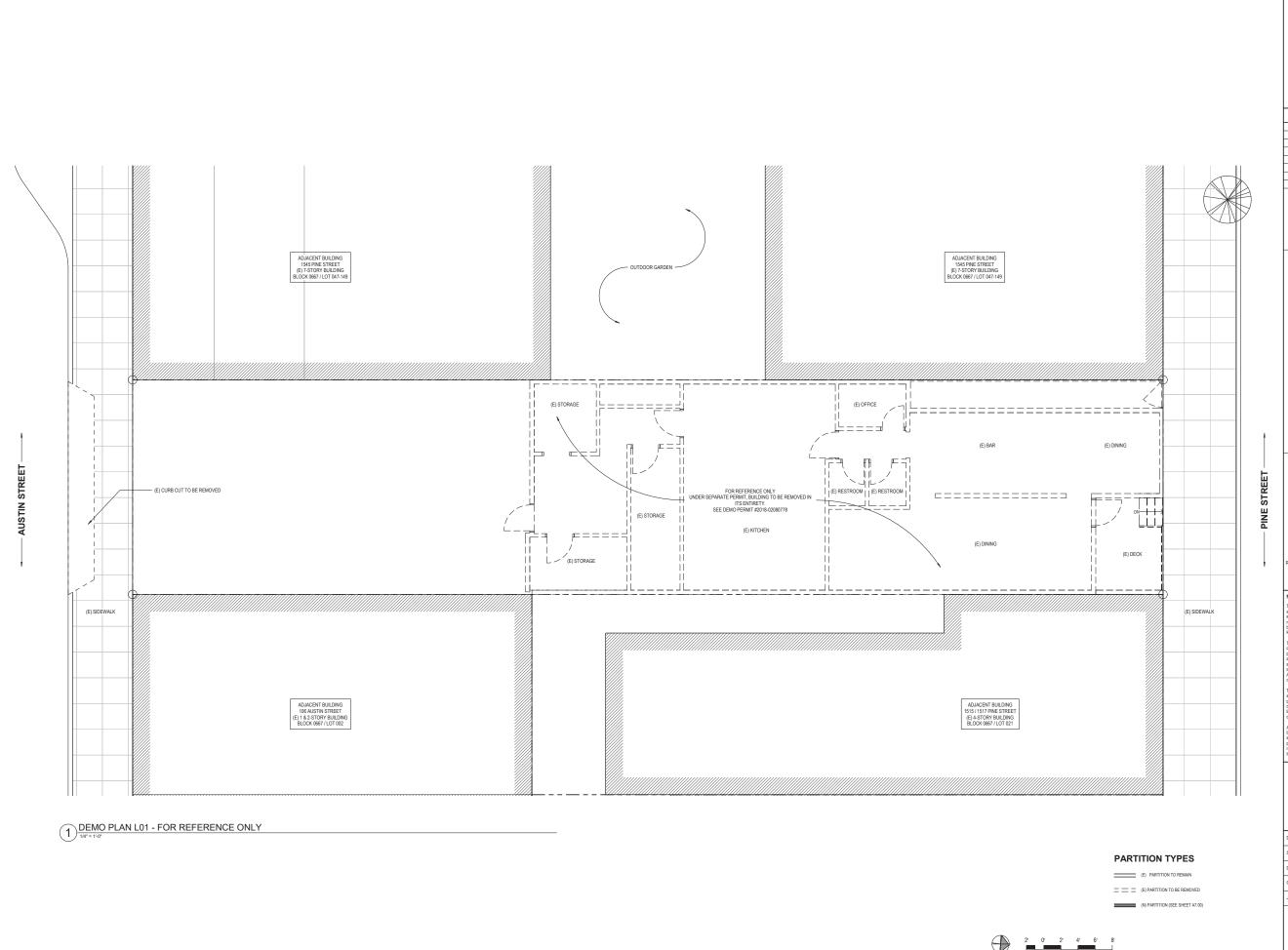
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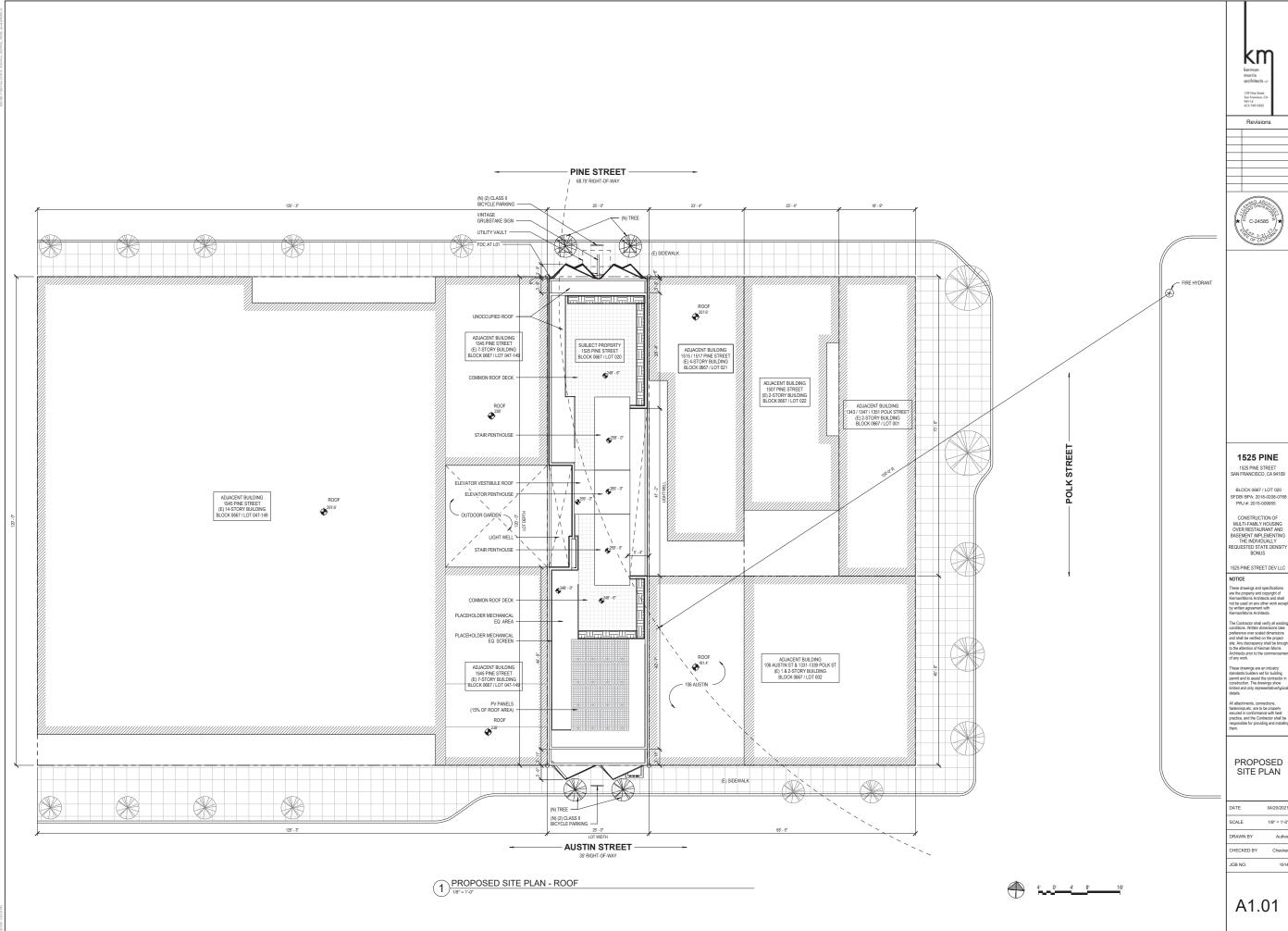
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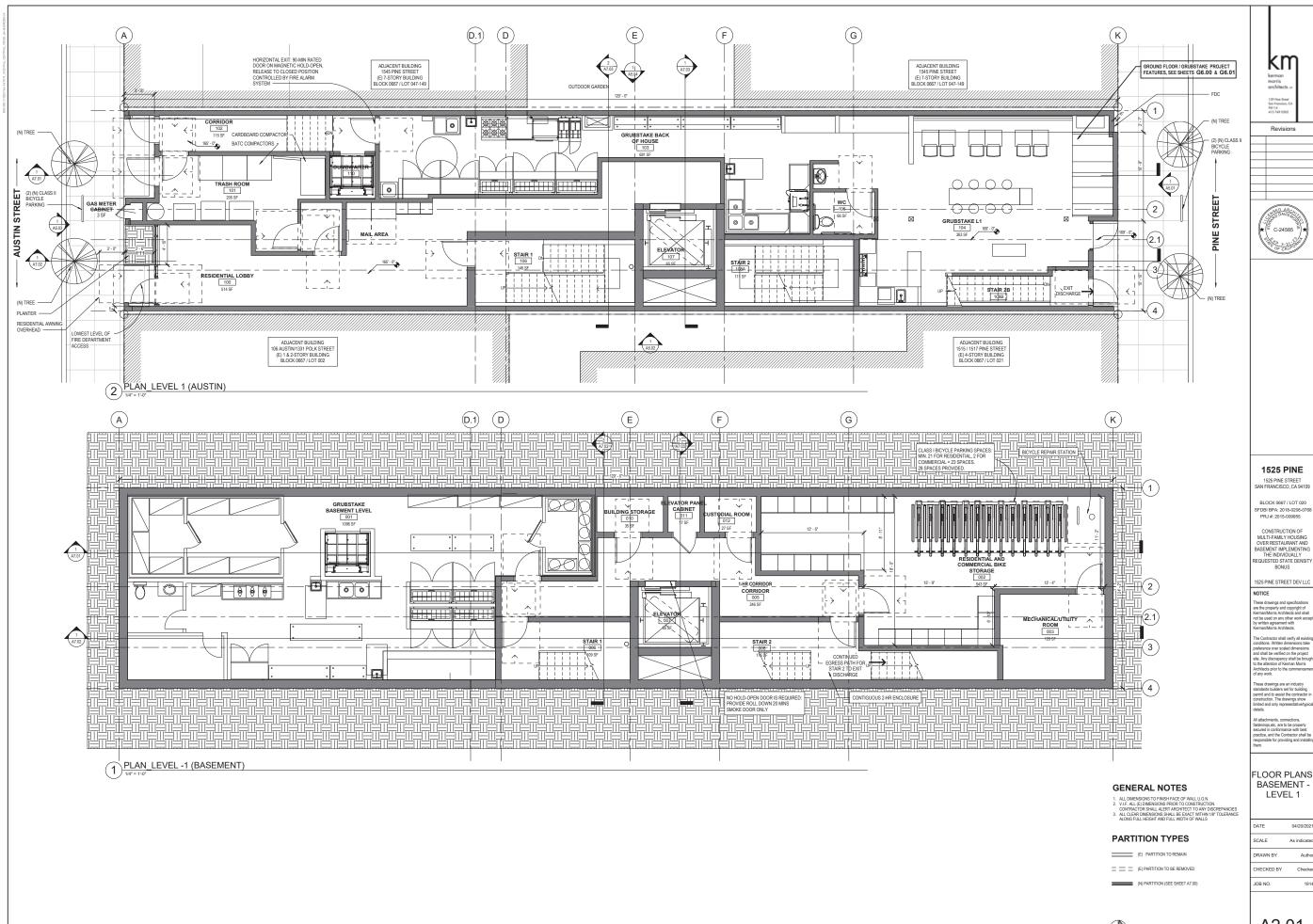
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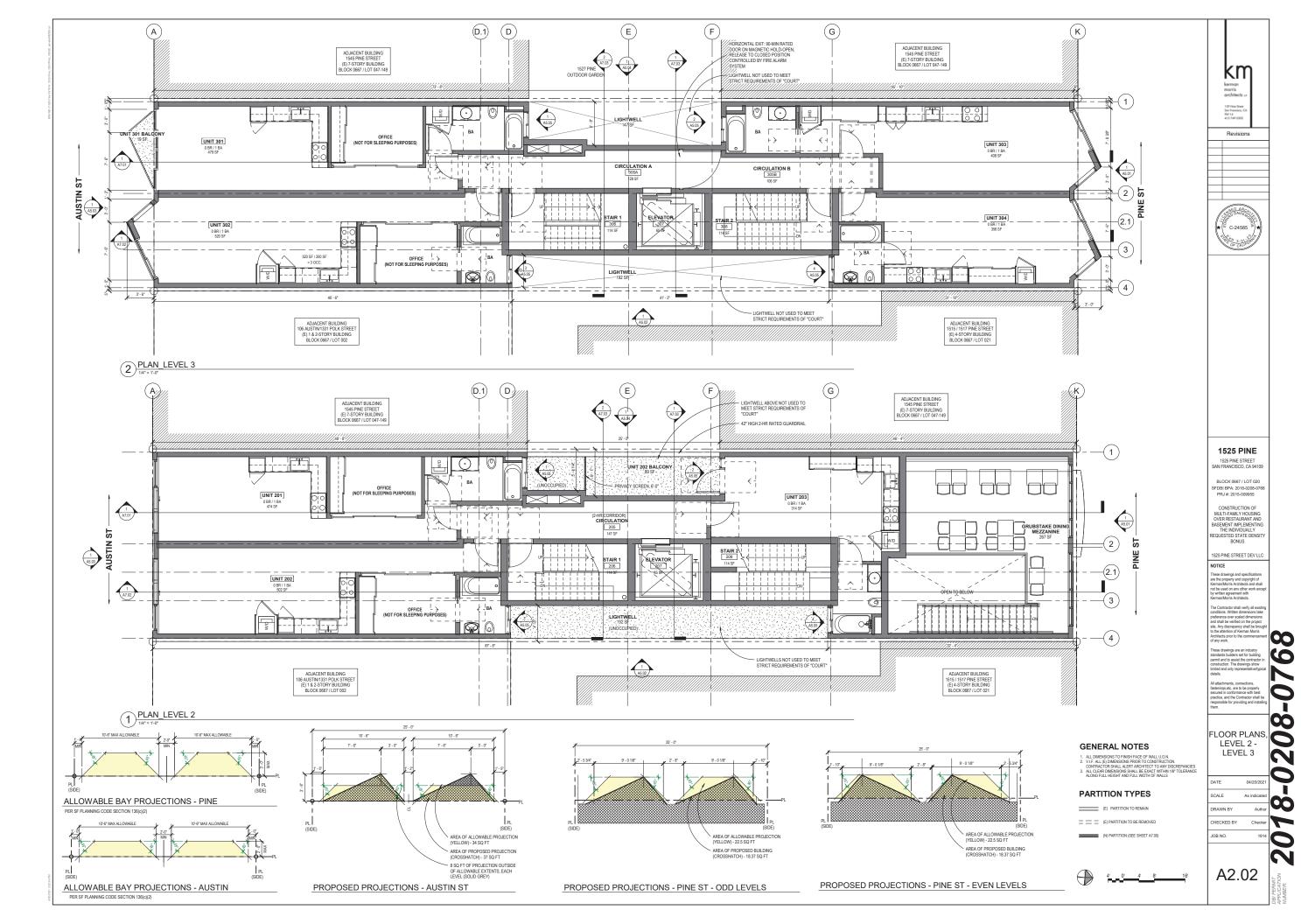
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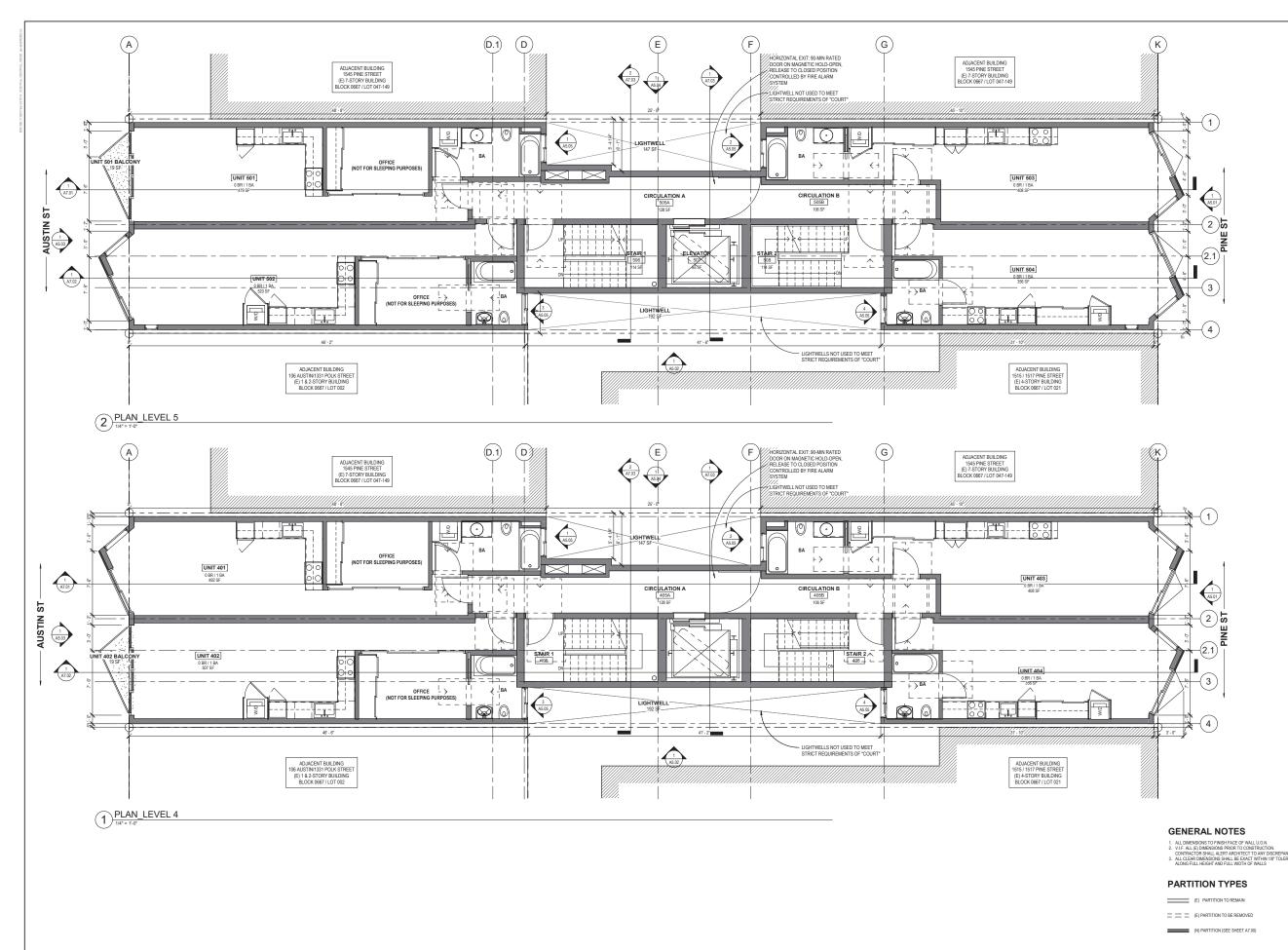


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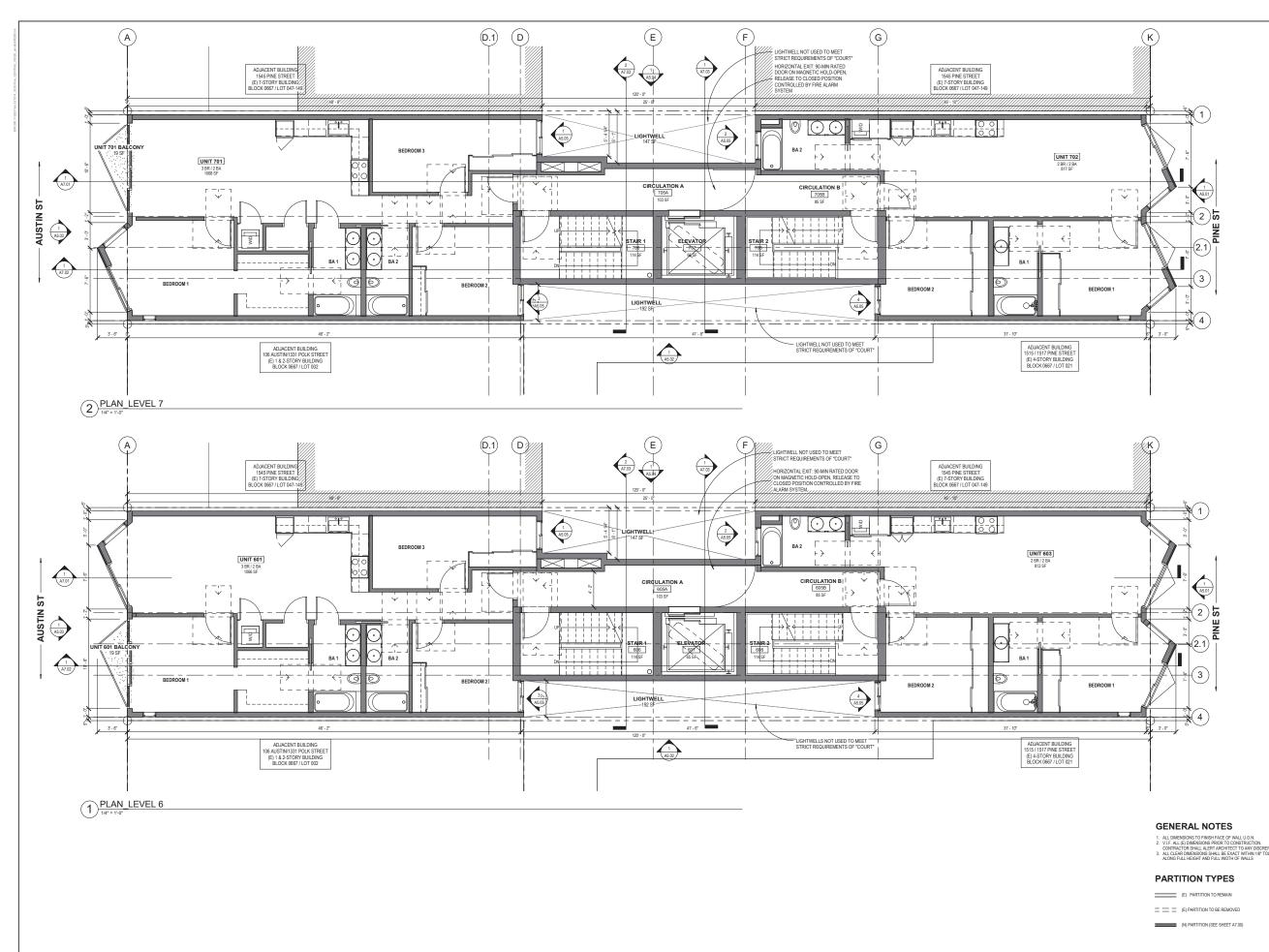
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CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSIT BONUS

525 PINE STREET DEV LLC NOTICE

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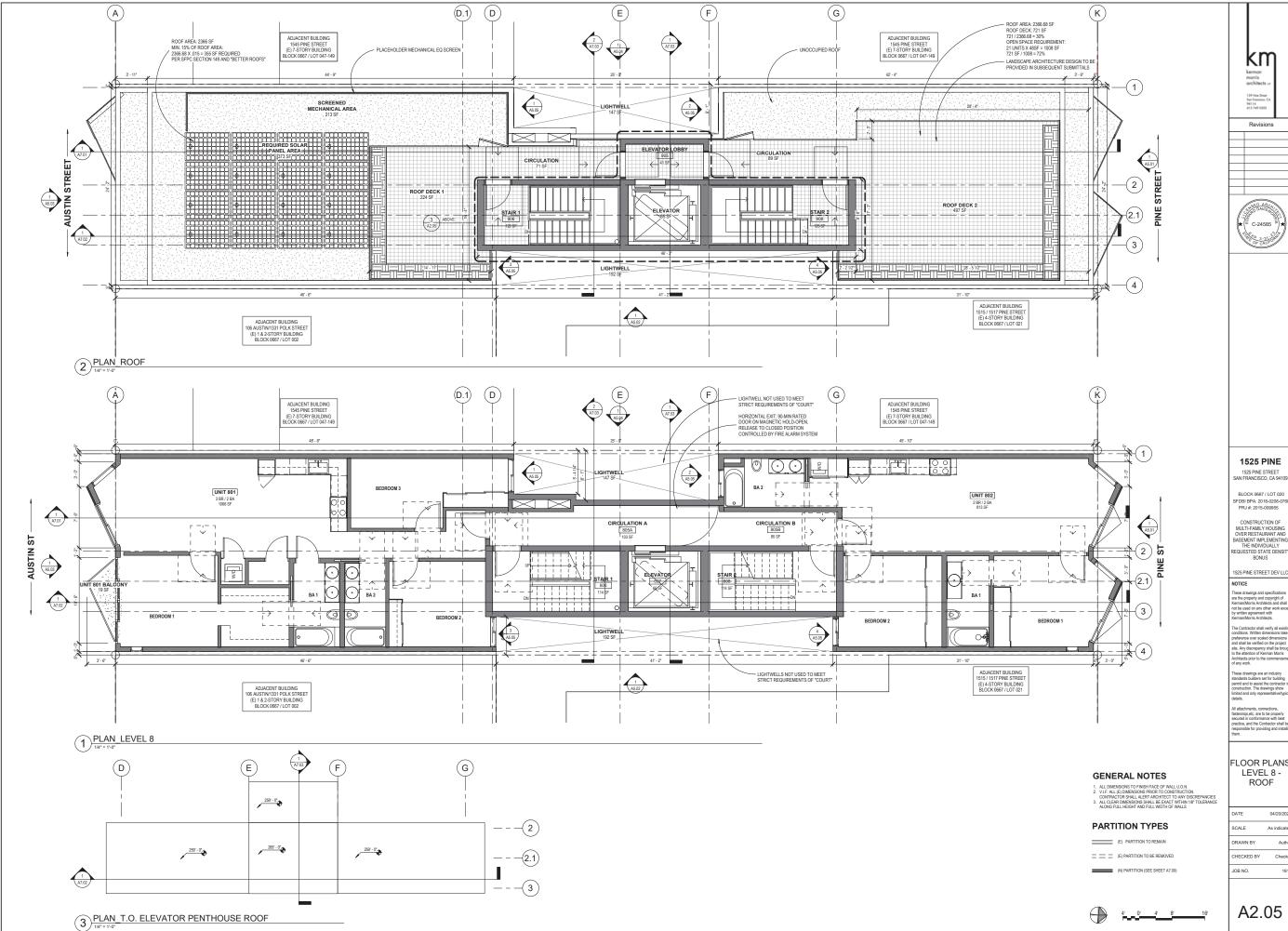
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FLOOR PLANS LEVEL 8 -ROOF

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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

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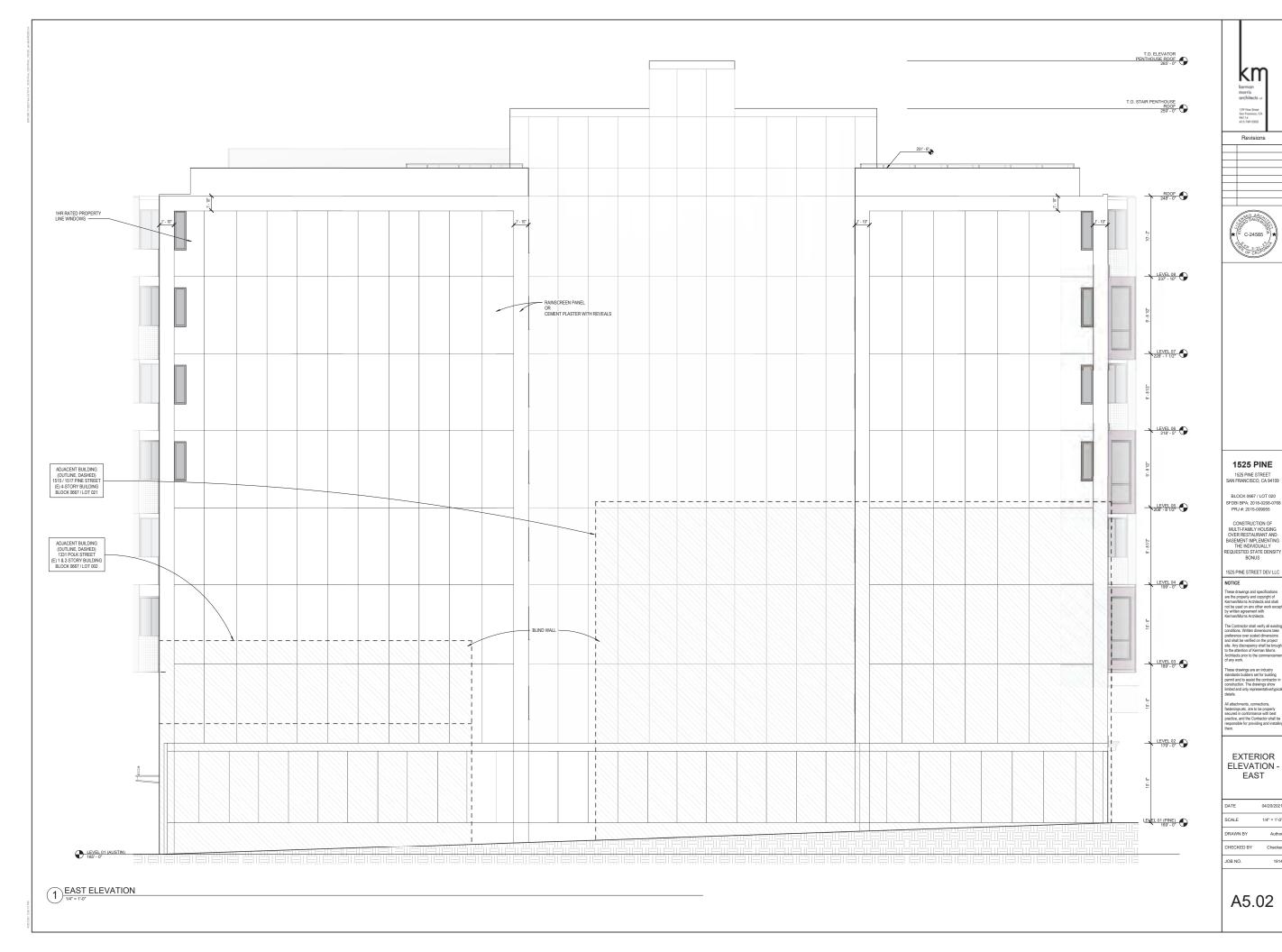
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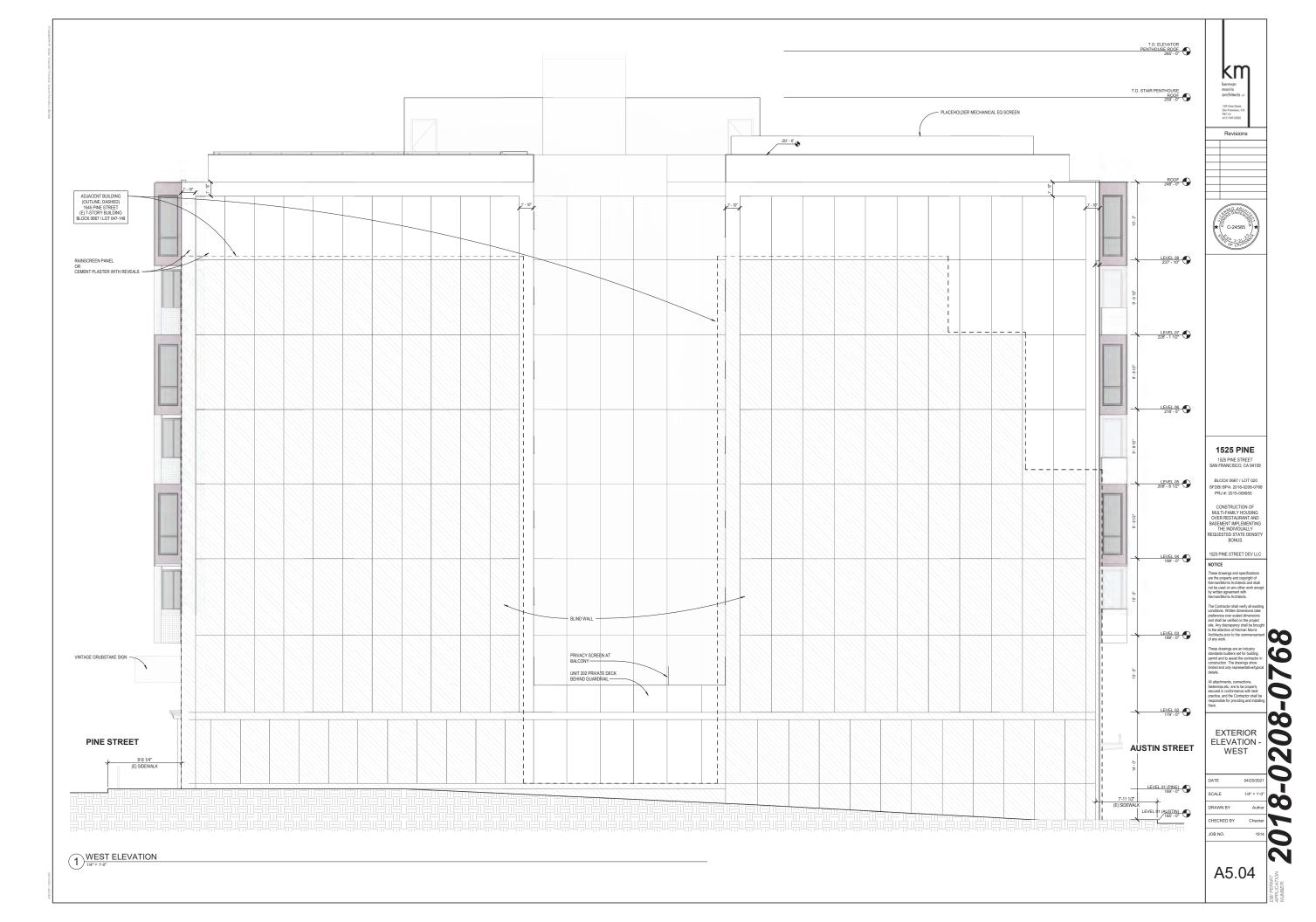
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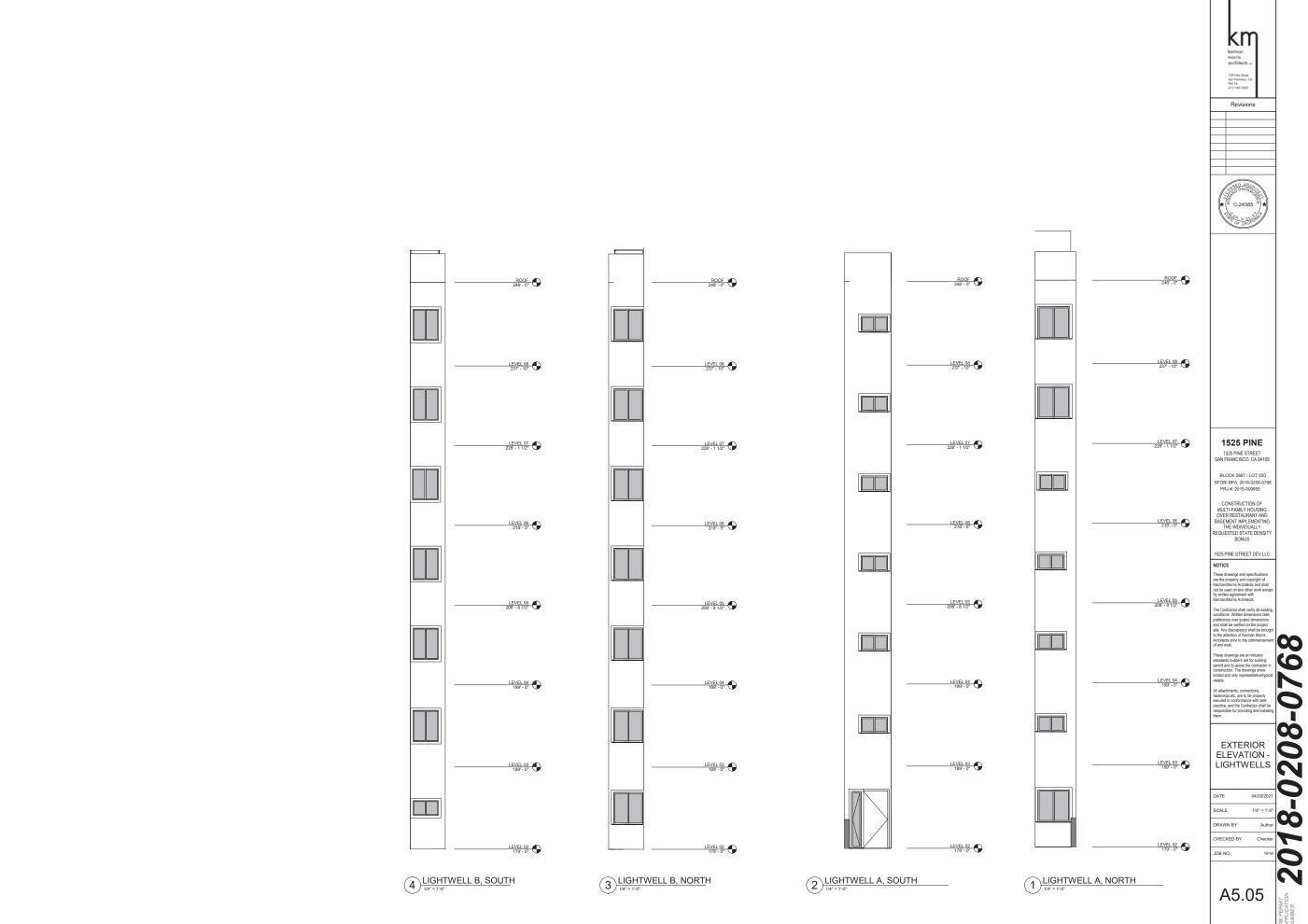
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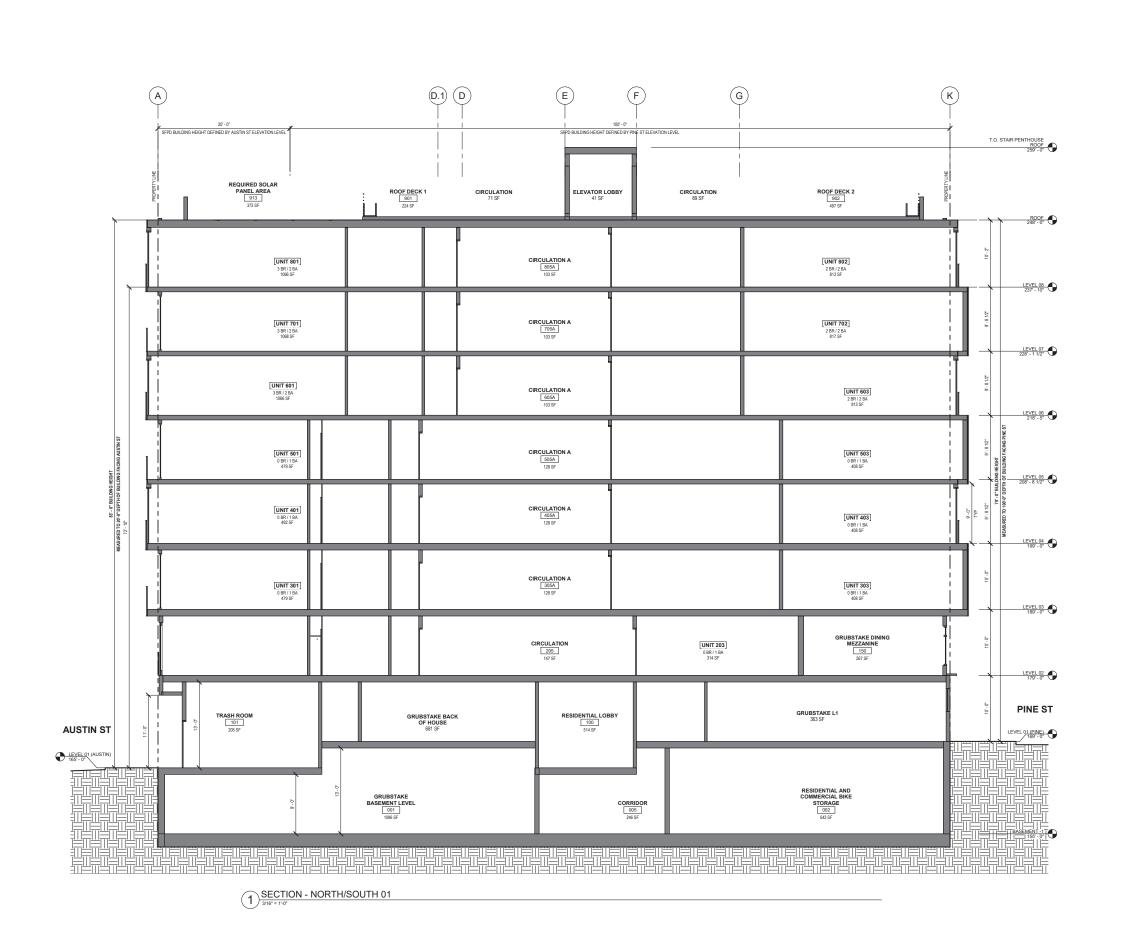
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CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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

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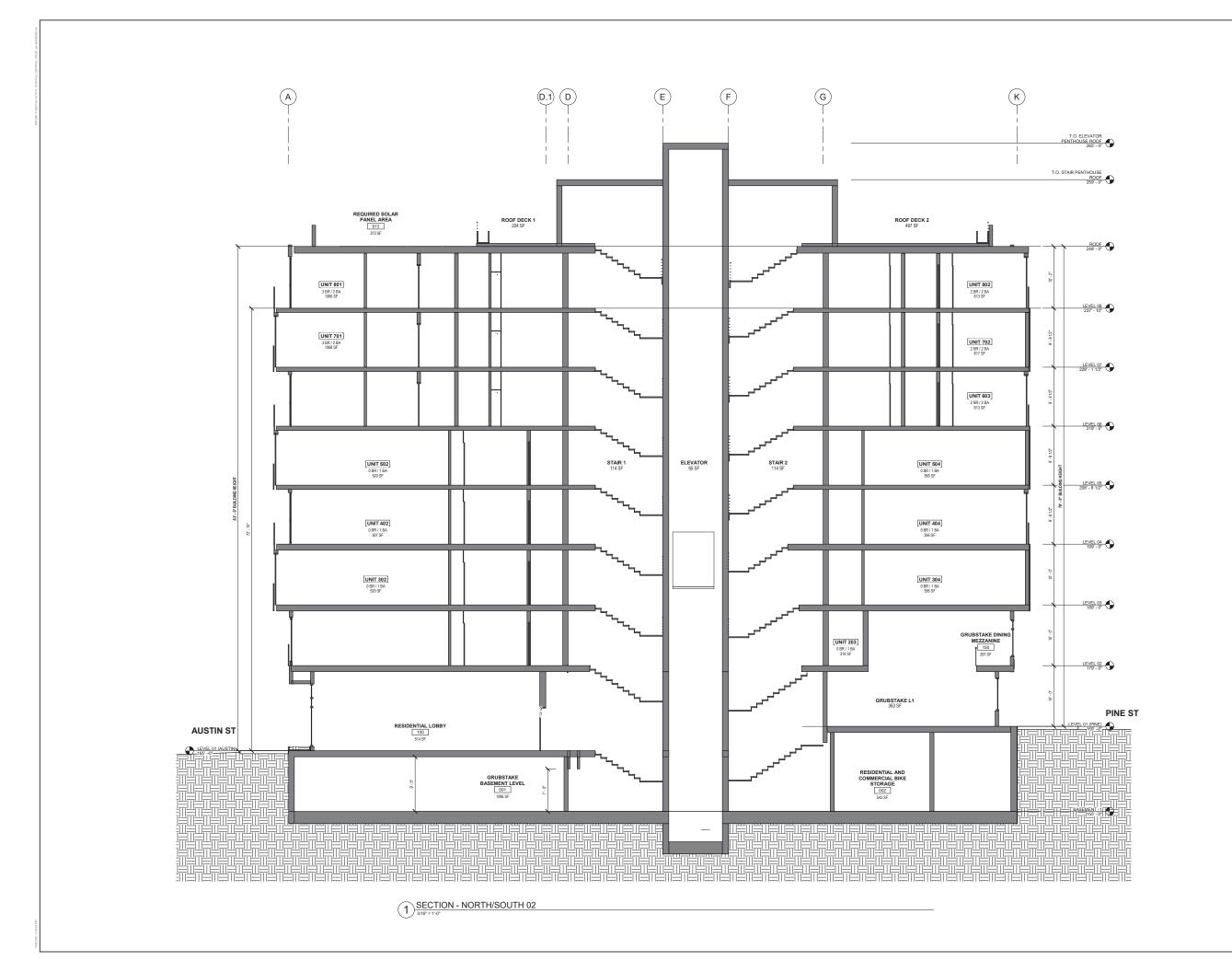
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BUILDING SECTIONS

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1525 PINE STREET DEV LLC

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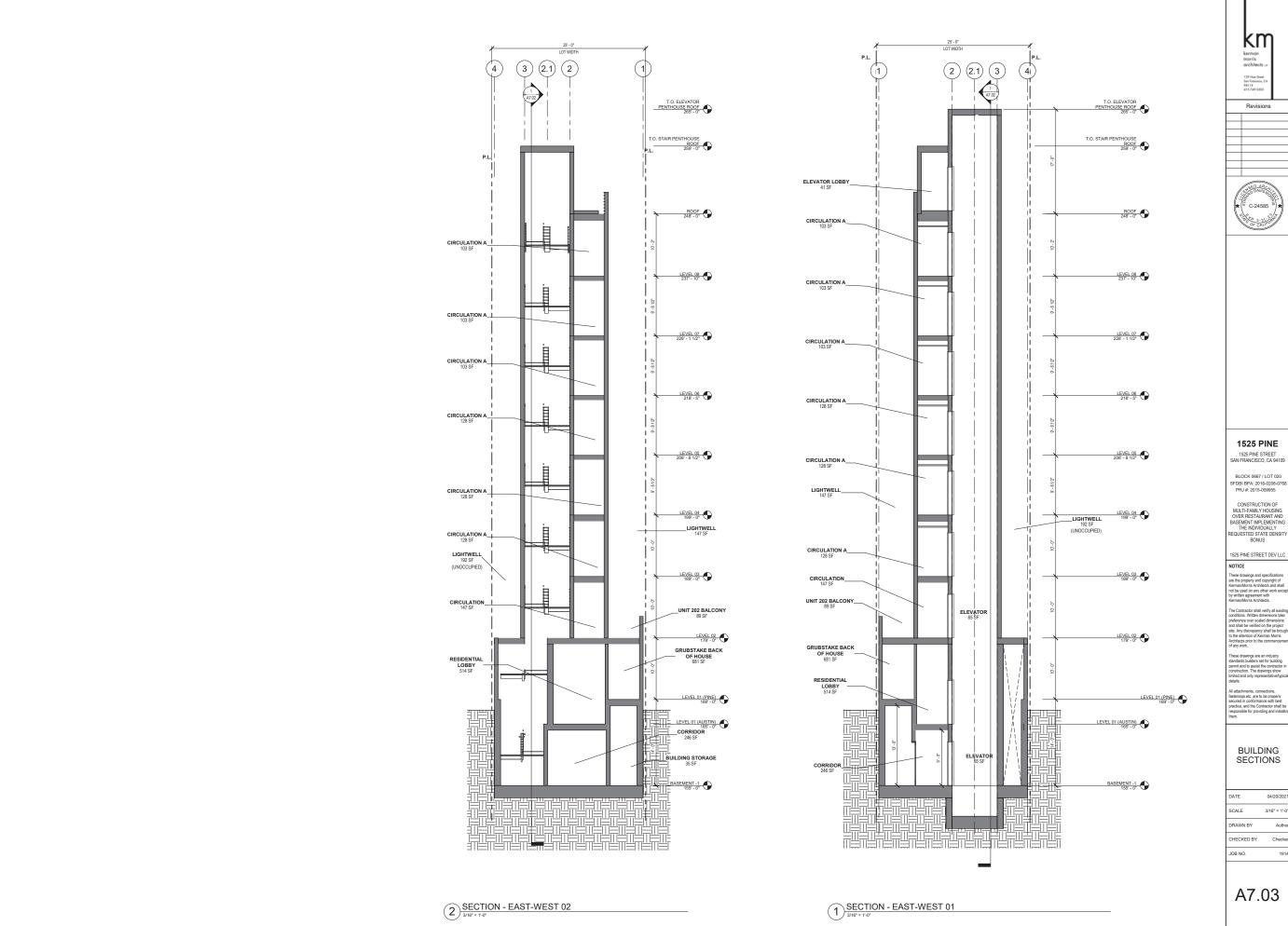
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CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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BUILDING SECTIONS

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# **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

**Property Owner:** 1525 Pine Street Dev, LLC

> 1555 Pacific Avenue San Francisco, CA 94109

> San Francisco, CA 94114

**Staff Contact:** Samantha Updegrave - (628) 652-7322

samantha.updegrave@sfgov.org

**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).

Executive Summary Hearing Date: March 18, 2021

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 inititated 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-bedrrom 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 singlestory 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



Executive Summary Hearing Date: March 18, 2021

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:

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



Executive Summary Hearing Date: March 18, 2021

#### **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 envelop 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 signifficant business for its connections to San Francisco's LGBTQ histry, would be demolished, the Project integrates salavaged materials from the structure, including signage, into the new design. Provding 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



4



# PLANNING COMMISSION DRAFT MOTION

**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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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 facade. 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 eastwest arterials. It is located within a ¼ 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 typeof 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 onsite 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 onsite affordable units, adds to the residential nature of the neighborhood while the design of the restaurant restores features of the culturally significant busines 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 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 LBGTQ 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 usersof 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 impactneighborhood 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.



| Draft Motion No. [ | _] |
|--------------------|----|
| March 18, 2021     |    |

RECORD NO. 2015-009955CUA 1525 Pine Street

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.



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# 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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

**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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

#### **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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

**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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

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, <u>www.sf-planning.org</u>

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, <u>www.sfpublicworks.org</u>

**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, <a href="https://www.sfmta.org">www.sfmta.org</a>

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, <u>www.sfdph.org</u>

**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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

**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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

## **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 <a href="mailto:tdm@sfgov.org">tdm@sfgov.org</a> or 628.652.7340, <a href="mailto:www.sfplanning.org">www.sfplanning.org</a>

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 <a href="mailto:bikeparking@sfmta.com">bikeparking@sfmta.com</a> 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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>



**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, <a href="https://www.onestopSF.org">www.onestopSF.org</a>

**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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

- **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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>
- **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, <a href="https://www.sf-planning.org">www.sf-planning.org</a> or the Mayor's Office of Housing and Community Development at 415.701-5500, <a href="https://www.sfmohcd.org">www.sfmohcd.org</a>.

- **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



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.
- 1. 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: <a href="http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451">http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451</a>. 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"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- 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. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; and (iii) subleasing are set forth in the Inclusionary Affordable Housing Program and the 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 in the California Health and Safety Code Section 50105 and/or California Government Code Sections 65915-65918, the State Density Bonus Law. The income table used to determine the rent and income levels for the Density Bonus units shall be the table required by the State Density Bonus Law. If the resultant rent or income levels at 50% of AMI under the table required by the State Density Bonus Law are higher than the rent and income levels at 55% of AMI under the Inclusionary Affordable Housing Program, the rent and incomes levels shall default to the maximum allowable rent and income levels for affordable units under the Inclusionary Affordable Housing Program. After such Density Bonus Law units have been rented for a term of 55 years, the subsequent rent and income levels of such units may be adjusted to (55) percent of Area Median Income under the Inclusionary Affordable Housing Program, using income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco," and shall remain affordable for the remainder of the life of the Project. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. The remaining units being offered for rent shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease



- 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, <a href="https://www.sfplanning.org">www.sfplanning.org</a> or the Mayor's Office of Housing and Community Development at 415.701.5500, <a href="https://www.sfmohcd.org">www.sfmohcd.org</a>.

### **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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

**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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

**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, <a href="https://www.sfplanning.org">www.sfplanning.org</a>

### **Operation**

- **29. Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in <u>Section 102</u>, 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, <a href="https://www.sfpublicworks.org">www.sfpublicworks.org</a>.
  - **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, <a href="https://www.sfdph.org">www.sfdph.org</a>.

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

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, <a href="https://www.sf-police.org">www.sf-police.org</a>



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), <u>www.baaqmd.gov</u> 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, <a href="https://www.sfpublicworks.org">www.sfpublicworks.org</a>

- **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, <u>www.sfpublicworks.org</u>

**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:

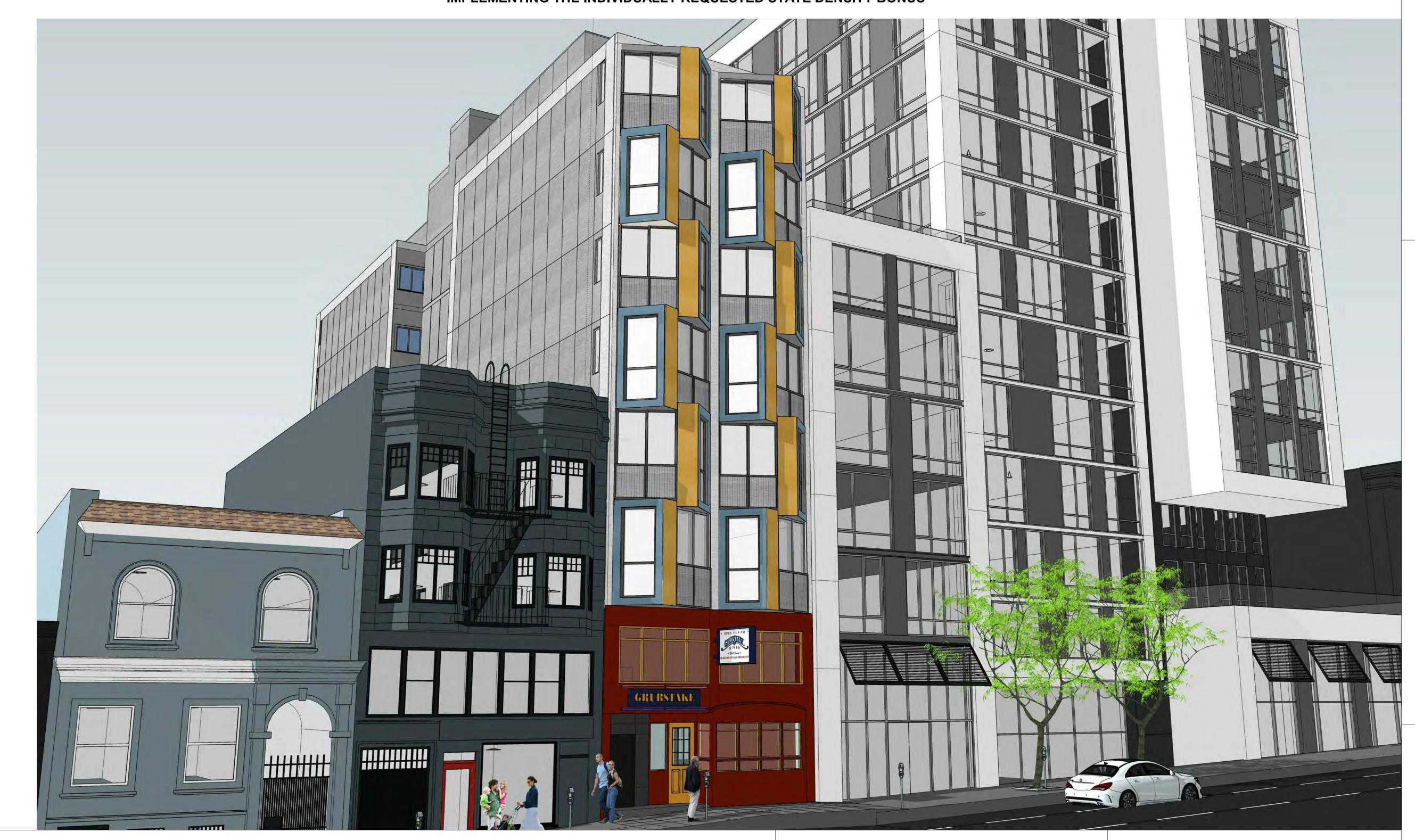
# Plans and Renderings

\_\_\_\_\_

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

# 1525 PINE

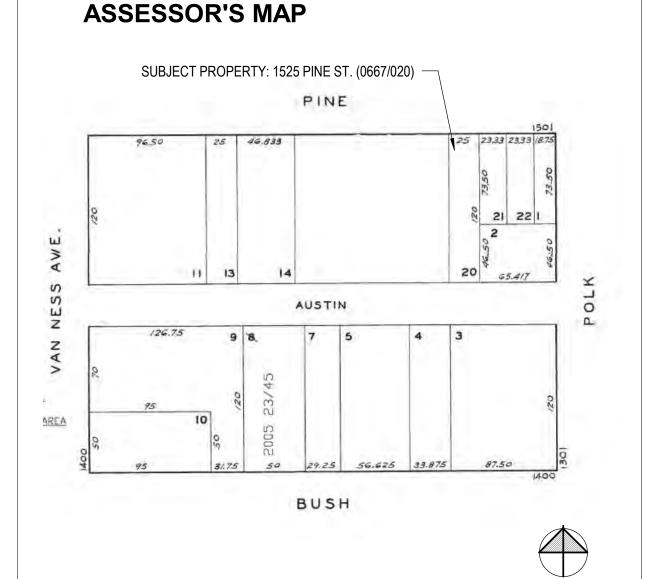
CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS



# 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

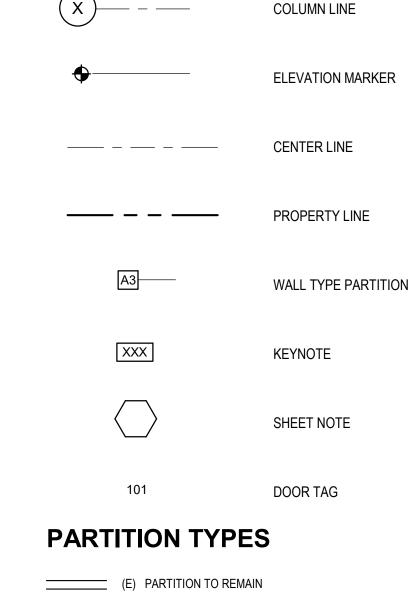
2016 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS



# **GENERAL LEGEND**

BUILDING / WALL SECTION

EXTERIOR ELEVATION



\_ \_ \_ (E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

**LOCATION MAP:** 

- SUBJECT PROPERTY: 1525 PINE STREET



kerman morris architects up 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions

**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')

SF PLANNING PERMIT #: 2015-009955 PRJ/PPA/SHD/VAR

**SFDBI BPA #**: 2018-0208-0768

**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

5 STORIES TYPE III-A FIRE-TREATED WOOD FRAME OVER 3 STORIES TYPE I-A CONCRETE

8 STORIES TYPE I-A CONCRETE

**ARCHITECT:** KERMAN MORRIS ARCHITECTS 139 NOE STREET

T: (415) 749-0302

STRUCTURAL ENGINEER: DCI ENGINEERING
135 MAIN STREET, STE 1800
SAN FRANCISCO, CA 94105

SAN FRANCISCO, CA 94114

MECHANICAL ENGINEER: TBD

CIVIL: TRIAD / HOLMES ASSOCIATES 777 WOODSIDE RD, STE 2A

REDWOOD CITY, CA 94061

# ADDITIONAL REQUIREMENTS

- SPRINKLER SYSTEM REQUIREMENTS 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

# 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.

THERE ARE 0 TREES ON, OVER, OR ADJACENT TO THE SITE, INCLUDING ANY SIGNIFICANT LAND MARK OR STREET TREES.

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 COMLY 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. 1354)
- Open Space (T. 135A)Rear Yard (s. 134)
- Dwelling Unit Exposure (s. 140)Street Frontage (s. 145.1)
- 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)

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

These drawings and specifications

are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

of any work.

These drawings are an industry standards 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

COVER SHEET

DATE 03/18/2021

SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO.

G0.01

3/8/2021 5:25:37 PM

IBI PERMIT PPLICATION IUMBER:

NEW LWC LIGHT WEIGHT CONCRETE FOOT / FEET INCH / INCHES MAX MAXIMUM PERCENT MECH MECHANICAL PLUS / MINUS MFR MANUFACTURER POUND OR NUMBER MANHOLE MINIMUM MIN

ANCHOR BOLT MISC MISCELLANEOUS MTD MOUNTED ADD'L ADDITIONAL ADJ ADJACENT MTG MOUNTING AFF ABOVE FINISH FLOOR MTL METAL ALT ALTERNATE ALUM ALUMINUM NORTH N/A NOT APPLICABLE APPROX APPROXIMATE

ARCH ARCHITECTURAL NIC NOT IN CONTRACT NO NUMBER NRC NOISE REDUCTION B.O. BOTTOM OF COEFFICIENT BD BOARD NTS NOT TO SCALE BLDG BUILDING

OC ON CENTER CAB CABINET OFCI OWNER FURNISHED. CBC CALIFORNIA BUILDING CODE CONTRACTOR INSTALLED CEC CALIFORNIA ENERGY CODE OFOI OWNER FURNISHED, OWNER CEM CEMENT INSTALLED CER CERAMIC OH OPPOSITE HAND CF CUBIC FEET

OPNG OPENING CFC CALIFORNIA FIRE CODE CFCI CONTRACTOR FURNISHED, PL PROPERTY LINE CONTRACTOR INSTALLED PLAM PLASTIC LAMINATE CFOI CONTRACTOR FURNISHED. PLUMB PLUMBING OWNER INSTALLED PLY/PLY PLYWOOD CONTROL JOINT

CENTER LINE POC POINT OF CONNECTION CLG CEILING PSF POUNDS PER SQUARE FOOT CLR CLEAR PSI POUNDS PER SQUARE INCH CMU CONCRETE MASONRY UNIT PTDF PRESSURE TREATED COL COLUMN DOUGLAS FIR CONC CONCRETE PTN PARTITION

CONST CONSTRUCTION PV PHOTOVOLTAIC CONT CONTINUOUS CPC CALIFORNIA PLUMBING CODE RADIUS (IN DIMENSION) / CPT CARPET RISER CTR CENTER

RAD RADIUS RCP REFLECTED CEILING PLAN PENNY RD **ROOF DRAIN** DBL DOUBLE REFERENCE DEPT DEPARTMENT REFR REFRIGERATOR DOUGLAS FIR REG REGISTER DOUBLE HUNG REINF REINFORCED REQ REQUIRED

DIA DIM DIMENSION RM ROOM DN DOWN RO ROUGH OPENING DP DRAIN PIPE RWD REDWOOD DR DOOR RWL RAIN WATER LEADER DOWNSPOU' DTL DETAIL S SOUTH DWG DRAWING SCD SEE CIVIL DRAWINGS

SCHED SCHEDULE / SCHEDULING E EAST SD STORM DRAIN EA EACH SECT SECTION EERO EMERGENCY ESCAPE AND SED SEE ELECTRICAL DRAWINGS RESCUE OPENING(S) SQUARE FEET ELEVATION SFD SEE FIRE PROTECTION ELEC ELECTRICAL DRAWINGS

ELEV ELEVATION SHT SHEET EQ EQUAL SIMILAR EQUIP EQUIPMENT SLD SEE LANDSCAPE DRAWINGS EXT EXTERIOR SMD SEE MECHANICAL DRAWINGS SOG SLAB ON GRADE FA FIRE ALARM SPD SEE PLUMBING DRAWINGS FC FOOT-CANDLE SPEC SPECIFICATIONS

FLOOR DRAIN SQ SQUARE FIRE DEPARTMENT SS/SST STAINLESS STEEL CONNECTION SSD SEE STRUCTURAL DRAWINGS FDN FOUNDATION STC SOUND TRANSMISSION CLASS FIRE EXTINGUISHER STD STANDARD FIRE EXTINGUISHER W/ STL STEEL CABINET STRL STRUCTURAL FF FINISH FLOOR SUSP SUSPENDED FIN FINISH

SYM SYMETRICAL FLR FLOOR / FLOORING SYST SYSTEM FLUOR FLUORESCENT FO FACE OF T&B TOP AND BOTTOM FOC FACE OF CONCRETE / CURB T&G TONGUE AND GROOVE FOF FACE OF FINISH T.O. TOP OF FOS FACE OF STUD T/TRD TREAD FT FOOT OR FEET

TB TOWEL BAR FTG FOOTING TEMP TEMPORARY FTS FABRIC COVERED TACK THK THICK SURFACE TOP OF BEAM FURG FURRING TOC TOP OF CONCRETE TOS TOP OF SLAB GA GAUGE

TP TOILET PAPER GALV GALVANIZED TYP TYPICAL GC GENERAL CONTRACTOR GEN GENERAL UON UNLESS OTHERWISE NOTED GFIC GROUND FAULT INTERRUPT CIRCUIT GND GROUND V VOLTAGE / VOLT

GWB GYPSUM WALL BOARD VERT VERTICAL GYP GYPSUM VIF VERIFY IN FIELD VPFAM VAPOR PERMEABLE FLUID APPLIED MEMBRANE HB HOSE BIB HEAVY DUTY W WEST / WIDTH / WIDE HM HOLLOW METAL W/ WITH HORZ HORIZONTAL

WC WATER CLOSET HSS HOLLOW STEEL SECTION WD WOOD WDW WINDOW HVAC HEATING, VENTILATING, AND WH WATER HEATER AIR CONDITIONING HWH HOT WATER HEATER WP WATERPROOF(ING) WPT WORKING POINT IN INCH OR INCHES WRB WEATHER RESISTIVE BARRIER

W/O WITHOUT

WT WEIGHT

INSULATING INT INTERIOR x BY J BOX JUNCTION BOX

INS INSULATE / INSULATION /

HR HOUR

JT JOINT

**GENERAL NOTES** 

A. GENERAL NOTES: 1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.

2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.

3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.

4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.

5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE

6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER. B. DEFINITIONS:

1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.

2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED. 3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN

THE PROJECT DOCUMENTS, SHALL BE PROVIDED 4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.

2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

A. STRUCTURAL DRAWINGS B. LARGE SCALE DETAILS

C. SMALL SCALE DETAILS D. ENLARGED VIEWS

E. FLOOR PLANS AND ELEVATIONS

3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.

4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.

5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".

6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.

7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.

SHEET NUMBER EXAMPLE: A201 "A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET

"01" INDICATES THE SHEET NUMBER

2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION. SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET. EXAMPLE: EL201A

"EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING

"A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.

3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.

4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX

FOR DISCIPLINE CONTAINED IN THIS DRAWING SET: G GENERAL INFORMATION Q EQUIPMENT C CIVIL F FIRE PROTECTION

L LANDSCAPE P PLUMBING S STRUCTURAL M MECHANICAL A ARCHITECTURAL E ELECTRICAL I INTERIORS T TELECOMMUNICATIONS

5. DRAWING CATEGORY IDENTIFICATION, REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:

**SHEET INDEX** 

GENERAL G0.01 COVER SHEET G0.02 SHEET LIST, ABBREVIATIONS & GENERAL NOTES G0.03 PLANNING DEPARTMENT NOTES & SCHEDULES G0.04 BUILDING DEPARTMENT NOTES & SCHEDULES G0.50 GREEN BUILDING SUBMITTAL FIRE FLOW & DBI PRE-APP MEETING SUMMARY G1.00 SITE SURVEY G1.10 SITE PHOTOS GROSS BUILDING PLANS - EXISTING G1.20 G1.21 GROSS BUILDING PLANS - PROPOSED G1.50 BASE BUILDING DIAGRAMS G2.00 EGRESS / PATH OF TRAVEL SITE PLAN G3.00 PROPOSED EXTERIOR PERSPECTIVES & MATERIALS G3.01 PROPOSED EXTERIOR PERSPECTIVES GRUBSTAKE PRESERVATION MEASURES

GRUBSTAKE PROJECT FEATURES

GENERAL ACCESSIBILITY REQUIREMENTS

ARCHITECTURE EXISTING AE1.01 EXISTING SITE PLAN AE2.01 EXISTING FLOOR PLAN EXISTING EXTERIOR ELEVATION - NORTH AE5.02 EXISTING EXTERIOR ELEVATION - SOUTH EXISTING EXTERIOR ELEVATION - WEST **EXISTING EXTERIOR ELEVATION - EAST** 

ARCHITECTURE DEMO

A5.05

G6.01

DEMOLITION SITE PLAN

ARCHITECTURE PROPOSED

PROPOSED SITE PLAN A2.01 FLOOR PLANS, BASEMENT - LEVEL 1 FLOOR PLANS, LEVEL 2 - LEVEL 3 A2.03 FLOOR PLANS, LEVEL 4 - LEVEL 5 FLOOR PLANS, LEVEL 6 - LEVEL 7 FLOOR PLANS, LEVEL 8 - ROOF EXTERIOR ELEVATION - NORTH EXTERIOR ELEVATION - EAST EXTERIOR ELEVATION - SOUTH EXTERIOR ELEVATION - WEST

A7.01 BUILDING SECTIONS A7.02 BUILDING SECTIONS A7.03 **BUILDING SECTIONS** 

EXTERIOR ELEVATION - LIGHTWELLS

kerman morris architects 11 139 Noe Street 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

1525 PINE STREET DEV LLC

BONUS

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with

Kerman/Morris Architects. The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris

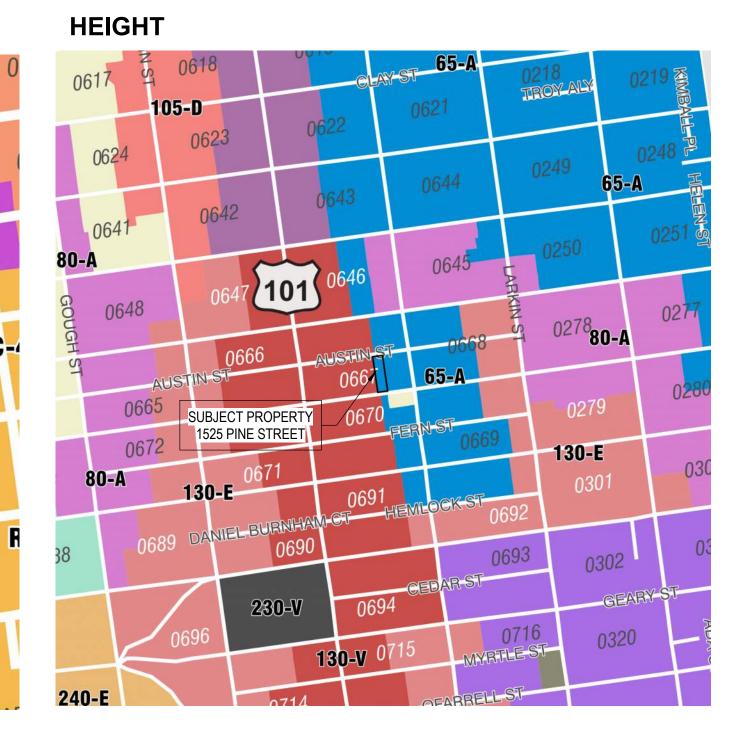
Architects prior to the commencement of any work. These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

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

SHEET LIST **ABBREVIATION** & GENERAL

03/18/2021 DRAWN BY CHECKED BY

JOB NO.



|                            | PER SF PLANNING CODE DEFIN                                |            | <u>'</u>              |  |
|----------------------------|---|------------|-----------------------|--|
| NAME                       | AREA TYPE PER CODE  | TOTAL AREA | AREA INCLUDE IN GROSS | COMMENTS   |
| DACEMENT 4                 |   |            |                       |  |
| BASEMENT -1 BIKE PARKING   | ACCECCODY DICYCLE DADIVING (EVENDT)                       | 620 SF     | 0 SF                  | First indext man CF Planning Code 100 IIFlact Area Creedy (b)(0) |
|                            | ACCESSORY BICYCLE PARKING (EXEMPT)                        |            |                       | Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(8)     |
| CIRCULATION                | CIRCULATION   | 774 SF     | 774 SF                |  |
| RESTAURANT (BACK OF HOUSE) |   | 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)          |   |            | T                     |  |
| CIRCULATION                | CIRCULATION   | 1083 SF    | 1083 SF               |  |
| TRASH ROOM                 | ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)      | 223 SF     | 0 SF                  | Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)     |
|                            |   | 1307 SF    | 1083 SF               |  |
| LEVEL 01 (PINE)            |   |            | 1                     |  |
| CIRCULATION                | CIRCULATION   | 254 SF     | 254 SF                |  |
| RESTAURANT (BACK OF HOUSE) | BUSINESS  | 535 SF     | 535 SF                |  |
| RESTAURANT (FRONT OF HOUS  | E) 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 HOUS  | E) 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     |
|                            | (LALIVII 1)   | 448 SF     | 0 SF                  | 1  |
|                            |   | 440 JF     | USI                   |  |

24353 SF 22794 SF

| <b>GROSS AREA BY</b> | <b>FLOOR</b>          | PER  | PLANN                  | IING CODE - EXISTING |
|----------------------|-----------------------|------|------------------------|----------------------|
| Name                 | AREA TYPE<br>PER CODE | Area | Area Included in Gross | Comments             |

|   | Name                            | AREA TYPE<br>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  |   |
|-----------------------------------|------------------|---|---|
| ADDRESS: 1525 PINE STREET, SAN FR | ANCISCO, 94109   |   | ORIGINAL FILING:  |
| BLOCK / LOT : 0667 / 020          | ,                |   | HISTORIC STANDING: "B" – Unknown / Age Eligible   |
| LOT SIZE: 25'X120' = 3,000 SF     |                  |   | PLANNING DISTRICT: DISTRICT 3 NORTHEAST   |
| Торіс                             | Code Section     | Required / Allowed  | Proposed  |
| ZONE/MAP                          | MAP ZN02         | NCD - POLK STREET COMMERCIAL  | COMMERCIAL AND RESIDENTIAL MIXED USE  |
| PERMITTED USE                     | SFPC 209         | MIXED USE   | COMMERCIAL AND RESIDENTIAL MIXED USE  |
| DENSITY                           | SFPC 207         | 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.  | 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   | 2.5 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  | N/A   |
| 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.  | 749 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 FACEONTO 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) | OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'  | N/A. NO PARKING PROPOSED  |
|                                   | SFPC 145.1(c)(2) | NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS   | N/A   |
|                                   | SFPC 145.1(c)(3) | ACTIVE USES REQUIRED  | PROJECT COMPLIES  |
|                                   | SFPC 145.1(c)(4) | GROUND FLOOR CEILING HEIGHT HAS A MIN. 14' FLOOR TO FLOOR FOR NON-RESIDENTIAL USES.   | AT AUSTIN ST PROJECT COMPLIES. AT PINE ST WAIVER REQUIRED PER SDB;<br>SEE SHEET G1.50 FOR DIAGRAM                                     |
|                                   | SFPC 145.1(c)(5) | GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE IN NC DISTRICT   | PROJECT COMPLIES  |
|                                   | SFPC 145.1(c)(6) | FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%   | WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM  |
| BETTER ROOFS ALTERNATIVE          | SFPC 149         | PROVIDE A MIN. 15% OF ROOF AREA TO BE SOLAR PHOTOVOLTAIC OR 30% OF ROOF AREA TO BE GREEN OR REGITATED ROOF.   | PROJECT COMPLIES  |
| OFF-STREET PARKING                | SFPC 151         | 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.  | 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-BRs OR 30% TO BE 3-BRs.  | PROJECT DOES NOT COMPLY. CU AUTHORIZATION SOUGHT FOR RELIEF   |
| HEIGHT LIMITS: MEASUREMENT        | SFPC 260         | BUILDING HEIGHT IS MEASURED FROM ONE POINT ON THE STREET FRONTAGE FROM CURB TO TOP OF FLAT ROOF OR THE MIDPOINT OF A SLOPED ROOF.   | PROJECT EXCEEDS 65' HEIGHT LIMIT OF NCD / 65-A ZONING. WAIVER REQUIRED PER INDIVIDUALLY REQUESTED STATE DENSITY BONUS (SFPC 206.6)    |
|                                   | SFPC 260(b)      | 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 FO 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 VENT STACKS, COOLING TOWER, WATER TANKS, AND PANELS OR DEVICES FOR THE COLLECION OF SOLAR OR WIND ENERGY. THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS. |   |
| 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  |   |

|  | PROJECT SUMMARY |     |     |       |                  |        |             |          |         |         |            |                             |         |        |
|--|-----------------|-----|-----|-------|------------------|--------|-------------|----------|---------|---------|------------|-----------------------------|---------|--------|
| UNIT DISTRIBUTION BUILDING INTERIOR AREA (NET) |                 |     |     |       |                  |        |             |          |         |         |            | EXTERIOR OPEN SPAC<br>(NET) |         |        |
|  |                 |     |     |       |                  | RES    | IDENTIAL    |          |         | OTHER   |            |                             |         |        |
| LEVEL  | STUDIO          | 2BR | 3BR | TOTAL | DWELLING<br>UNIT | COMMON | CIRCULATION | SUBTOTAL | STORAGE | UTILITY | COMMERCIAL | TOTAL                       | PRIVATE | COMMON |
| BASEMENT -1                                    | 0               | 0   | 0   | 0     | 0 SF             | 0 SF   | 595 SF      | 595 SF   | 605 SF  | 129 SF  | 1096 SF    | 2426 SF                     | 0 SF    | 0.5    |
| LEVEL 01 (AUSTIN)                              | 0               | 0   | 0   | 0     | 0 SF             | 514 SF | 322 SF      | 322 SF   | 0 SF    | 205 SF  | 0 SF       | 1041 SF                     | 0 SF    | 0.9    |
| LEVEL 01 (PINE)                                | 0               | 0   | 0   | 0     | 0 SF             | 0 SF   | 152 SF      | 152 SF   | 0 SF    | 0 SF    | 1110 SF    | 1261 SF                     | 0 SF    | 0.8    |
| LEVEL 02                                       | 3               | 0   | 0   | 3     | 1293 SF          | 0 SF   | 477 SF      | 1770 SF  | 0 SF    | 0 SF    | 267 SF     | 2037 SF                     | 0 SF    | 0.5    |
| LEVEL 03                                       | 4               | 0   | 0   | 4     | 1763 SF          | 0 SF   | 528 SF      | 2291 SF  | 0 SF    | 0 SF    | 0 SF       | 2291 SF                     | 0 SF    | 0.8    |
| LEVEL 04                                       | 4               | 0   | 0   | 4     | 1763 SF          | 0 SF   | 528 SF      | 2291 SF  | 0 SF    | 0 SF    | 0 SF       | 2291 SF                     | 0 SF    | 0.9    |
| LEVEL 05                                       | 4               | 0   | 0   | 4     | 1763 SF          | 0 SF   | 528 SF      | 2291 SF  | 0 SF    | 0 SF    | 0 SF       | 2291 SF                     | 0 SF    | 0.5    |
| LEVEL 06                                       | 0               | 1   | 1   | 2     | 1878 SF          | 0 SF   | 481 SF      | 2360 SF  | 0 SF    | 0 SF    | 0 SF       | 2360 SF                     | 0 SF    | 0.8    |
| LEVEL 07                                       | 0               | 1   | 1   | 2     | 1885 SF          | 0 SF   | 481 SF      | 2366 SF  | 0 SF    | 0 SF    | 0 SF       | 2366 SF                     | 0 SF    | 0.8    |
| LEVEL 08                                       | 0               | 1   | 1   | 2     | 1878 SF          | 0 SF   | 481 SF      | 2360 SF  | 0 SF    | 0 SF    | 0 SF       | 2360 SF                     | 0 SF    | 0.5    |
| ROOF   | 0               | 0   | 0   | 0     | 0 SF             | 0 SF   | 513 SF      | 513 SF   | 0 SF    | 0 SF    | 0 SF       | 513 SF                      | 0 SF    | 720 9  |
|  | 15              | 3   | 3   | 21    | 12224 SF         | 514 SF | 5084 SF     | 17308 SF | 605 SF  | 334 SF  | 2473 SF    | 21235 SF                    | 0 SF    | 720 S  |

PERCENTAGE: 72% 14% 14% 100%

| .UNIT TYPES |      |           |          |           |           |            |  |
|-------------|------|-----------|----------|-----------|-----------|------------|--|
| LEVEL       | UNIT | UNIT TYPE | BEDROOMS | BATHROOMS | UNIT AREA | BALCON     |  |
| LEVEL 02    | 201  | A-1A      | 0        | 1         | 475 SF    | No         |  |
| LEVEL 02    | 202  | A-1B      | 0        | 1         | 504 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-1B      | 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 - 19SI |  |
| LEVEL 06    | 603  | P-2       | 2        | 2         | 813 SF    | No         |  |
| LEVEL 07    | 701  | A-3       | 3        | 2         | 1068 SF   | Yes - 19SI |  |
| LEVEL 07    | 702  | P-2       | 2        | 2         | 817 SF    | No         |  |
| LEVEL 08    | 801  | A-3       | 3        | 2         | 1066 SF   | Yes - 19SI |  |
| 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 CLASS   | REQUIRED                  | PROPOSED   |
|-----------------|---------------------------|------------|
| BIOTOLL OLAGO   | NEGOINED                  | I KOI OOLD |
| COMMERCIAL      |                           |            |
| CLASS I SPACES  | 1 SPACE > 7,500 SF: 1     | 1          |
| CLASS II SPACES | MIN. 2 SPACES REQUIRED: 2 | 2          |
|                 |                           | 3          |
| ESIDENTIAL      |                           |            |
| CLASS I SPACES  | 1 SPACE PER UNIT: 21      | 27         |
| LASS II SPACES  | 1 SPACE PER 20 UNITS: 2   | 2          |
|                 |                           | 29         |
| OTAL PROPOSED S | SPACES:                   | 32         |

kerman morris architects LLP 139 Noe 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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not be used on any other work except

by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought

to the attention of Kerman Morris
Architects prior to the commencement
of any work.

These drawings are an industry
standards builders set for building
permit and to assist the contractor in
construction. The drawings show

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

limited and only representative/typical

PLANNING DEPARTMENT NOTES &

DATE 03/18/2021

SCALE

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G0.03

JOB NO.

I PERMIT PLICATION

kerman morris architects ILP 139 Noe Street Son Francisco, CA 94114 415 749 0302

Revisions

BUILDING AREA BY USE (GROSS).

11A - HOUSING ACCESSIBILITY

11.1 BATHING AND TOILET FACILITIES

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

|                  |  |                              | * SEE G0.06.  | 1 AND GO.    | 06.2 FOR ADDITIONAL INFORI   | MATION  |
|------------------|--|------------------------------|---|--------------|--|---|
| #                | Description  | Code Ref. (CBC,<br>U.O.N.)   | Allowable   | Min/Max      | Proposed   | Comments  |
| 1 <sub>-</sub> G | ENERAL PROJECT INFORMATION   |                              |   |              |  |   |
|                  | TYPE OF CONSTRUCTION   | 602.1                        |   |              | TYPE IV over I-A   |   |
| 1.2              | OCCUPANCY CLASSIFICATION   | 310.4                        |   |              | R-2 (21 UNITS) over A-2 AT<br>1ST FLOOR  |   |
| 1.3              | HIGH-RISE BUILDING CLASSIFICATION  | 403.1                        | N/A   |              | N/A  |   |
| 3 - H            | EIGHT AND AREA LIMITATIONS   |                              |   |              |  |   |
| 3.1              | BUILDING HEIGHT  | Table 504.3                  | 85'-0"<br>85'-0"  | Max.         | 83'-0"   |   |
| 3.11             | MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH   | 403.1                        | 75'-0"  | Max.         | 83'-0"   |   |
| 3.2              | RISE BUILDING 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   |   |
|                  | LARGEST STORY AREA   | Table 506.2                  | UL FOR TYPE I; 20,500 SF<br>FOR TYPE IV   | IVIax.       | TYPE I: 3,000 SF; TYPE IV: 2618 SF   |   |
| 3.4              | TOTAL BUILDING AREA  |                              |   |              | 24,507SF   |   |
|                  | IXED OCCUPANCY & SPECIAL PROVISIONS MIXED OCCUPANCY REQUIREMENTS   | 508.1                        | N/A   |              | N/A  | Not Applicable per 508.1 Exception 1 (occupacies separated per 510)   |
|                  | RE RESISTANCE RATING REQUIREMENTS  | Table 601                    | 2 HD  | Min.         | 2 HR   |   |
|                  | PRIMARY STRUCTURAL FRAME BEARING WALLS - EXTERIOR  | Table 601<br>Table 601       | 2 HR<br>2 HR  | Min.         | 2 HR<br>2 HR   | Min. thickness per Table 722.2.1.1  |
|                  | BEARING WALLS - INTERIOR NON-BEARING WALLS - EXTERIOR  | Table 601<br>Table 601       | 1 HR<br>Varies - see below  | Min.         | 1 HR   | Min. thickness per Table 722.2.1.1  Metal Stud Wall Construction - see Wall Types   |
| 6.41             | WHERE FIRE SEPARATION DISTANCE (FSD) <5  | Table 602                    | 1 HR  | Min.         | 1 HR   | THO CALL THAIR CONDITION OF THAIR LYPOS   |
|                  | WHERE 5' = FSD <10' NON-BEARING WALLS - INTERIOR</td <td>Table 602<br/>Table 601</td> <td>1 HR<br/>Not Required</td> <td>Min.</td> <td>1 HR</td> <td>Metal Stud Wall Construction - see Wall Types</td>  | Table 602<br>Table 601       | 1 HR<br>Not Required  | Min.         | 1 HR   | Metal Stud Wall Construction - see Wall Types   |
| 6.51             | NON-BEARING WALLS - TENANT SEPARATION  | 708                          | 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<br>PENETRATING 2 HR<br>FLOOR   | Min.         | 2 HR   | 2 hour provided. All floors to have 2 hour rating.  |
| 6.82             | SHAFT ENCLOSURES CONNECTING 4 STORIES OR   | 713.4                        | 2 HR  | Min.         | 2 HR   | This includes mechanical chases, stairway and elevator enclosures, etc.   |
| 6.9              | MORE 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   |
|                  | AND PROTECTION REQUIRED  WHERE FIRE SEPARATION DISTANCE (FSD) < 3'  WHERE 3' = FSD <5'</th <th>SF DBI AB-009<br/>Table 705.8</th> <th>45 MINUTES 15% OPENING PERMITTED UNPROTECTED,</th> <th>Min.<br/>Max.</th> <th>45 MINUTES<br/>N/A</th> <th>For property line windows. See AB-009 and signed Attachment A</th> | SF DBI AB-009<br>Table 705.8 | 45 MINUTES 15% OPENING PERMITTED UNPROTECTED,   | Min.<br>Max. | 45 MINUTES<br>N/A  | For property line windows. See AB-009 and signed Attachment A   |
| 7.13             | WHERE 5' = FSD <10'</td <td>Table 705.8</td> <td>SPRINKLERED  25% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td></td>   | Table 705.8                  | SPRINKLERED  25% OPENING PERMITTED UNPROTECTED, SPRINKLERED                                   | Max.         | N/A  |   |
| 7.14             | WHERE 10' = FSD <15'</td <td>Table 705.8</td> <td>45% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td>See windows in lightwells in North and South Elevations</td>  | Table 705.8                  | 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED  | Max.         | N/A  | See windows in lightwells in North and South Elevations   |
|                  | WHERE 15' = FSD <20'</td <td>Table 705.8</td> <td>75% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td></td>   | Table 705.8                  | 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED  | Max.         | N/A  |   |
| /.16             | WHERE FSD >/= 20'  | Table 705.8                  | No Limit  |              |  |   |
|                  | RE PROTECTION SYSTEMS  | 002 and NEDA 12              | Required per CBC 903 and  |              | VEC manifel - CDC 000  |   |
|                  | AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS  | 905 AND NFPA<br>14           | NFPA 14  Required per CBC 903 and NFPA 14  Required per CBC 905 and NFPA 14 for buildings > 3 |              | YES, provided per CBC 903<br>and NFPA 14<br>YES, provided per CBC 905<br>and NFPA 14 |   |
| 9.3              | FIRE PUMPS   |                              | stories Fire Flow Calcs demonstrate a Fire Pump is required on                                |              | YES, provided per CBC 901.8,<br>913 and NFPA 20                                      |   |
| 9.4              | FIRE ALARM AND DETECTION SYSTEM  | 907 and NFPA 72              | this project  Required per CBC 907 and  NFPA 72   |              | YES, provided per CBC 907<br>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  |              | YES, provided per CBC 907  | as part of the Fire Alarm and Detection System.  Smoke Alarms (per CBC 907.2.11) to be hard-wired to Building Primary Power. Audible alarm notification               |
| 9.6              | SYSTEM EMERGENCY RESPONDER RADIO   |                              | NFPA 72<br>Per CFC 510 as required by   |              | and NFPA 72 YES, provided per 403.4.5,   | to comply with 907.5.21.1 including min. 75 DBA sound pressure in R-occupancies.  |
|                  | COMMUNICATION SYSTEM   | AND CFC 510                  | Fire Code Official  |              | 916, AND CFC 510   |   |
|                  | MEANS OF EGRESS & OCCUPANT LOAD STAIRWAY WIDTH   | 1005.3.1 &<br>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             | OTHER EGRESS COMPONENT WIDTHS  | 1005.3.2 &                   | 36"   | Min.         | > 36" at all Egress  | The greater of 0.15"/Occupant x 190 Occupants = 28.5" per 1005.3.1 and 44" per 1011.2   |
| 2<br>10.2        | NUMBER OF EXITS - COMMON AREAS   | 1011.2<br>1006.2             | 2   | Min.         | Components 2   | Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways   |
| 1                | NUMBER OF EXITS - WITHIN DWELLING UNITS  | 1006.2.1                     | 1   | Min.         | 1  | provided. Stair 1 exit has direct line of sight to exit at Entrance Lobby  Per Exception 1, (1) exit permitted within and from unit                                   |
| 2                |  |                              | 1   |              | 1  |   |
| 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  |
| 10.0             |  |                              |   |              |  | equipped with fire sprinklers   |

1134A.2 1 Bathroom per Option 2 Min. Min. 1 complying Bathroom provided

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

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

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

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
DEPARTMENT
NOTES &
SCHEDULES

DATE 03/18/2021

SCALE

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G0.04

DBI PERMIT
APPLICATION

# GS1: San Francisco Green Building Site Permit Submittal Form

|  | UCTIONS:  |  |   |   | NEW CONS                        | TRUCTION                                 |                                      |  | ALTER  | ATIONS + AD  | DITIONS                                    |   | PROJECT INFO  |
|--|---|--|---|---|---------------------------------|--|--------------------------------------|--|--|--|--|---|---|
| plicab<br>Provid<br>A LEE<br>early   | oility of specific requirements made the Project Information in the                   | nay depend upon pro<br>e box at the right.<br>ard is not required w  | with the site permit application, but using such tools  | LOW-RISE<br>RESIDENTIAL                       | HIGH-RISE<br>RESIDENTIAL        | LARGE NON-<br>RESIDENTIAL                | OTHER NON-<br>RESIDENTIAL            | RESIDENTIAL<br>MAJOR<br>ALTERATIONS                              | OTHER RESIDENTIAL                                | NON-RESIDENTIAL<br>MAJOR   | FIRST-TIME<br>NON-RESIDENTIAL<br>INTERIORS | OTHER NON-<br>RESIDENTIAL<br>INTERIORS,           | PROJECT NAME  |
| achment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE<br>FRIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93.<br>In Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6. |   |  |   | D   | D                               | A,B,E,I,M                                | F,H,L,S,U<br>or                      | + ADDITIONS  | + ADDITIONS                                      | ALTERATIONS<br>+ ADDITIONS<br>B,M                                | 2400                                       | ALTERATIONS<br>+ ADDITIONS<br>A.B.E.F.H.L.I.M.S.U | BLOCK/LOT   |
|  | TITLE   | SOURCE OF REQUIREMENT  | DESCRIPTION OF REQUIREMENT  | 1-3 Floors                                    | 4+ Floors                       | A,B,E,I,M<br>25,000 sq.ft.<br>or greater | A,B,E,I,M less<br>than 25,000 sq.ft. | 25,000 sq.ft.<br>or greater                                      | adds any amount of conditioned area              | 25,000 sq.ft.<br>or greater                                      | A,B,I,M<br>25,000 sq.ft.<br>or greater     | more than 1,000 sq.ft.<br>or \$200,000            |   |
|  | Required LEED or<br>GPR Certification Level   | SFGBC 4.103.1.1,<br>4.103.2.1, 4.103.3.1,<br>5.103.1.1, 5.103.3.1<br>& 5.103.4.1                               | Project is required to achieve sustainability certification listed at right.  | LEED SILVER (50+<br>or GPR (75+)<br>CERTIFIED | or GPR (75+)<br>CERTIFIED       | LEED GOLD (60+)<br>CERTIFIED             | n/r                                  | LEED GOLD (60+)<br>or GPR (75+)<br>CERTIFIED                     | n/r  | LEED GOLD (60+)<br>CERTIFIED                                     | LEED GOLD (60+)<br>CERTIFIED               | n/r   | ADDRESS   |
| L<br>F   | EED/GPR Point Adjustment for<br>Retention/Demolition of Historic<br>Features/Building | SFGBC 4.104, 4.105, 5.104 & 5.105  | Enter any applicable point adjustments in box at right.   |   |                                 |  | n/r                                  |  | n/r  |  |  | n/r   | PRIMARY OCCUPANCY   |
|  | LOW-EMITTING MATERIALS  | CALGreen 4.504.2.1-5<br>& 5.504.4.1-6, SFGBC<br>4.103.3.2, 5.103.1.9,<br>5.103.3.2 & 5.103.4.2                 | Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable.   | 4.504.2.1-5                                   | 4.504.2.1-5                     | LEED EQc2                                | 5.504.4.1-6                          | LEED EQc2 or<br>GPR K2, K3 & L2                                  | 4.504.2.1-5                                      | LEED EQc2  | LEED EQc2                                  | 5.504.4.1-6                                       | GROSS BUILDING AREA   |
|  | INDOOR WATER USE<br>REDUCTION   | CALGreen 4.303.1<br>& 5.303.3,<br>SFGBC 5.103.1.2,<br>SF Housing Code<br>sec.12A10,<br>SF Building Code ch.13A | Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm).  Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A.  New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).  |   | •                               | LEED WEc2<br>(2 pts)                     | •                                    | •  | •  |  | •  | •   | DESIGN PROFESSIONAL<br>or PERMIT APPLICANT<br>(sign & date) |
| N  | ON-POTABLE WATER REUSE  | Health Code art.12C  | New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.  | n/r   | (7.4) ·                         | 1,00                                     | n/r                                  | n/r  | n/r  | n/r  | n/r  | n/r   |   |
|  | WATER-EFFICIENT<br>IRRIGATION   | Administrative Code ch.6   | New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.  |   | 5.0                             | •  | •                                    | •  | 1.1  | i <b>•</b> √   | <b>1.</b>                                  | 1.  |   |
|  | WATER METERING  | CALGreen 5.303.1   | Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).   | n/r   | n/r                             |  | •                                    | n/r  | n/r  |  |  | 10.1  |   |
|  | ENERGY EFFICIENCY   | CA Energy Code   | Comply with all provisions of the CA Title 24 Part 6 Energy Standards.  | . 19  |                                 | •  |                                      | •  | •  | ju <b>ě</b> j-   | •  |   |   |
|  | BETTER ROOFS  | SFGBC 4.201.1<br>& 5.201.1.2   | New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.  |   | ≤10 floors                      | •  | • •                                  | n/r  | n/r  | n/r  | n/r  | n/r   |   |
|  | RENEWABLE ENERGY  | SFGBC 5.201.1.3  | Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).   | n/r   | n/r                             | •  | •                                    | n/r  | n/r  | n/r  | n/r  | n/r   |   |
|  | COMMISSIONING (Cx)  | CALGreen<br>5.410.2 - 5.410.4.5.1  | For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.  | n/r   | n/r                             | LEED EAc1<br>opt. 1                      | • • •                                | n/r  | n/r  |  |  | •   |   |
|  | BICYCLE PARKING   | CALGreen 5.106.4,<br>Planning Code 155.1-2   | Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.   | SF Planning<br>Code sec.155.1-2               | SF Planning<br>Code sec.155.1-2 | •  |                                      | if applicable<br>SF Planning<br>Code sec.155.1-2                 | if applicable<br>SF Planning<br>Code sec.155.1-2 | T n•n  |  | if >10<br>stalls added                            |   |
|  | DESIGNATED PARKING  | CALGreen 5.106.5.2   |   | n/r   | n/r                             | •  | •                                    | n/r  | n/r  | i i i  | •  | if >10<br>stalls added                            |   |
| V  | WIRING FOR EV CHARGERS  | SFGBC 4.106.4<br>& 5.106.5.3   | Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details.  Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required. | 0.57  |                                 | •  | •                                    | applicable for<br>permit application<br>January 2018<br>or after | n/r  | applicable for<br>permit application<br>January 2018<br>or after | n/r  | n/r   |   |
| 5 F  | RECYCLING BY OCCUPANTS  | SF Building Code<br>AB-088   | Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.  |   | - 10                            | •  |                                      |  | 15 160   |  | 1.6  |   | 1   |
|  | CONSTRUCTION &<br>DEMOLITION (C&D)<br>WASTE MANAGEMENT                                | SFGBC 4.103.2.3<br>& 5.103.1.3.1,<br>Environment Code ch.14<br>SF Building Code ch.13E                         | For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.   | •   | 75% diversion                   | 75% diversion                            |                                      | •  | •  |  | 75% diversion                              |   |   |
|  | HVAC INSTALLER QUALS  | CALGreen 4.702.1   | Installers must be trained and certified in best practices.   |   | 1.00                            | n/r                                      | n/r                                  |  |  | n/r  | n/r  | n/r   | 1   |
|  | HVAC DESIGN   | CALGreen 4.507.2   | HVAC shall be designed to ACCA Manual J, D, and S.  |   |                                 | n/r                                      | n/r                                  | •  | •  | n/r  | n/r  | n/r   |   |
| R  | EFRIGERANT MANAGEMENT   | CALGreen 5.508.1   | Use no halons or CFCs in HVAC.  | n/r   | n/r                             | •  | •                                    | n/r  | n/r  |  | 1  | •   |   |
|  | LIGHT POLLUTION<br>REDUCTION  | CA Energy Code,<br>CALGreen 5.106.8  | Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.   | n/r   | n/r                             | •  | 1 - 5 - 1                            | n/r  | n/r  | *  | •  | •   |   |
|  | BIRD-SAFE BUILDINGS   | Planning Code<br>sec.139   | Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.   | •   | -(•)-                           |  | -                                    | •  | •  |  | (0)  | - •   |   |
| ī  | OBACCO SMOKE CONTROL  | CALGreen 5.504.7,<br>Health Code art.19F   | For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows.  For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.  |   | 3.4                             | 1.01                                     |                                      | 1.   | · · · · · ·                                      |  | 1.   |   |   |
|  | STORMWATER<br>CONTROL PLAN  | Public Works Code<br>art.4.2 sec.147   | Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.  | <u> </u>                                      | 16.21                           |  | * 5 1                                | if project extends outside envelope                              | if project extends outside envelope              | if project extends<br>outside envelope                           | if project extends outside envelope        | if project extends outside envelope               |   |
|  | CONSTRUCTION<br>SITE RUNOFF CONTROLS  | Public Works Code<br>art.4.2 sec.146   | Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.  | if disturbing<br>≥5,000 sq.ft.                | 5.6                             | if disturbing<br>≥5,000 sq.ft.           | if disturbing<br>≥5,000 sq.ft.       | if project extends outside envelope                              | if project extends outside envelope              | if project extends outside envelope                              | if project extends outside envelope        | if project extends outside envelope               |   |
|  | ACOUSTICAL CONTROL  | CALGreen 5.507.4.1-3,<br>SF Building Code<br>sec.1207  | Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).  New residential projects' interior noise due to exterior sources shall not exceed 45dB.   | •   |                                 | •  |                                      | n/r  | n/r  |  |  | •   |   |
| ZII  | AIR FILTRATION<br>(CONSTRUCTION)  | CALGreen 4.504.1-3<br>& 5.504.1-3  | Seal permanent HVAC ducts/equipment stored onsite before installation.  | - Qv  | <                               | - 1.00 m                                 |                                      |  |  | 1.3.1  |  |   | 1   |
| 3  | AIR FILTRATION<br>(OPERATIONS)  | CALGreen 5.504.5.3,  | Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.  | if applicable                                 | if applicable                   |  |                                      | if applicable  | n/r  | Les  |  | T 60  |   |
|  | CONSTRUCTION IAQ  | SFGBC 5.103.1.8  | Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.  During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.   | n/r   | n/r                             | LEED EQc3                                | n/r                                  | n/r  | n/r  | n/r  | n/r  | n/r   |   |
|  | MANAGEMENT PLAN  GRADING & PAVING   | CALGreen 4.106.3   | Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.  | 7000  |                                 | n/r                                      | n/r                                  | if applicable  | if applicable                                    | n/r  | n/r  | n/r   |   |
| -  | RODENT PROOFING   | CALGreen 4.406.1   | Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.   | 7.5   | •                               | n/r                                      | n/r                                  | ii applicable  | п аррпсаыс                                       | n/r  | n/r  | n/r   |   |
|  | FIREPLACES & WOODSTOVES   | CALGreen 4.503.1   | Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.   | - Q.O   |                                 | n/r                                      | n/r                                  |  | 1.   | n/r  | n/r  | n/r   |   |
|  | CAPILLARY BREAK,<br>SLAB ON GRADE   | CALGreen 4.505.2   | Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.  | 1.00  | 11•11                           | n/r                                      | n/r                                  |  | •  | n/r  | n/r  | n/r   | 1   |
|  | MOISTURE CONTENT  | CALGreen 4.505.3   | Wall and floor wood framing must have <19% moisture content before enclosure.   |   | - J.                            | n/r                                      | n/r                                  |  | T PET  | n/r  | n/r  | n/r   |   |
|  | BATHROOM EXHAUST  | CALGreen 4.506.1   | Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate   | 1.30  | 1.60                            | n/r                                      | n/r                                  | 1 3  |  | n/r  |  |   |   |

SUSTAINABILITY FEATURES INCLUDE BUT ARE NOT LIMITED TO - ALL-ELECTRIC BUILDING (EXCEPT AT GRUBSTAKE RESTAURANT)

- HIGH EFFICIENCY FLOOR PLANS

- HIGH-EFFICIENCY PLUMBING FIXTURES - WATER-EFFICIENT LANDSCAPE FEATURES
- NO PARKING PROVIDED TO REDUCE RESIDENTS' CARBON EMISSIONS
- HIGH EFFICIENCY MECHANICAL EQUIPMENT

**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

1525 PINE STREET DEV LLC

BONUS

NOTICE These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with

The Contractor shall verify all existing preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris to the attention of Kerman Morris
Architects prior to the commencement of any work.

Kerman/Morris Architects.

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

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

GREEN

03/18/2021 SCALE DRAWN BY

CHECKED BY JOB NO.

23 September 2019 November 22, 2019, December 11, 2019 February 4, 2020 Plan Review Supervisor for Pre-Application Meeting

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 2016 California Building Code (atternate: 2019 California Building Code)

PRI # 2015-009955 MEETING INFORMATION Date/Time: 9/10/19 at 2pm at SF0Bi Lieutenant Tomas Haney - SFFD-Plan Check Jeffrey Ma - SFDBI Nicholas Pigott - Owner Toby Morris - Kerman Morris Architects

Department of Building Inspection 1550 Mission Street, 2nd Floor

Amelie Crowe - Kerman Morris Architects PROJECT INFORMATION 1525 Pine Street, San Francisco, CA 0667 / 020

BPA # 2018-0208-0768

Proposed: R-2 (housing stories 2-8) over B restaurant at street level and basement (plus some storage accessory to the R-Z use) Type of Construction: Existing: Type V-B (1 story over basement commercial structure to he demolished) Proposed: TYPE-IA fully sprinklered (NFPA 13 sprinkler system per

903,3.1.2) midrise (Proposed Alternative: 5 stories Type IV over 3 stories Type IA) Number of Stories: Existing: 1 over basement to be demolished

Proposed: 8 stories over basement (Type IA) Proposed Bldg, Height: 85'-0" Allowable Bldg, Height: UL for IA (85 ft. for Type IV) Proposed Bldg, Area: 21,000 SF Max. Allow. fildg. Area: UL for IA (20,500 sq. ft. for Type IV) Max. Allow, Area/Floor: UL

Existing: B (restaurant)

meiris architectsur PROJECT SCOPE

Non-Humber CA PATAL HIS THURSDAY

Annual residence (Committee Committee Committe

Block/tot:

Decupancy:

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

ATTACHED DOCUMENTS - Revised 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

kerman

architects.or

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 Alternate - Story Count Type IV over IA: Please confirm that the proposed 5 stories of

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 also used for area Increase for R-2 occupancy per T, 504.3. (see Exhibit A) 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:

Type IV construction over 3 stories of Type IA construction may be up to 85° tall and 8

Measurement will be taken from sidewalk in front of Austin Street proposed residential entry. (see Exhibit B) 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 BPA# 2018-0208-0768 in which accupied roof

decks are grandfathered above 25 feet. (see Exhibit C) Notes: 1) BPAs filed after Aug 2, 2019 are under different requirements. 2) Hard-pipe gas fired grill on roof is ok for proposed building, but no loose or charcoal grills are

Occupied Roof Deck: Please confirm that an occupied roof deck over the proposed highest enclosed/occupied floor may be implemented without triggering the requirements of CBC section 403/High-Rises. Confirmed, see answer to Q4 above.

6. Occupied Roof Dack: 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 hullding 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 accupancy of fewer than 50 accupants; 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)

 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.

> Note 1): For a 7-story lightwell (court), minimum required dimensions are 8'x20', at approximately 150 square feet. If such dimensions are technically infeasible, due to small lot width (25'), alternative court dimensions are approvable per local equivalency and AB-005, provided that proposed court width is a minimum of 5' wide (per section 1009.8) 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 SF DBI bulletin IE-01.

### HRE-RESISTANCE CONSTRUCTION

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 1026. Additionally, the horizontal assemblies need not be aligned vertically, so long as they extend from top of slab to bottom of slab in Type-1A concrete construction. Confirmed.

Note 1) Harizontal exit is needed all the way to ground floor, but not in bosement. Rated wall can misalign in section so long as there is a 2h rated ceiling/floor assembly for contiguous protection on either side of horizontal exit. Note 2): Per SF DBI convention and 3, 1026.4.1, both sides of the harizantal exit at every floor are to have a minimum of 3 square feet per occupant to act as acceptable refuge area (calculate accupant load). (See Exhibit F)

Note 3): Per section 1009.8, two-way communication is required on both sides of

MEANS OF EGRESS

horizontal exit.

9. Accessible Means of Egress: a. 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 1009.2.1 Exception #1 [Horizontal exit complying with CBC section 1026 and building equipped throughout with an automatic sprinkler system). Not Confirmed. The elevator is an accessible means of egress. 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. Net Confirmed.

Note; See 9a above. The elevator need not be supplied with standby power per Chapter 27 if a harizontal exit is provided meeting the requirements of

SEC. 1009.3, exception #5, and 1009.4, exception #2.

10. Area of Refuge: Please confirm that an area of refuge is not required at any stainway 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 door width capacity. Due to sprinklers in building design, wheelchair area of refuge is NQT

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 #1, 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 Ath

story and above.

needed. See CBC sec. 1009.

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, Pine street egress stair #2 yous 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 first floor and Pine Street. Since neither stair #1 nor stair #2 egress paths travel through "CORRIDOR 005" 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 sprinkdered 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 trayel distance of 125 feet measured from the furthest point of the interior to the exit discharge to the exterior. Further, per section 1028.1, exception #1 (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) Confirmed,

Reviewed and agreed by

135 May Dead See Travellos GA 46714 216 747 0300

SAN FRANCISCO FIRE DEPARTMENT BUREAU OF FIRE PREVENTION PLAN CHECK DIVISION/WATER FLOW 1660 MISSION STREET, 4TH FLOOR SAN FRANCISCO, CA. 94103 FAX # 415-575-6933 Email: WaterflowSFFD@sfgov.org

REQUEST IS FOR: X FIRE FLOW

REQUEST FOR WATER FLOW INFORMATION

SPRINKLER DESIGN ADDRESS: 139 Noe Street CONTACT PERSON: Toby Morris PHONE NO. ( 415 ) 749 / 0302 FAX NO. ( ) \_\_\_\_/ EMAIL: toby@kermanmoms.com OWNER'S NAME: 1525 PINE STREET DEV LLC PHONE # ( 209 ) 920 7003 ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE: 1525 Pine Street CROSS STREETS (ROTH ARE REQUIRED) Polk Street / Van Ness Ave SPECIFY STREET FOR POINT OF CONNECTION:\_\_\_\_ OCCUPANCY (CIRCLE ONE): R3 R2 LIVE/WORK COMMERCIAD OTHER\_\_\_\_\_ HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER\_\_\_\_ CAR-STACKER: YES NO

09 / 26 /2019

NUMBER OF STORIES; Basement + Roof Dack HEIGHT OF BLDG.: 77" - 10" FT.

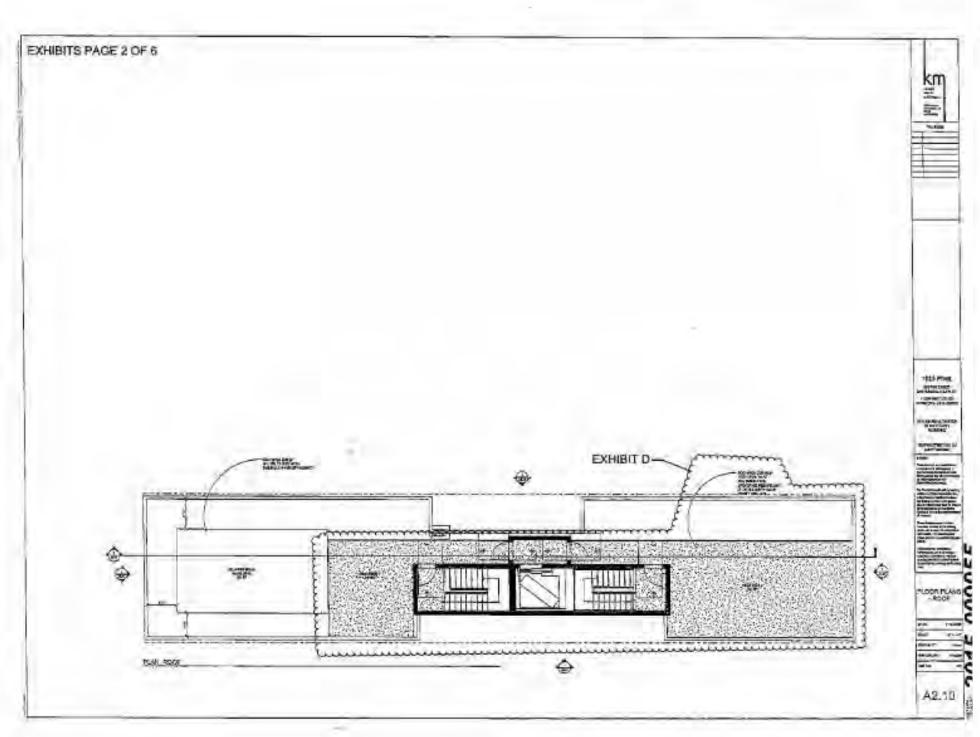
 SUBMIT FORM WITH A \$125.00 CHECK MADE PAYABLE TO 'S.F.E.D.' REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR FMAIL, AND A! ADDITIONAL FEE OF \$250,00 WILL BE NECESSARY.

 WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL. INCOMPLETE FORMS WILL NOT BE PROCESSED. PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

Flow data: FIELD FLOW TEST\_\_\_\_\_

RECORDS ANALYSIS X FLOW \_\_\_\_\_\_\_ GPM 8 " MAIN ON Pine

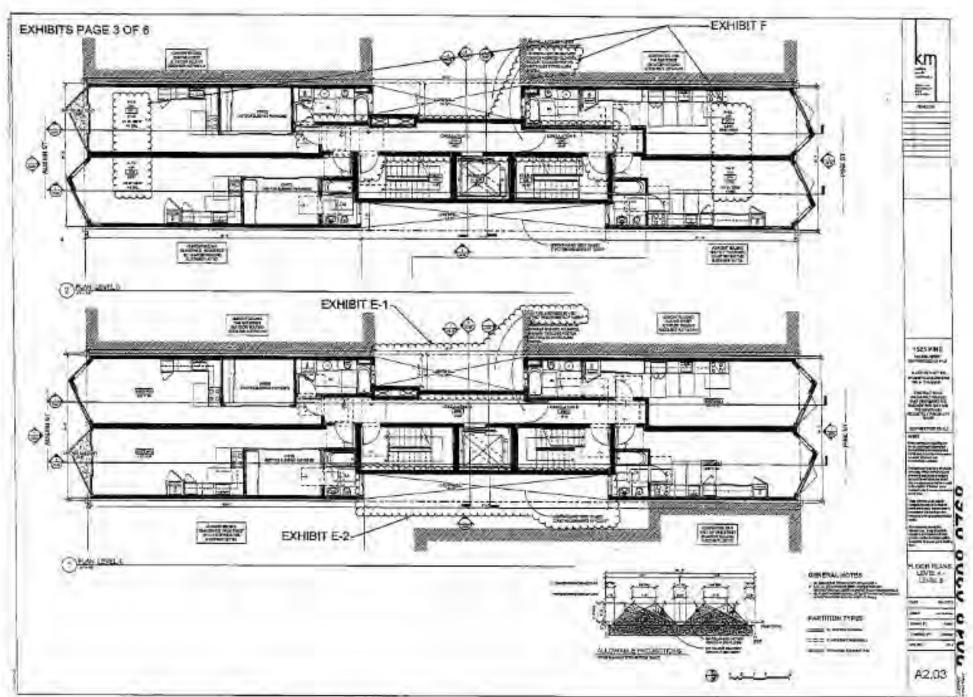
1525 Pine St. Pre-Application Meeting Findings Updated February 4, 2020 EXHIBITS PAGE 1 OF 6 1625 PRIC SECTION - SANT / WEST

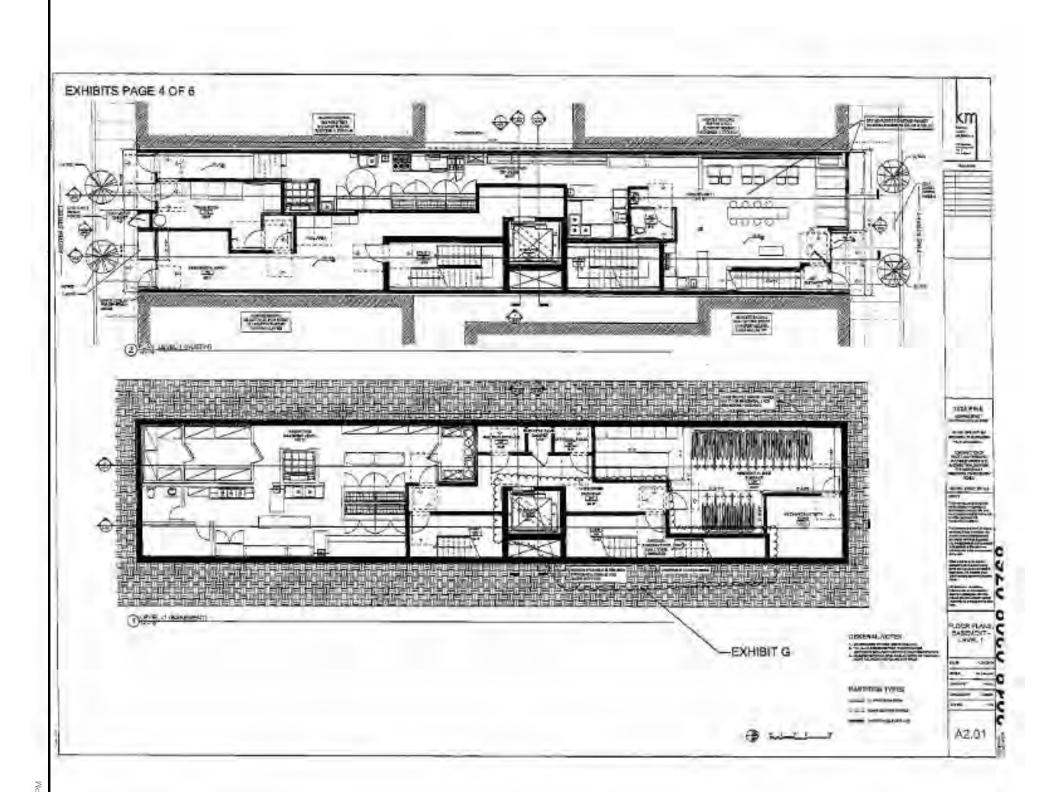


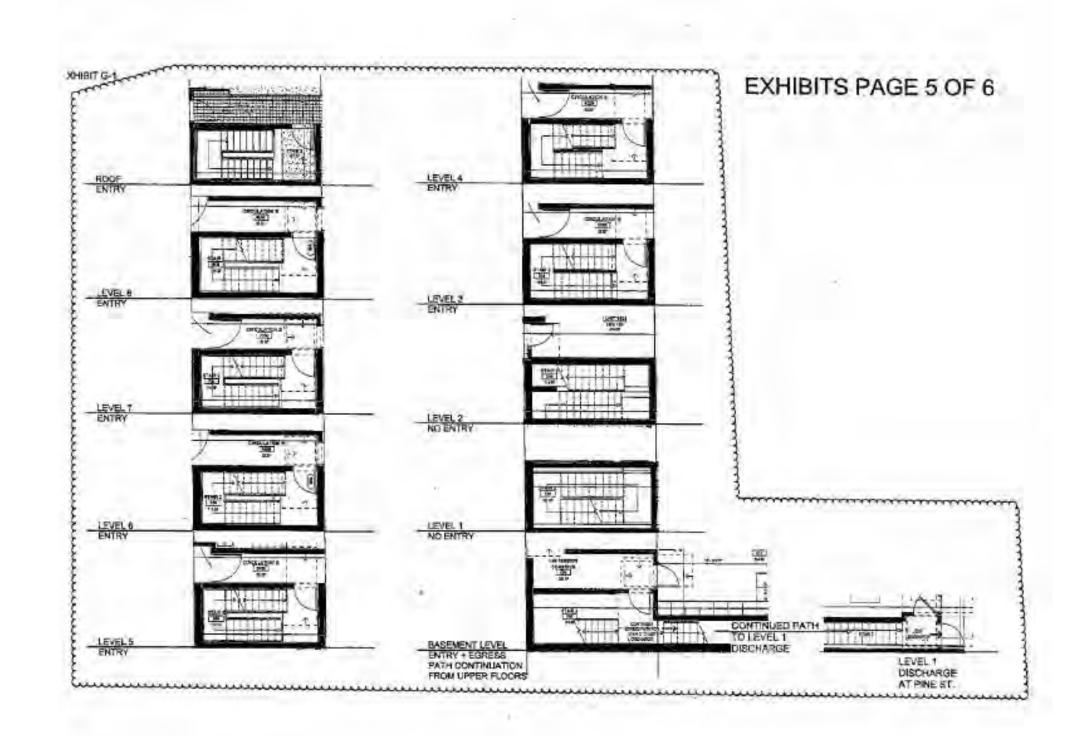
morris

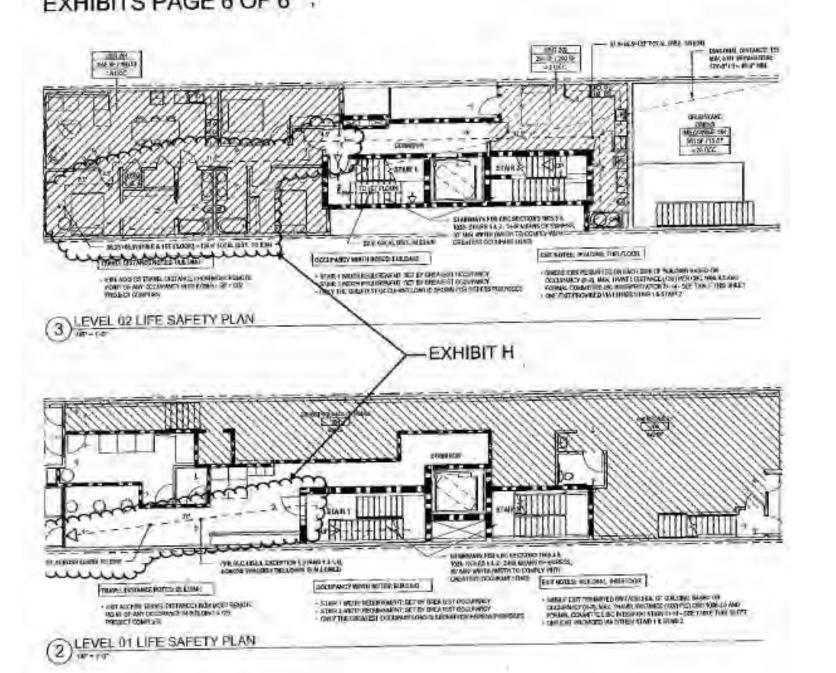
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1525 PINE STREET SAN FRANCISCO, CA 94109

**1525 PINE** 

kerman

architects u

139 Noe Street

San Francisco, CA

415 749 0302

Revisions

morris

SFDBI BPA: 2018-0208-0768 PRJ #: 2015-009955

BLOCK 0667 / LOT 020

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

1525 PINE STREET DEV LLC

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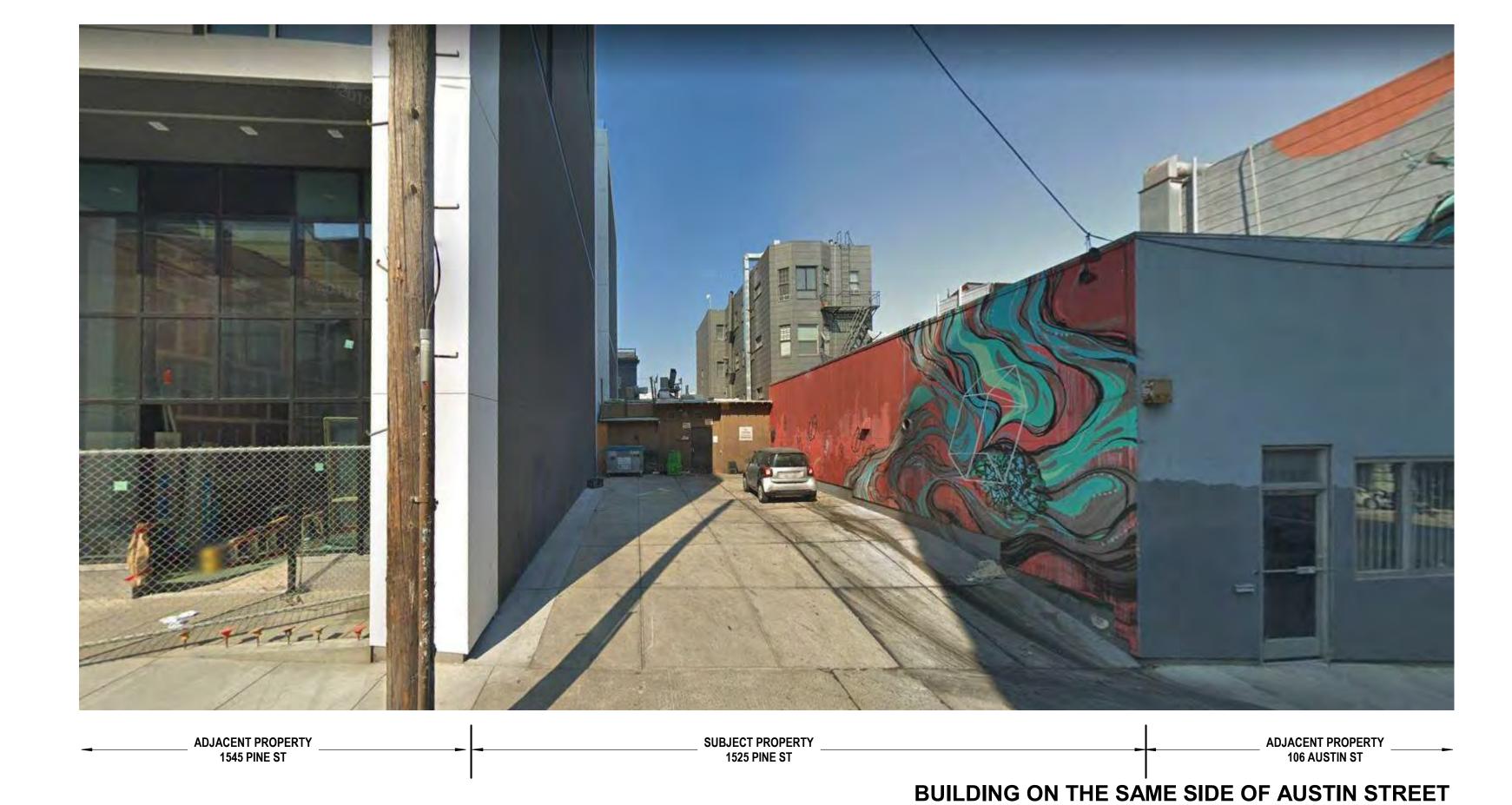
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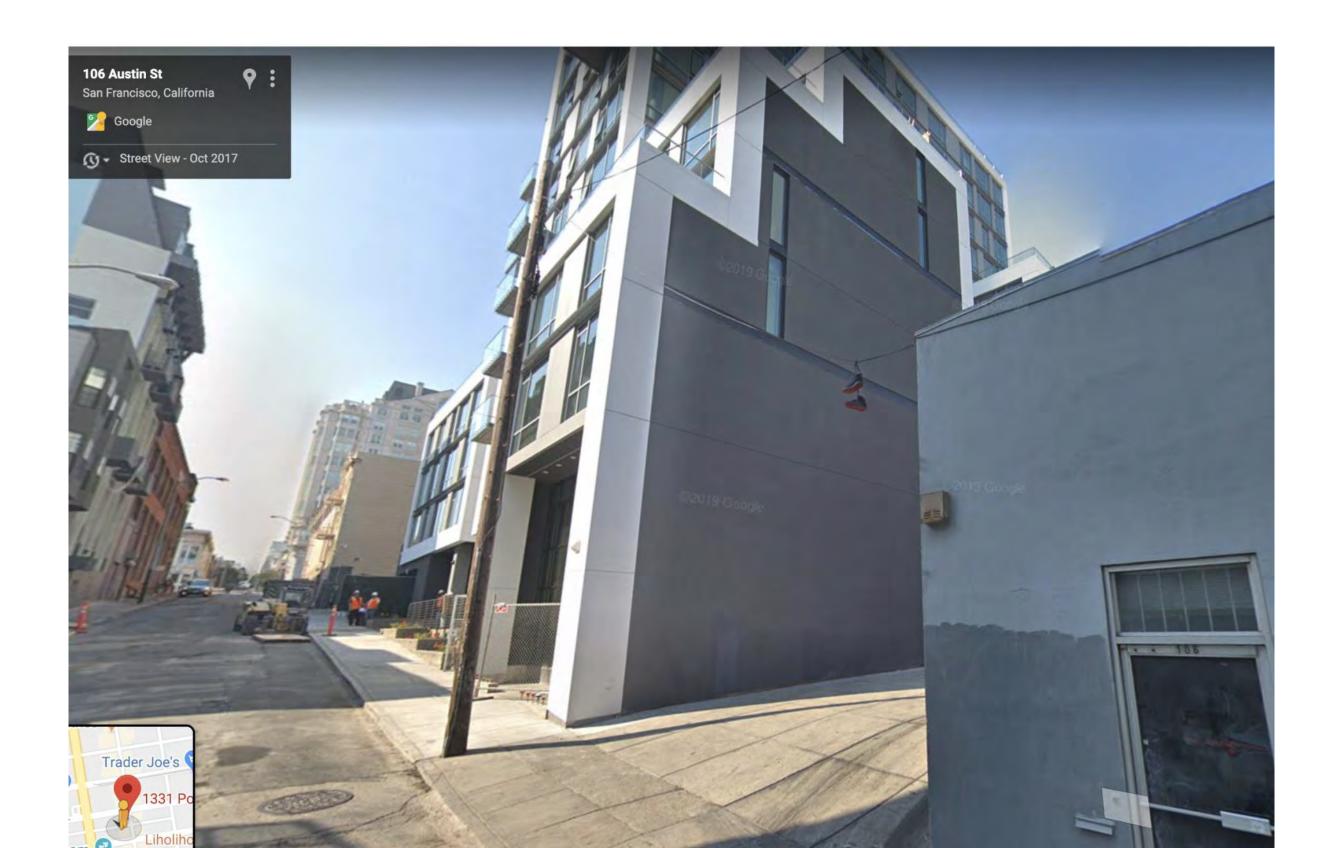
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SCALE **DRAWN BY** 

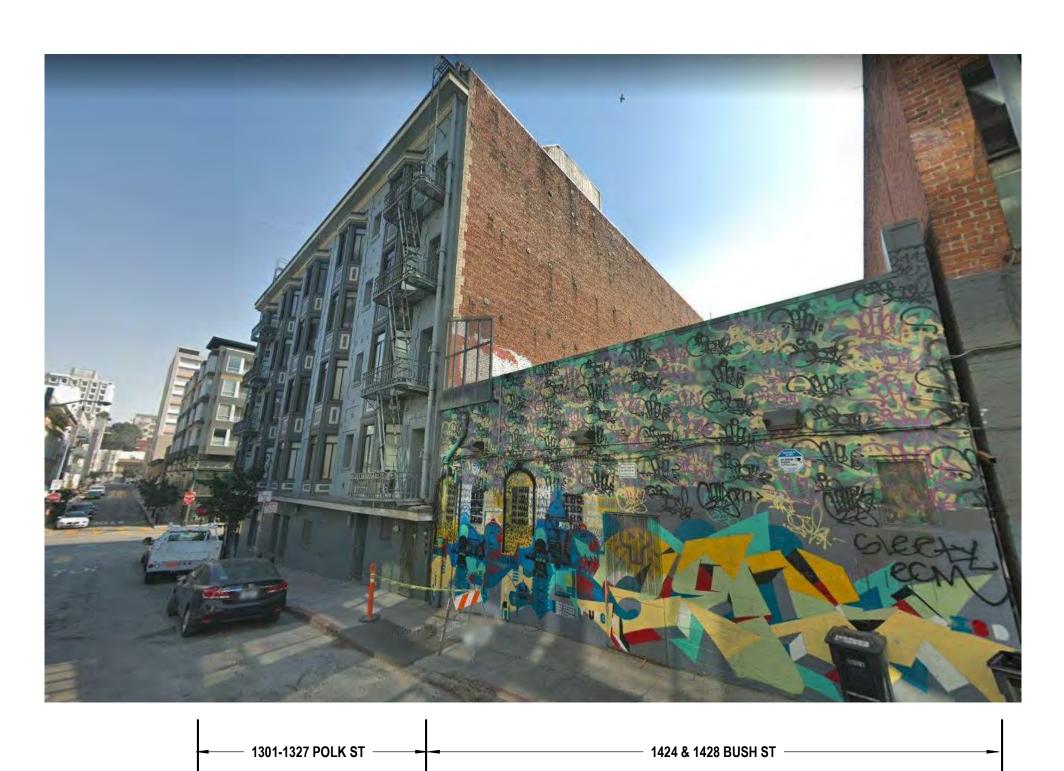
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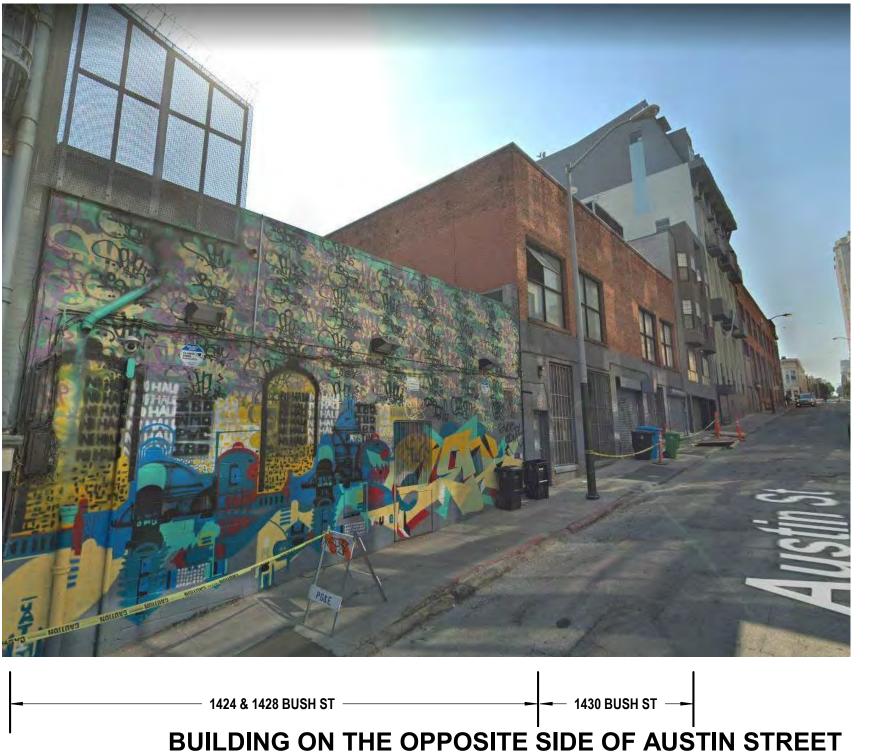


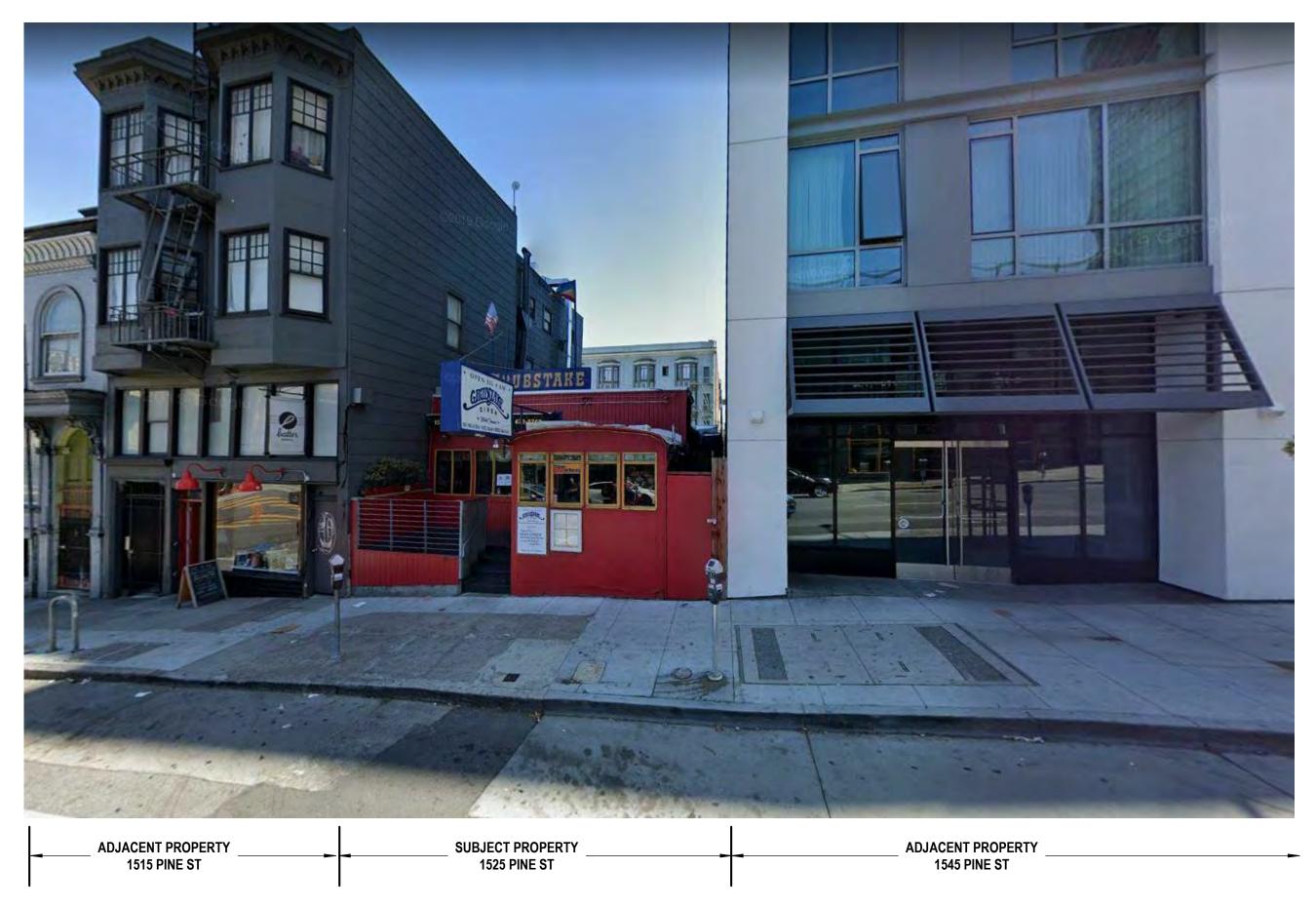




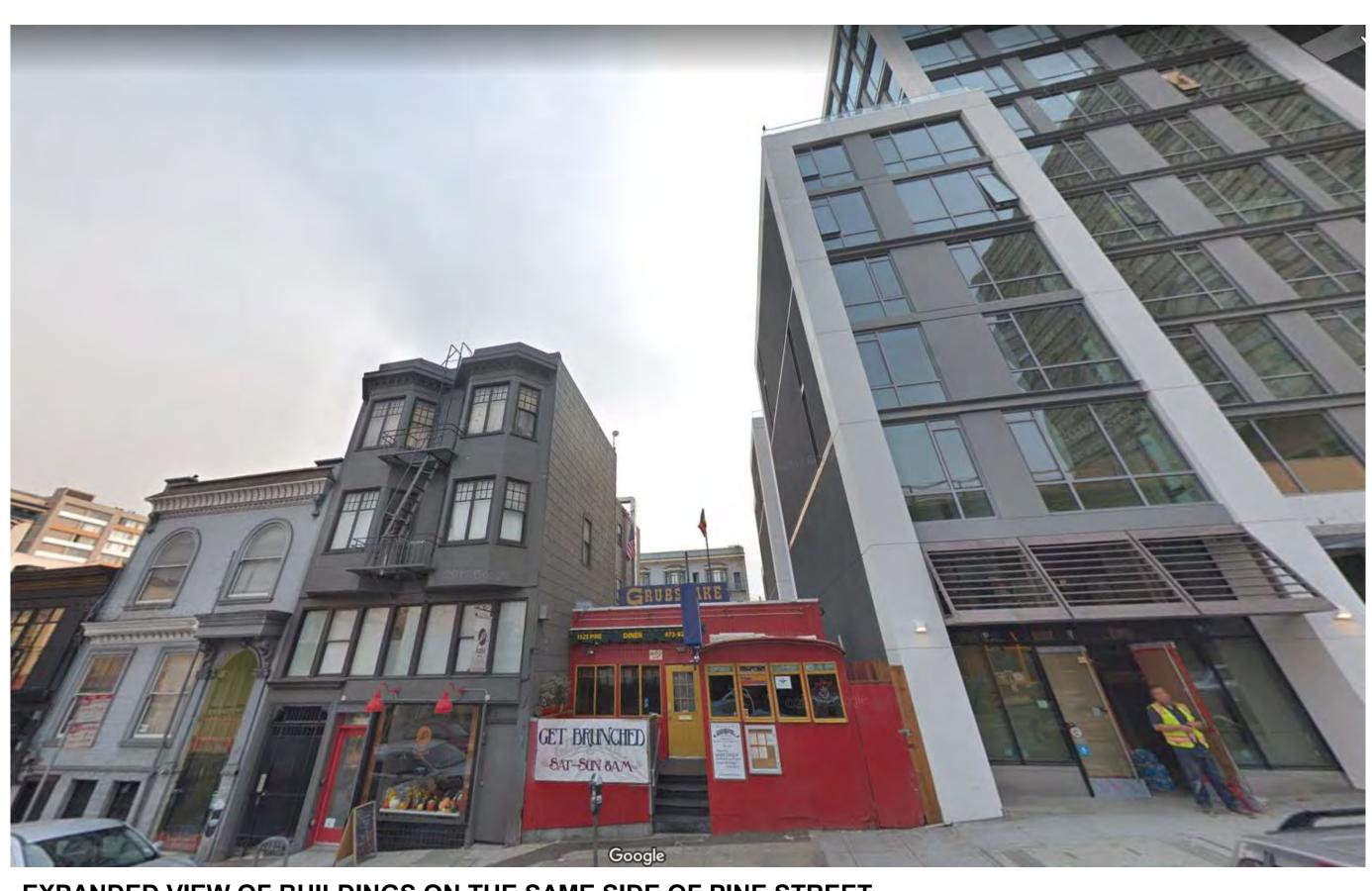
EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF AUSTIN STREET







**BUILDING ON THE SAME SIDE OF PINE STREET** 



EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF PINE STREET



BUILDING ON THE OPPOSITE SIDE OF PINE STREET

kerman morris architects up

Revisions

415 749 0302

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF
MULTI-FAMILY HOUSING

BLOCK 0667 / LOT 020

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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SITE PHOTOS

DATE 03/18/2021

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO.

G1.10

BI PERMIT PPLICATION UMBER:

(E) STORAGE (E) RESTAURANT (BACK OF HOUSE)
481 SF (E) CIRCULATION (E) RESTAURANT (FRONT OF HOUSE) 702,SF (E) DECK 88 SF 

1 EXISTING GROSS AREA - LEVEL 01 (PINE)

**EXISTING GROSS AREA** AREA TYPE PER CODE Area Included in Gross

CIRCULATION

CIRCULATION

ASSEMBLY

BUSINESS

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



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

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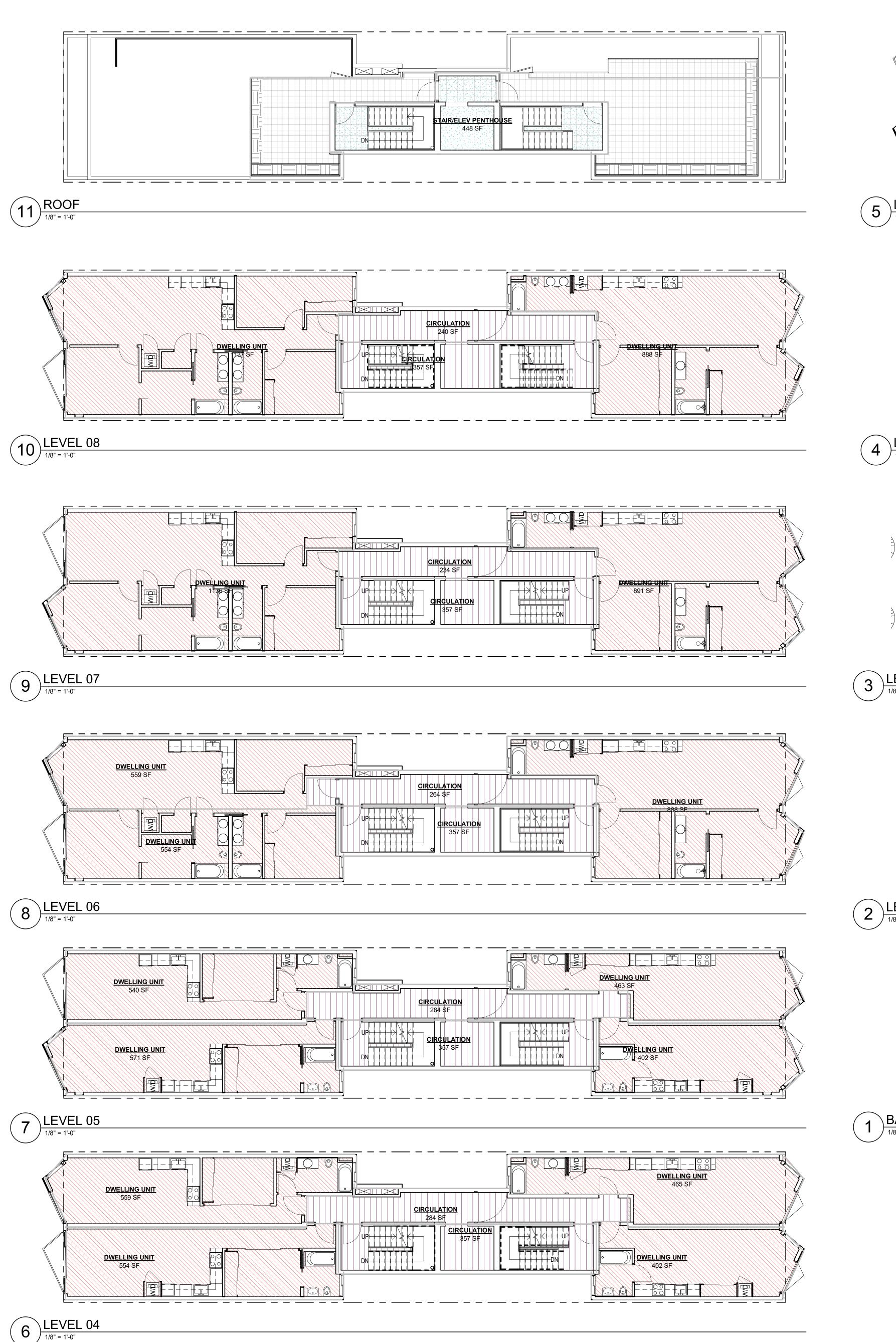
to the attention of Kerman Morris
Architects prior to the commencement of any work. These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

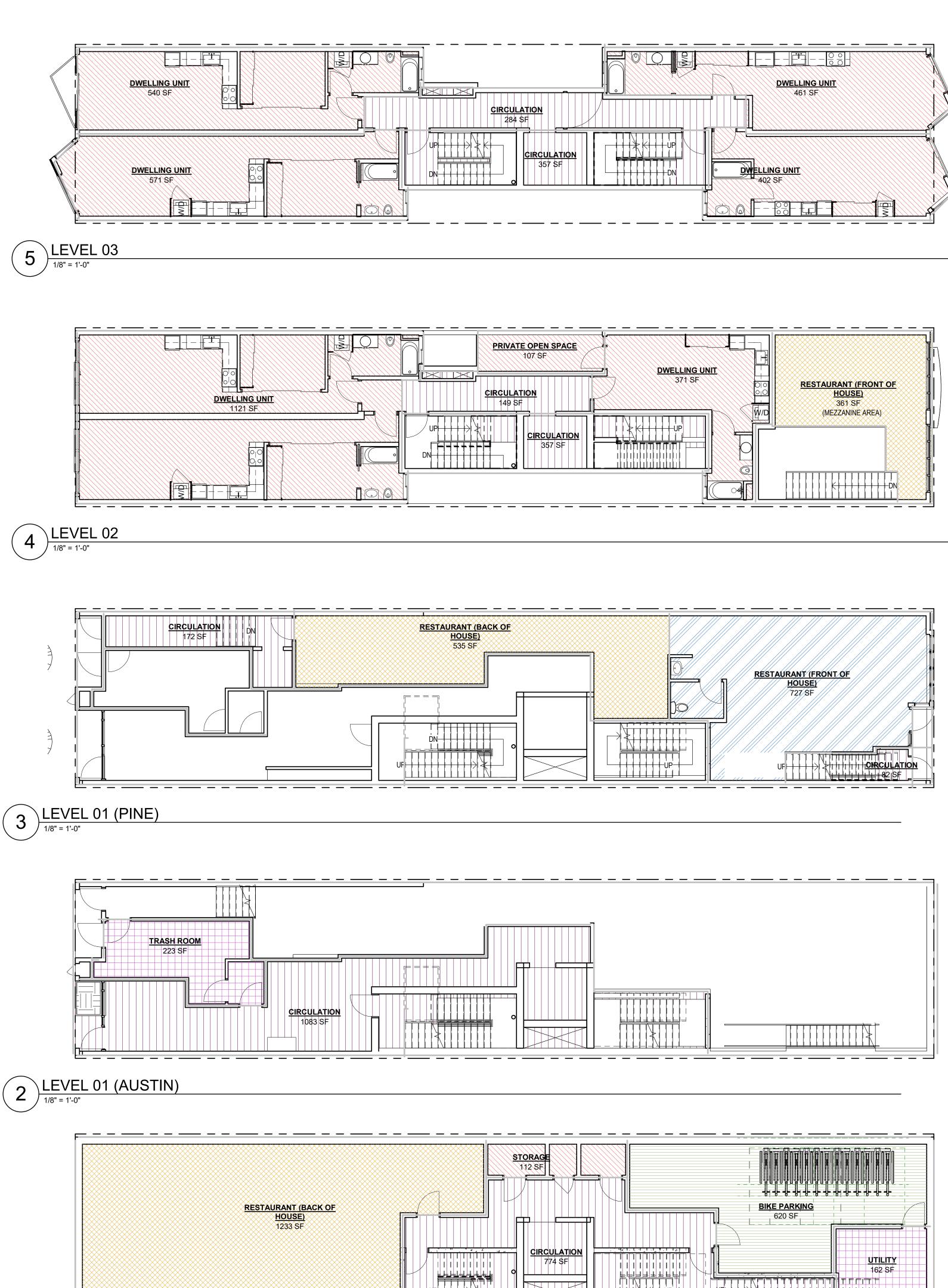
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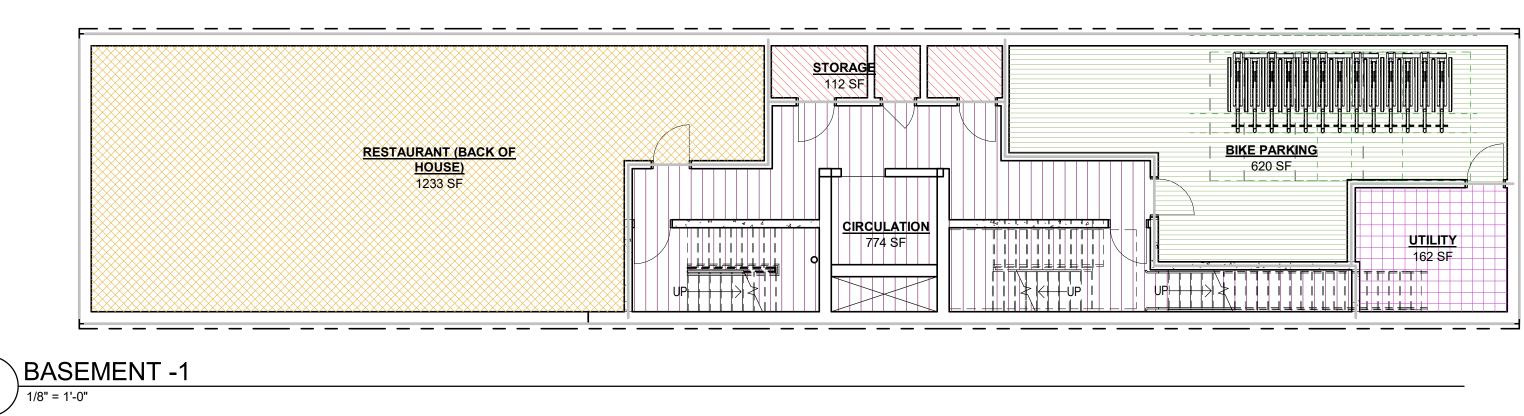
BUILDING

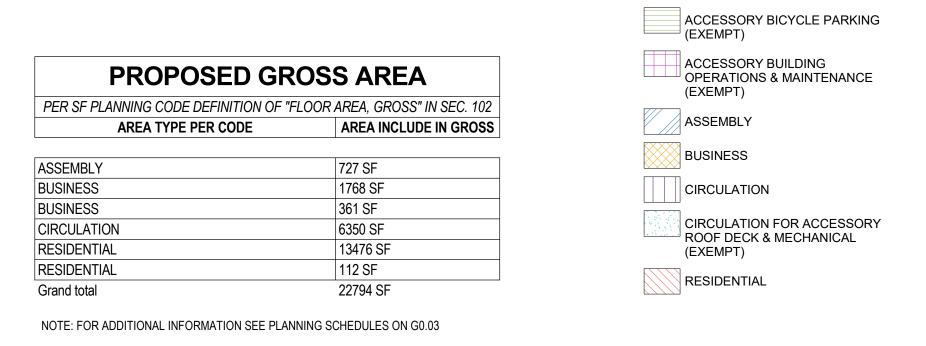
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G1.21

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

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**GROSS** 

BUILDING

PLANS -

03/18/2021

1/8" = 1'-0"

DATE

SCALE

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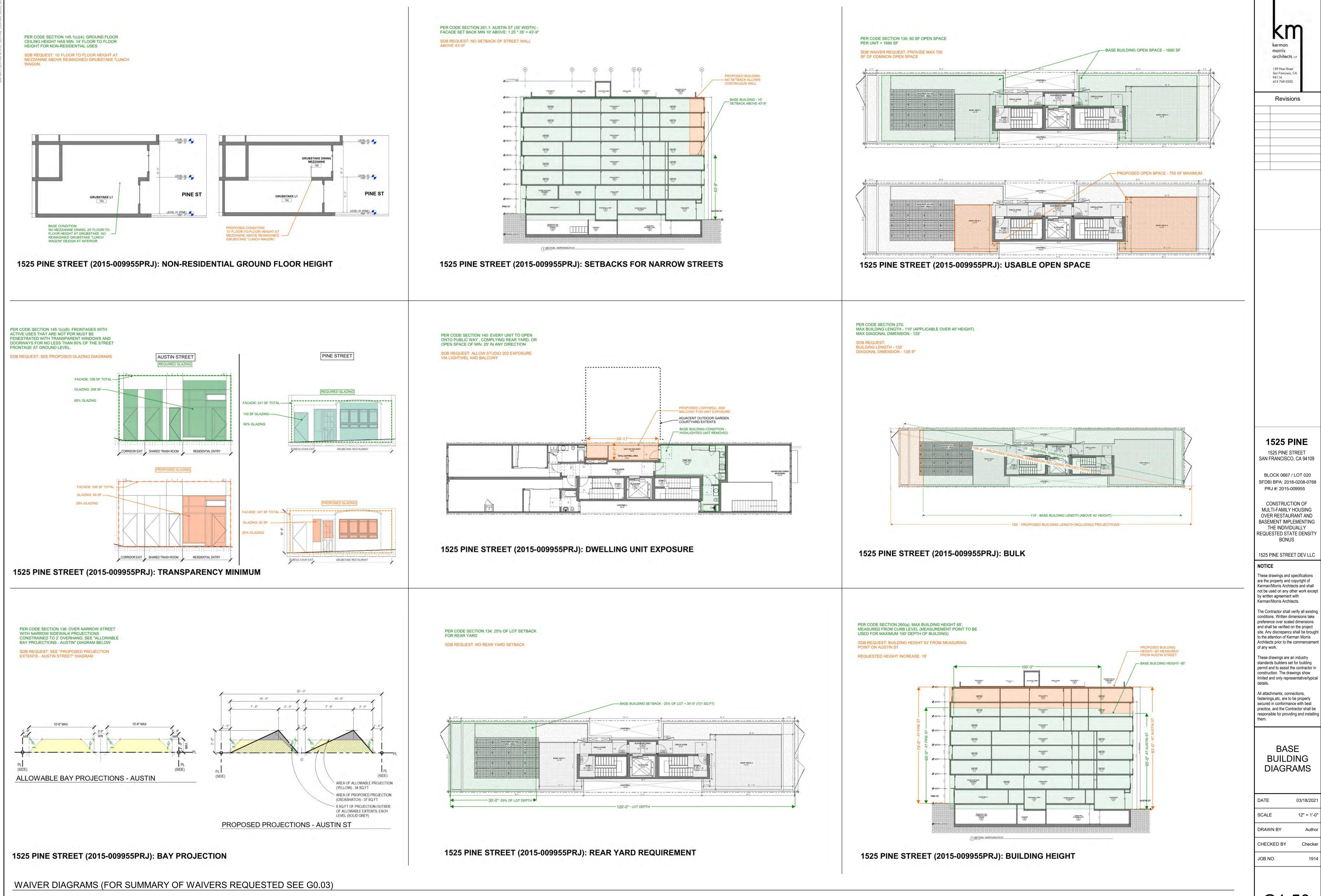
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of any work.

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NOTICE



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03/18/2021

BASE

DIAGRAMS

kerman

architects 11

415 749 0302

Revisions

**1525 PINE** 

1525 PINE STREET

BLOCK 0667 / LOT 020

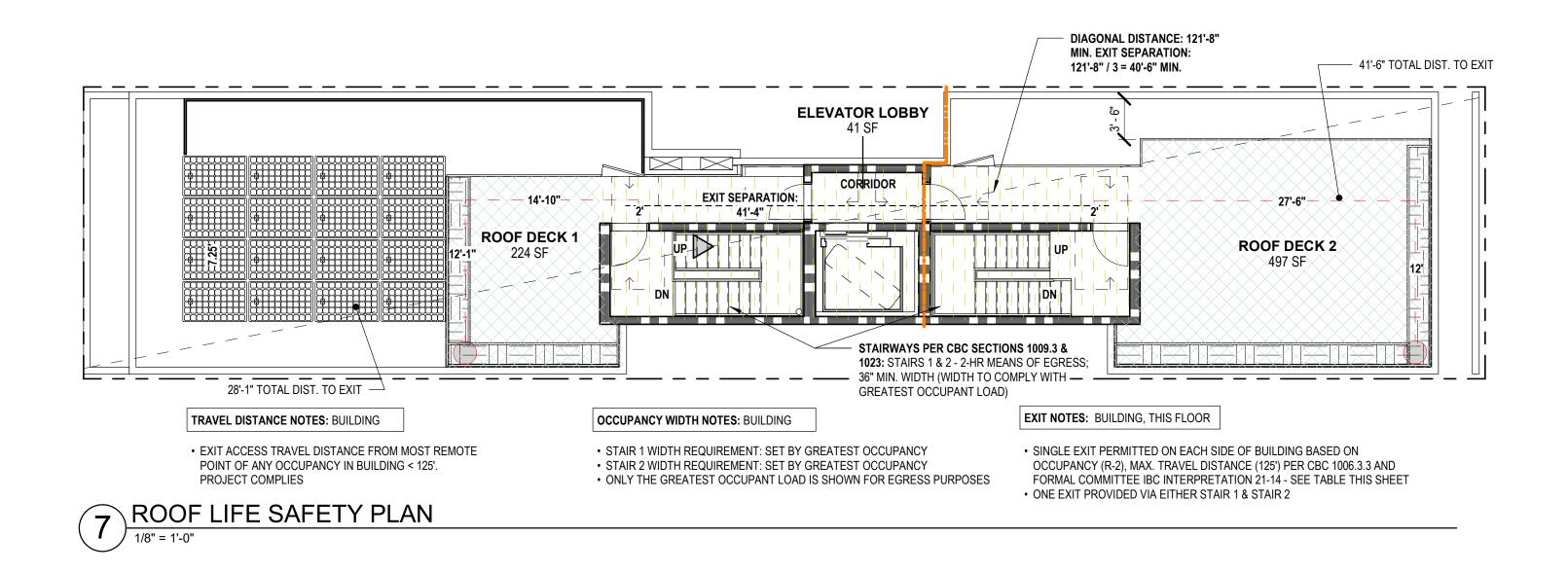
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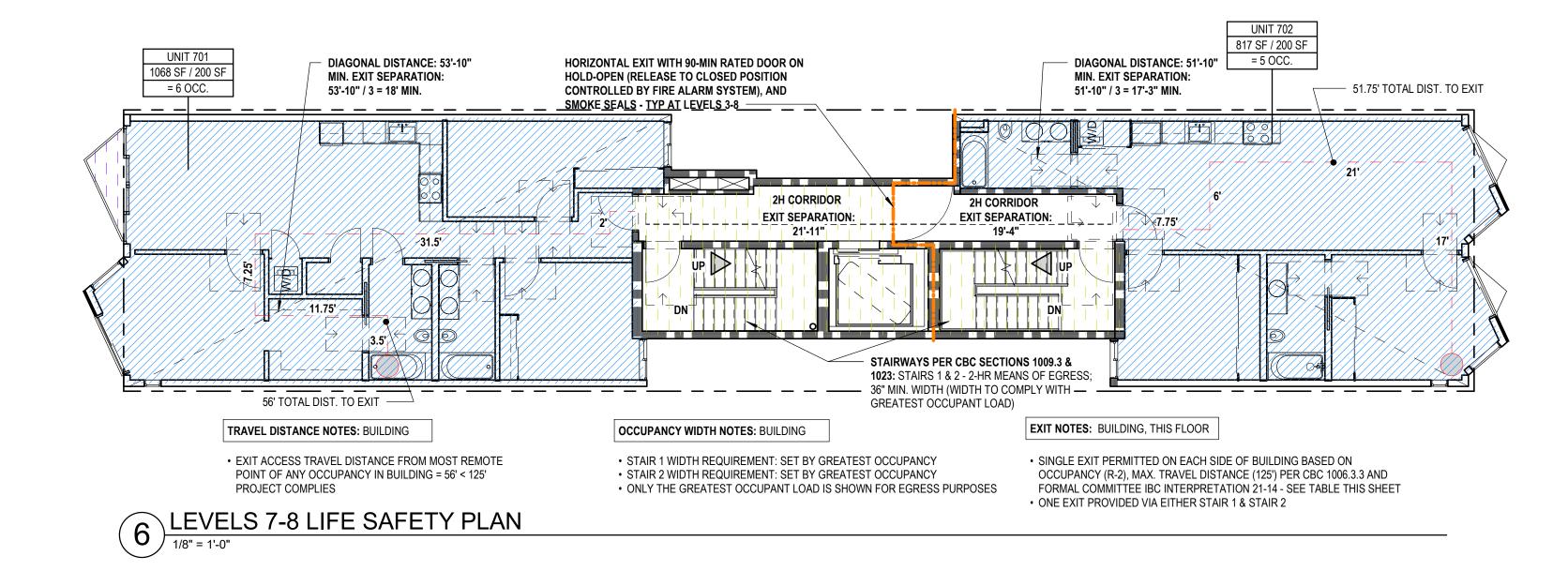
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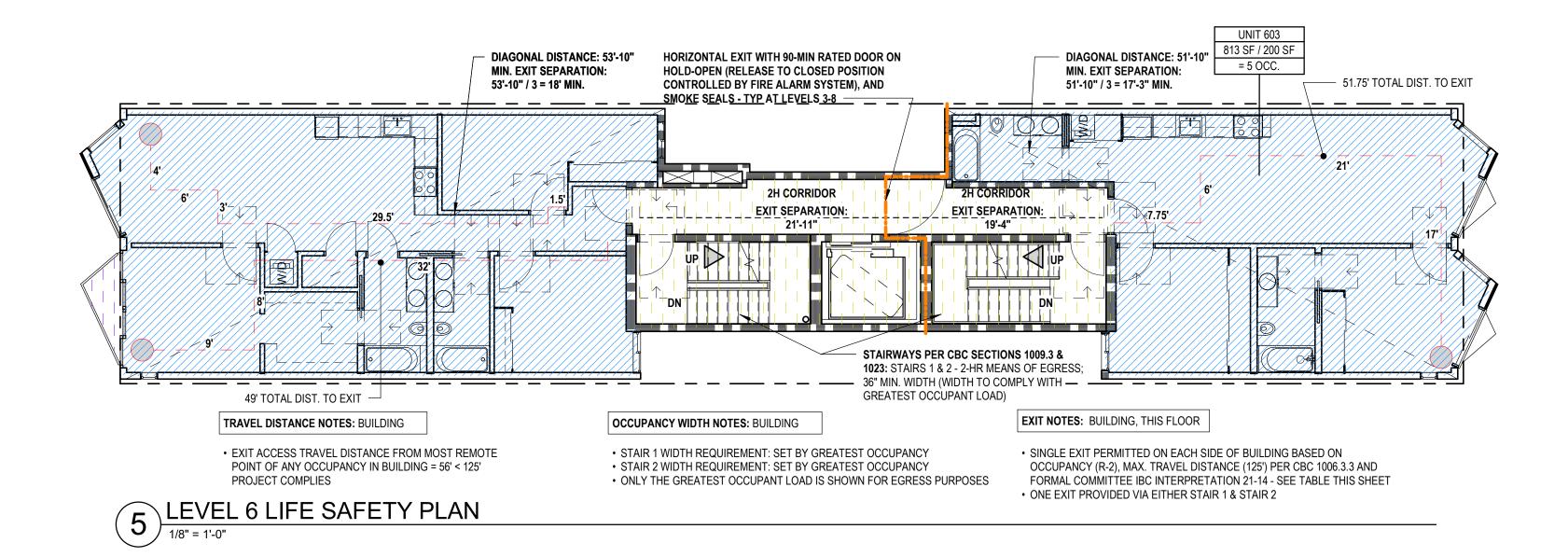
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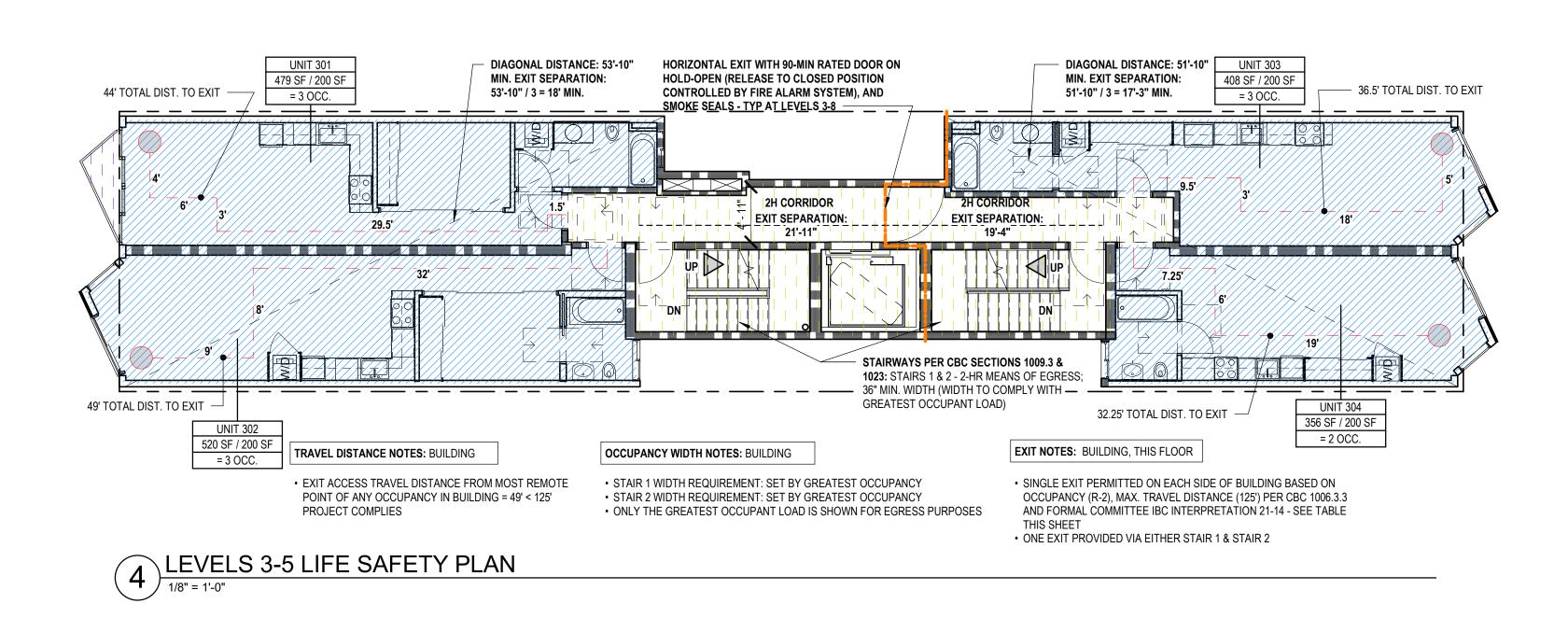
BONUS

morris









### FIRE / LIFE SAFETY PLAN LEGEND **EGRESS PLAN GENERAL NOTES** PARTITION / WALL / STRUCTURE 1. CORRIDORS AND ACCESIBLE ROUTES SHALL COMPLY WITH: EGRESS PATH OF TRAVEL (WITH ENTRANCE SIGNAGE PER CBC SECTION 1110A.2 # occ.- - - occ.) NON-RATED GLUE-DOWN CARPET PER CBC SECTION 1110A.3 & SECCTION 804.4.2 LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 1111A & 1121A SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 1111A COMMON PATH OF EGRESS TRAVEL MINIMUM WIDTH PER CBC SECTIONS 1119A.3 1-HR RATED EXIT DESCHARGE SHALL COMPLY WITH CBC SECTION 1028.1 EXIT ENCLOSURES TO COMPLY WITH CBC SECTIONS 1022.1 & 1023.1 -EXIT ACCESS TRAVEL DISTANCE NO FURNISHING WILL BE ALLOWED 2-HR RATED 2. STAIRWAYS SHALL COMPLY WITH: PATH OF TRAVEL FROM EERO TO ENCLOSURES PER CBC SECTION 1022 EGRESS PATH OF TRAVEL SIGNAGE PER CBC SECTION 1023.8 & 1023.9 3-HR RATED TREADS, RISERS AND NOSING PER CBC SECTIONS 1123A VERTICAL CONTINUATION OF EGRESS AT STRIPING PER CBC SECTIONS 1123A.5 GROUND FROM EERO ABOVE OR BELOW - REFER TO LIFE SAFETY PLANS AND WALL BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE ALARM SYSTEM. TYPES FOR ADDITIONAL INFORMATION DIAGONAL DIMENSION OF BUILDING & 3. AREAS OF REFUGE **NOT** REQUIRED PER CBC 1009.3, EXCEPTION 5 & - - - -EXIT SEPARATION DISTANCE 1009.3, EXCEPTION 8 2H RATED BUILDING SEPARATION PATH DOOR FIRE RATING: AT 1-HOUR WALLS: 20-MINUTE FIRE-RATED DOORS - CORRIDORS 45-MINUTE FIRE-RATED DOORS - PROTECTED OPENINGS • 90-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES OCCUPANCY LOAD BY FLOOR AREA OCCUPANT LOAD **OCCUPANCY LEGEND** BASEMENT -1 CIRCULATION 1380 SF RESTAURANT LEVEL 03 1763 SF 1763 SF DWELLING UNI 1763 SF 1792 SF STORAGE 1885 SF LEVEL 08 1878 SF UTILITY 720 SF PRIVATE OPEN SPACE COMMON OPEN SPACE - 57.5' TOTAL DIST. TO EXIT MEZZANINE OCCUPANCY LOAD **DIAGONAL DISTANCE: 121'-8"** 314 SF / 200 SF = 2 OCC. MIN. EXIT SEPARATION: **CALCULATED AS CONTRIBUTOR TO L01** OCCUPANCY TOTAL, SEE SCHEDULED 121'-8" / 3 = 40'-6" MIN. OCCUPANCY LOAD BY FLOOR ABOVE 267 SF / 15 SF 18'-6" = 18 OCC. 31.5 STAIRWAYS PER CBC SECTIONS 1009.3 & **1023:** STAIRS 1 & 2 - 2-HR MEANS OF EGRESS; $\overline{\phantom{m}}$ 36" MIN. WIDTH (WIDTH TO COMPLY WITH $\overline{\phantom{m}}$ -- 58.5' TOTAL DIST. TO EXIT GREATEST OCCUPANT LOAD) 81' TOTAL DIST. TO EXIT **EXIT NOTES:** BUILDING, THIS FLOOR TRAVEL DISTANCE NOTES: BUILDING OCCUPANCY WIDTH NOTES: BUILDING STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON • EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND POINT OF ANY OCCUPANCY IN BUILDING = 56' < 125' • STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY PROJECT COMPLIES • ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET • ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2 LEVEL 2 LIFE SAFETY PLAN = 4 OCC. = 27 OCC. TRASH ROOM 205 SF STANDPIPE PER CBC 905.4 - 98'-3" TOTAL DIST. TO EXIT STAIRWAYS PER CBC SECTIONS 1009.3 & **1023:** STAIRS 1 & 2 - 2-HR MEANS OF EGRESS; PER SEC.1028.1, EXCEPTION 1 (ITEMS 1.1-1.4), FIRE ALARM CONTROL UNIT EGRESS THROUGH THE LOBBY IS ALLOWED 36" MIN. WIDTH (WIDTH TO COMPLY WITH GREATEST OCCUPANT LOAD) **EXIT NOTES:** BUILDING, THIS FLOOR TRAVEL DISTANCE NOTES: BUILDING OCCUPANCY WIDTH NOTES: BUILDING • EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON POINT OF ANY OCCUPANCY IN BUILDING < 125'. STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND PROJECT COMPLIES • ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET • EXIT ACCESS TRAVEL DISTANCE AT B OCCUPANCY < 100'. • ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2 PROJECT COMPLIES. LEVEL 1 LIFE SAFETY PLAN DIAGONAL DISTANCE: 121'-8" MIN. EXIT SEPARATION: 121'-8" / 3 = 40'-6" MIN. GRUBSTAKE EXIT SEPARATION: <u>BASEMENT LEVE</u> 001 1096 SF / = 11 OCC. RESIDENTIAL AND MECHANICAL/ UTILITY ROOM 73'-7" TOTAL DIST. TO EXIT

OCCUPANCY WIDTH NOTES: BUILDING

STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY

STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY

TRAVEL DISTANCE NOTES: BUILDING

PROJECT COMPLIES

PROJECT COMPLIES.

EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE

• EXIT ACCESS TRAVEL DISTANCE AT B OCCUPANCY < 100'.

BASEMENT LEVEL LIFE SAFETY PLAN

POINT OF ANY OCCUPANCY IN BUILDING < 125'.

Kerman/Morris Architects. The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions **MEZZANINE EXIT DOCUMENTED ON L02 PLAN** and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work. These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be 42'-5" TOTAL DIST. TO EXIT responsible for providing and installing **EGRESS** PATH OF DATE SCALE STAIRWAYS PER CBC SECTIONS 1009.3 & DRAWN BY **1023:** STAIRS 1 & 2 - 2-HR MEANS OF EGRESS: 36" MIN. WIDTH (WIDTH TO COMPLY WITH GREATEST OCCUPANT LOAD AT ROOF) CHECKED BY **EXIT NOTES:** BUILDING, THIS FLOOR JOB NO. SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET • ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES • ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

03/18/2021

1/8" = 1'-0"

kerman

architects

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

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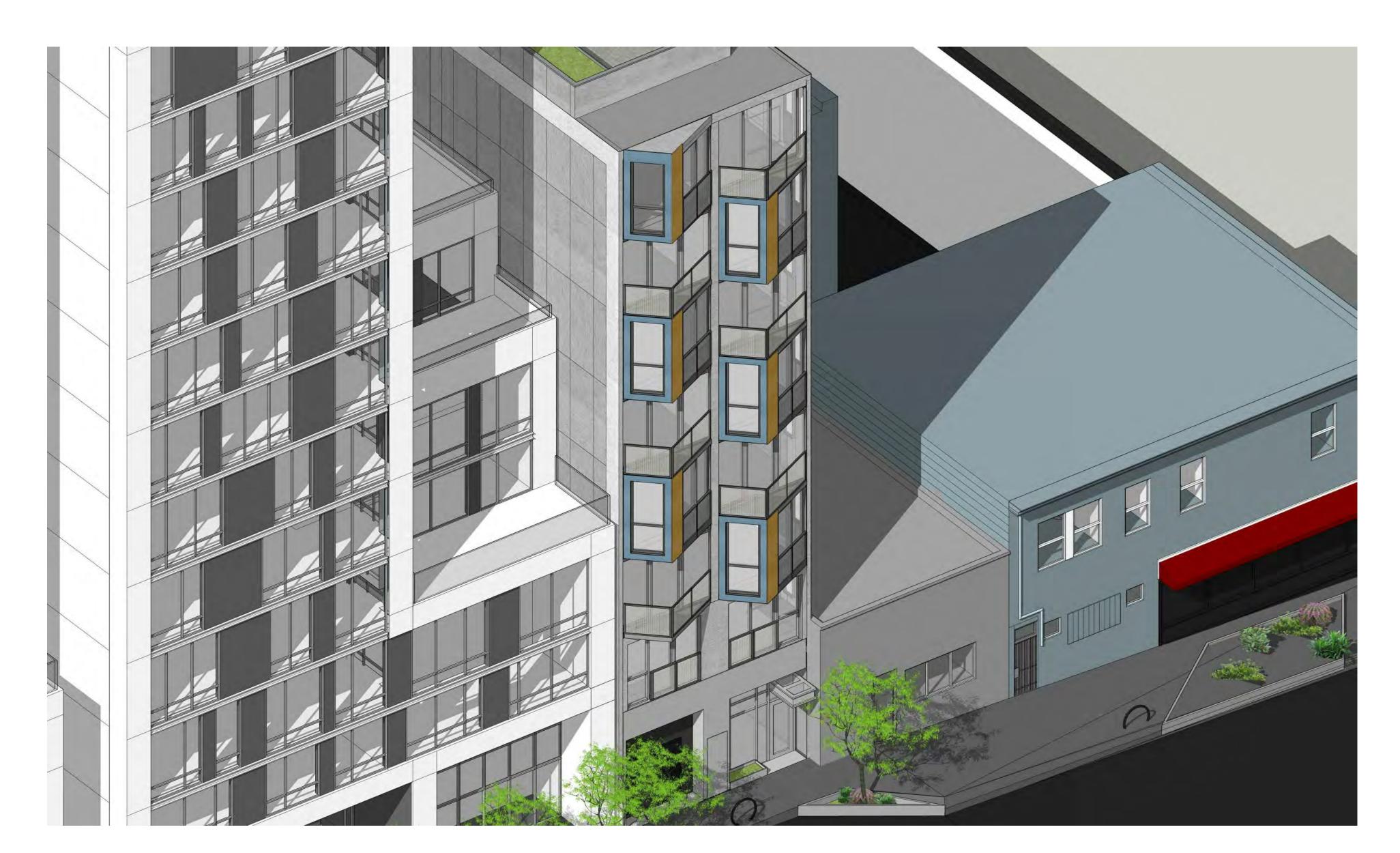
by written agreement with

NOTICE

morris



PINE STREET CONTEXT



FINISH MATERIALS



CEMENTITIOUS PANEL - COLOR A



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



CEMENT PLASTER / GRUBSTAKE



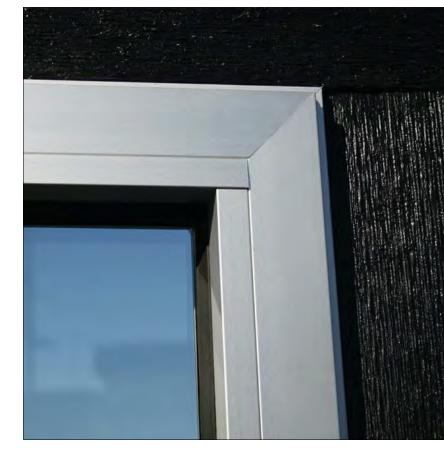
EXISTING GRUBSTAKE BLADE SIGN - TO BE REUSED



EXISTING GRUBSTAKE WINDOWS - TO BE REUSED



CEMENTITIOUS PANEL - COLOR B



ALUMINUM OR VPI DOORS / WINDOWS



GRUBSTAKE YELLOW DOOR - TO BE RECREATED



EXISTING GRUBSTAKE SIGN - TO BE REUSED



PERFORATED METAL PANEL / GUARDRAIL



Revisions

BLOCK 0667 / LOT 020 SFDBI BPA: 2018-0208-0768

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

PRJ #: 2015-009955

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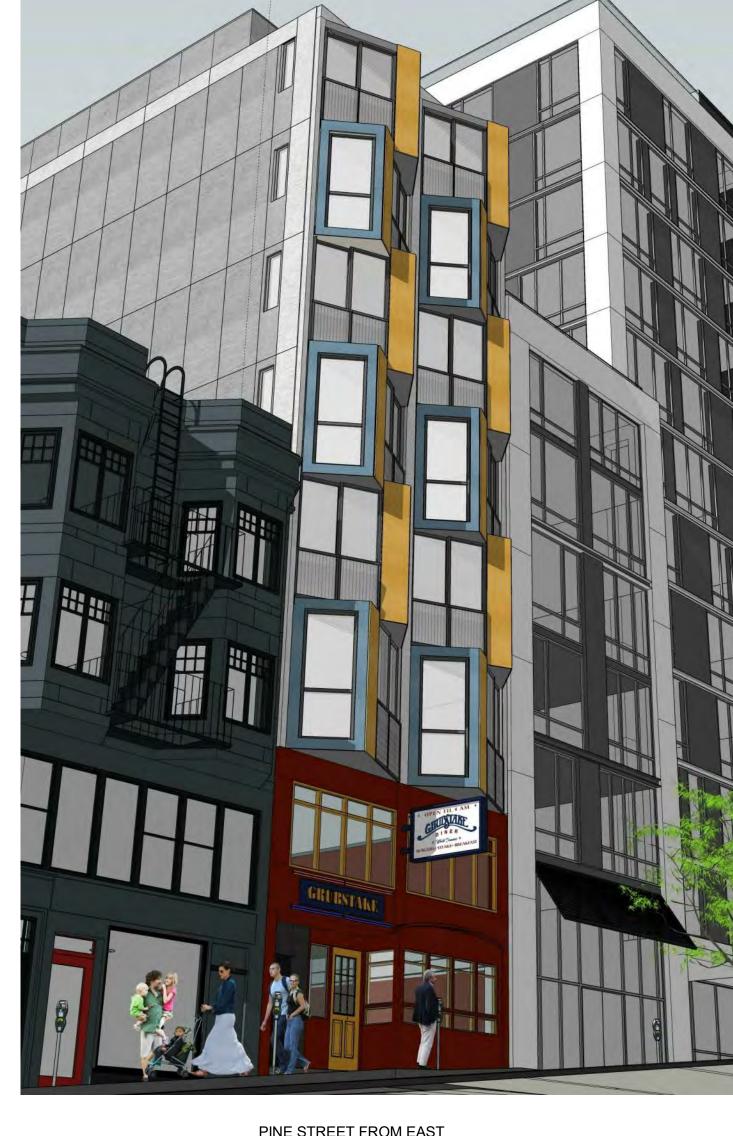
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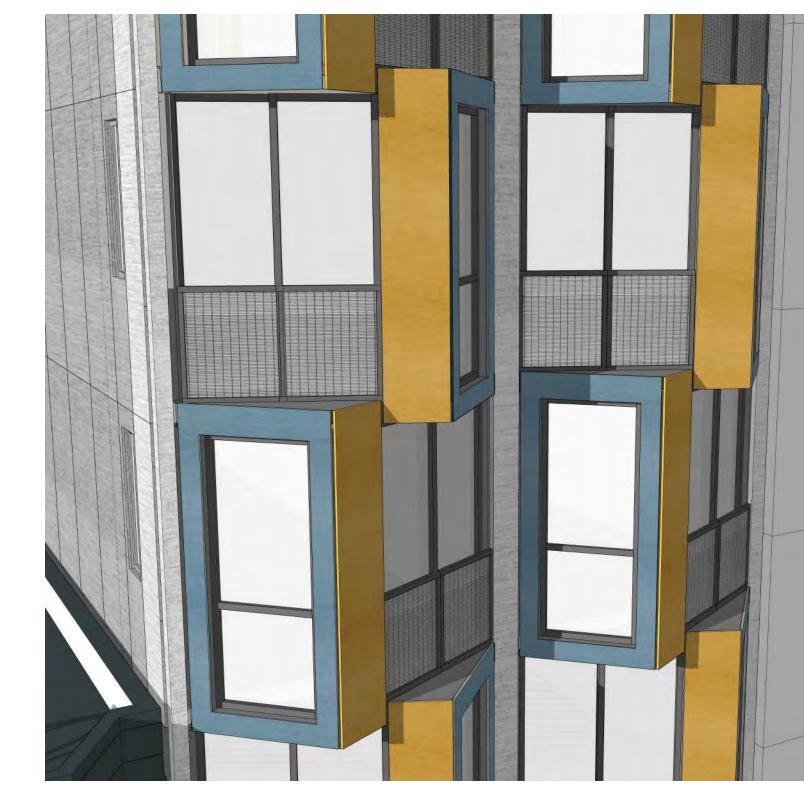
PINE STREET - GRUBSTAKE ENTRY



PINE STREET FROM EAST



PINE STREET FROM EAST



PINE STREET FACADE CLOSE-UP



AUSTIN STREET - RESIDENTIAL ENTRY



AUSTIN STREET FROM WEST



AUSTIN STREET FROM EAST



AUSTIN STREET FACADE CLOSE-UP

139 Noe 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

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PROPOSED **EXTERIOR** 

| DATE       | 03/18/2021 |   |
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| CHECKED BY | Checker    | 7 |
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# PRESERVATION MEASURES

(Non-physical)









- Grubstake will continue to serve local Polk Gulch residents and
- Retain menu items & design, condiments and silverware with some enhancements
- Apply to operate late night hours in conditional use application

SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

Register for legacy business

- Open pop-up dining during construction
- Use good faith efforts to keep existing staff in new
- Document photos of the original Grubstake as well as interpretive materials and display them in the new space
- Exhibit virtual tour of the original Grubstake in the new space & on the internet

SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

VIRTUAL MUSEUM

https://my.matterport.com/show/?m=yR5VgQDcCTT

# **PRESERVATION SURVEY**

# **Recommendations:**



Photographic Documentation



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

PRESERVATION

**MEASURES** 

barrel vault ceiling









Reuse/replicate tile,

counters, and stools

The barrel vault ceiling, symmetrical globe lights, and replica

footprint. The lunch wagon has a unique material palette and

black and white floor tile define the original lunch wagon



SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

globe lights

# PRESERVATION **MEASURES**



Match footprint/orientation of lunch wagon



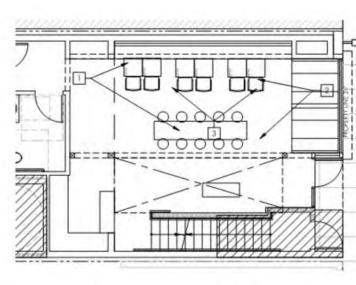
The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

# PRESERVATION **MEASURES**



Match existing scale and proportion of lunch wagon



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



**MEASURES** 

SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019



color scheme that contrasts with the adjacent restaurant

SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019

### **1525 PINE** 1525 PINE STREET

Revisions

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

1525 PINE STREET DEV LLC

BONUS

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GRUBSTAKE **MEASURES** 

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

# PRESERVATION **MEASURES**



Define interior/exterior relationship





Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon façade

SAN FRANCISCO HERITAGE PRESENTATION APRIL 30TH, 2019





APRIL 30TH, 2019

# **PRESERVATION**





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

### 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
- Replicate train car façade
- 4. Replicate vaulted, curved ceiling
- Reuse light box signage and neon lights
- 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.

Architects,

Planners &

Conservator:

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.

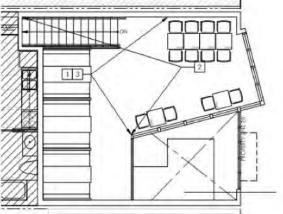


Pier 9, The Embarcadero, Suite 107

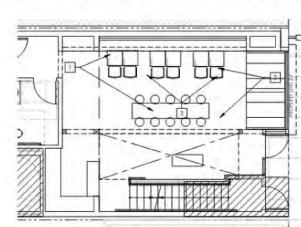
San Francisco, California 94111

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.
- 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 Revised: The barrel vault ceiling, symmetrical globe 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



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

Pier 9, The Embarcadero, Suite 107

San Francisco, California 94111 urgaf.com

### Memorandum

Nick Pigott Managing Partner Pine Street Development

Project: Grubstake ARG Project No: Date: May 24, 2018 Email Lisa Yergovich

Re: 1525 Pine Street, Grubstake Diner

### Background

Architectural Resources Group (ARG) was retained by Pine Street Development to provide historic preservation consulting for Grubstake Diner, located at 1525 Pine Street in San Francisco. There are plans to demolish the existing building and develop the site as a seven story mixed use building. The existing restaurant will be relocated in the new building on the ground floor and second floor mezzanine. ARG was asked to provide feedback regarding the feasibility of incorporating existing features of the restaurant into the new construction.

### Assessment

ARG representatives visited the site on April 3 and again on April 17 to survey existing materials. The original lunch wagon structure at 1525 Pine Street has features commonly characteristic of the building type that are still intact:

- Small rectilinear layout
- Simple linear single-story massing
- Curved roofline
- Prominent signage Metal sash perimeter windows
- Decorative glazing
- Interior layout defined by lunch counter with limited seating

Alterations to the original lunch wagon structure include:

- Replacement of original linear counter with angled wood counter
- Removal of glazing at eastern windows

Replacement of fixed stools with freestanding stools

Architects, Planners & Conservators

# 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 toplites are being salvaged for reinstallation in the lunch wagon façade.

# 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.

Features of interest in the 1975 addition include the murals, which were painted by Jason Philips in 1976. The murals cover the length of the east wall and are painted directly on ½" sheet rock over a layer of thick

Architects,

Planners &

Conservators

### Recommendations

fuscia pink paint.

1. Photo Documentation – Prior to demolition, the subject property, materials, and surrounding context 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.

2. Historic Resource Interpretation – Provide a permanent display of interpretive materials concerning the history and significance of 1525 Pine Street. 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 like a community center.

One option for interpretation is salvaging select architectural features for reuse or replication in the new building. Design considerations include:

- Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street. Locating the "lunch wagon" on the ground floor is preferable. 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.
- Replicate metal barrel vault ceiling to create a sense of enclosure.
- Define the interior/exterior relationship of the "lunch wagon" using windows. Reuse existing windows including green colored toplites where possible. The windows are in
- good to fair condition and can be restored. Reuse or replicate side globe lights.
- Retain or recreate characteristic diner features such as the tile floor, linear counter, and
- Salvage, restore, and reinstall murals. Should all the panels not be needed, select murals, like the southernmost "San Francisco" mural, can be salvaged. Contact artist regarding permissions for relocation and potential restoration of murals. Removal would include protecting the murals before cutting out the sheet rock.

kerman morris architects 11

415 749 0302

Revisions

**1525 PINE** 

BLOCK 0667 / LOT 020 SFDBI BPA: 2018-0208-0768

PRJ #: 2015-009955

1525 PINE STREET

SAN FRANCISCO, CA 94109

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

1525 PINE STREET DEV LLC

BONUS

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preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work. These drawings are an industry

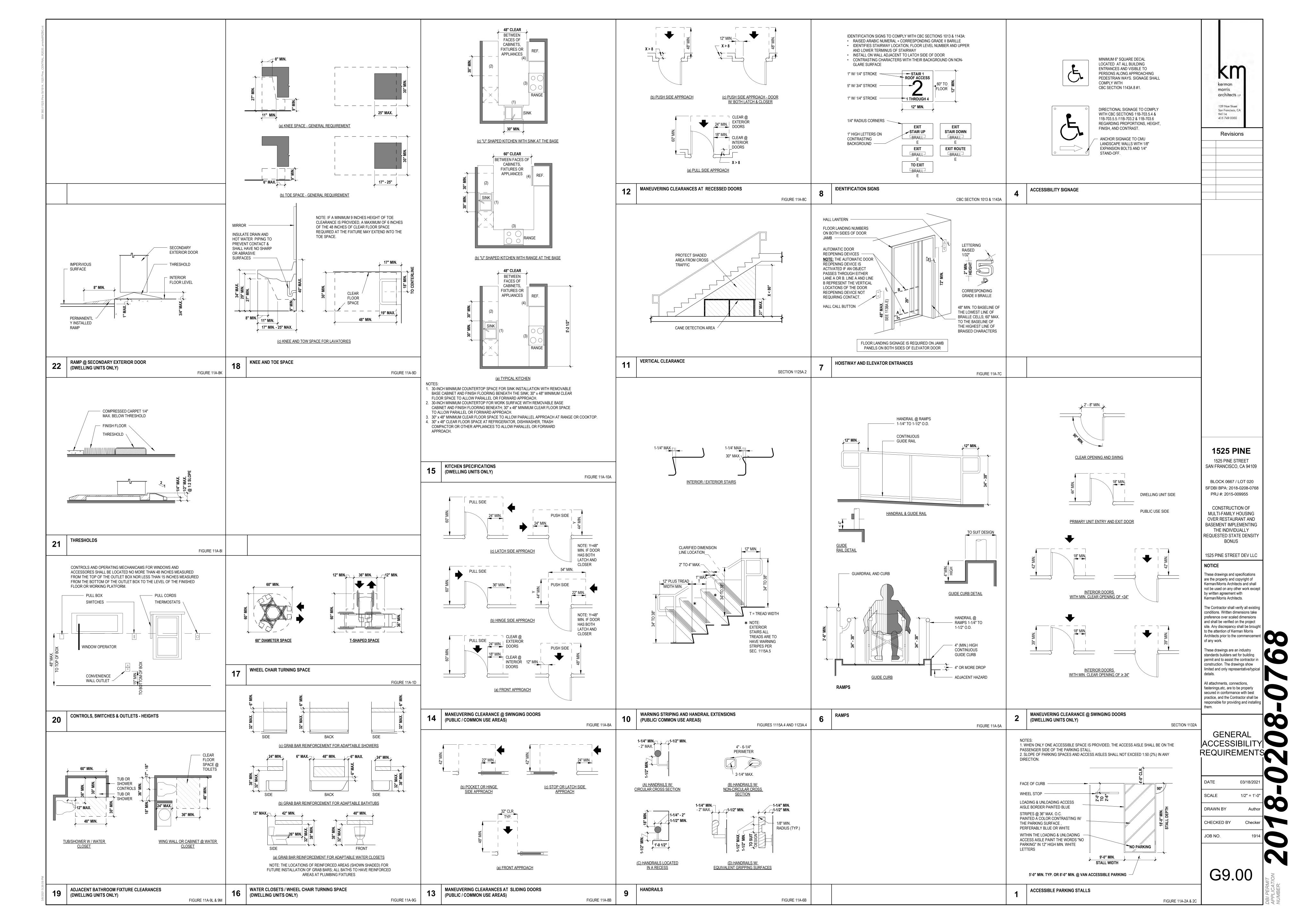
The Contractor shall verify all existing

conditions. Written dimensions take

limited and only representative/typical 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

standards builders set for building permit and to assist the contractor in construction. The drawings show

**GRUBSTAKE** 



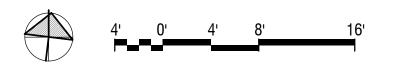
- AUSTIN STREET -

(E) CURB CUT TO BE REMOVED

ِّة (E) SIDEWALK

1 EXISTING SITE PLAN

1/8" = 1'-0"



kerman morris architects UP 139 Noe 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
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THE INDIVIDUALLY
REQUESTED STATE DENSITY
BONUS

1525 PINE STREET DEV LLC

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PLAN

DATE 03/18/2021

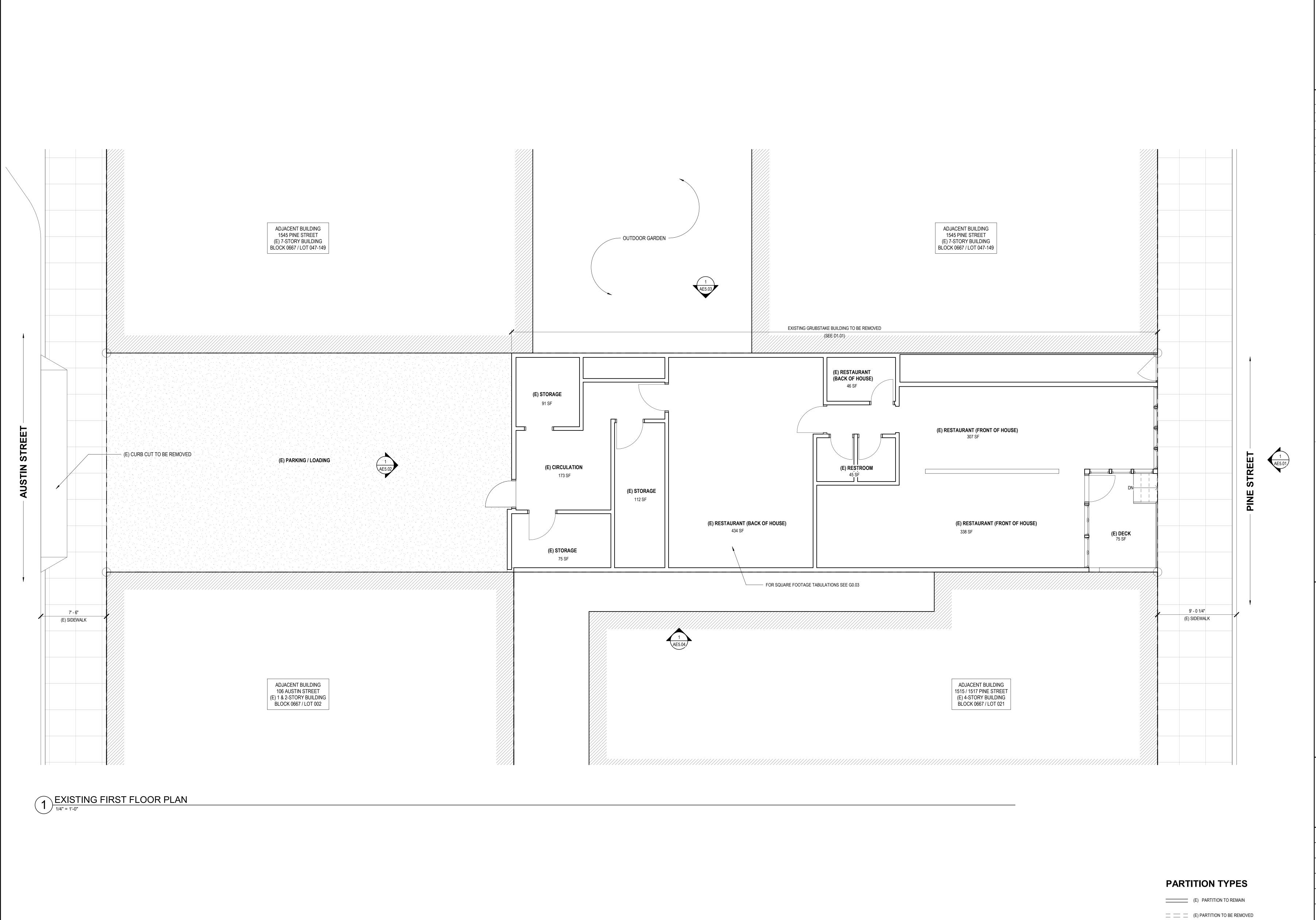
SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1914

PERMIT PLICATION MBER:



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Revisions

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

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

CONSTRUCTION OF
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| EXISTING | FLOOR PLAN

DATE 03/18/2021

SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

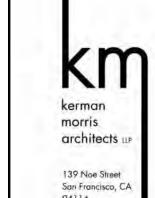
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CHECKED BY Checker

JOB NO. 1914

AE2.01

(N) PARTITION (SEE SHEET A7.00)



**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

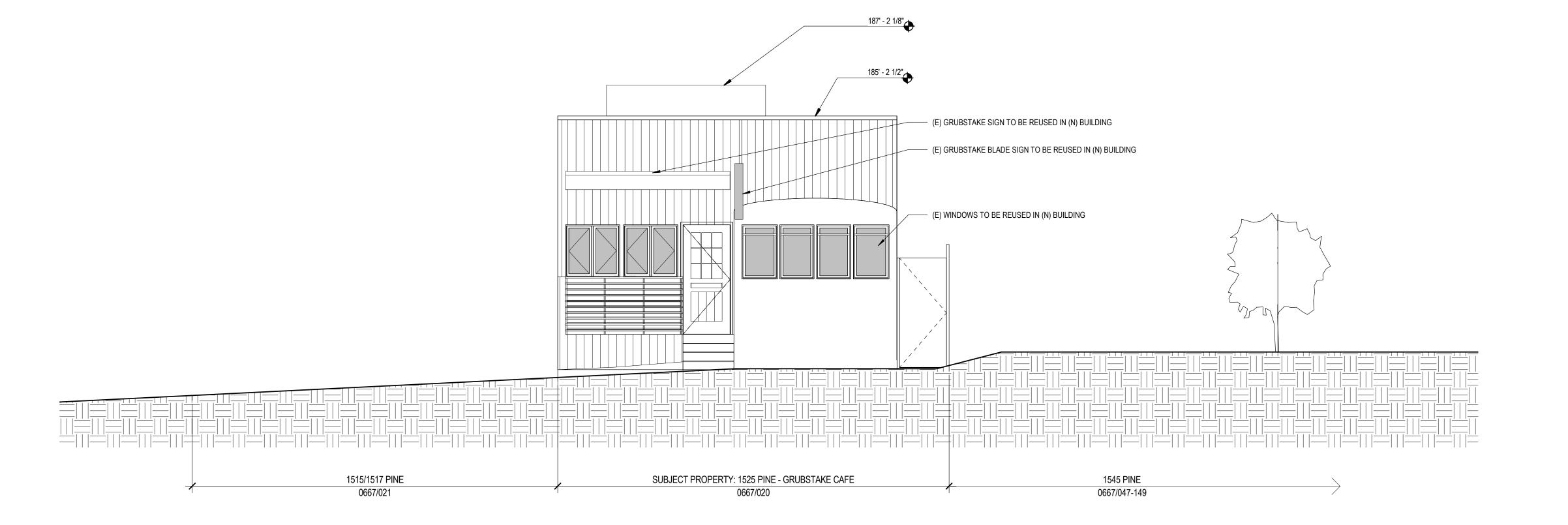
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|    | 03/10/2021   | DATE       |  |
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|    | Author       | DRAWN BY   |  |
|    | Checker      | CHECKED BY |  |
| 1⊿ |              |            |  |



1) PINE ST. (NORTH) ELEVATION - EXISTING EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778

SUBJECT PROPERTY: 1525 PINE - GRUBSTAKE CAFE 0667/020 1545 PINE 0667/047-149

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

AUSTIN ST. (SOUTH) ELEVATION - EXISTING

**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

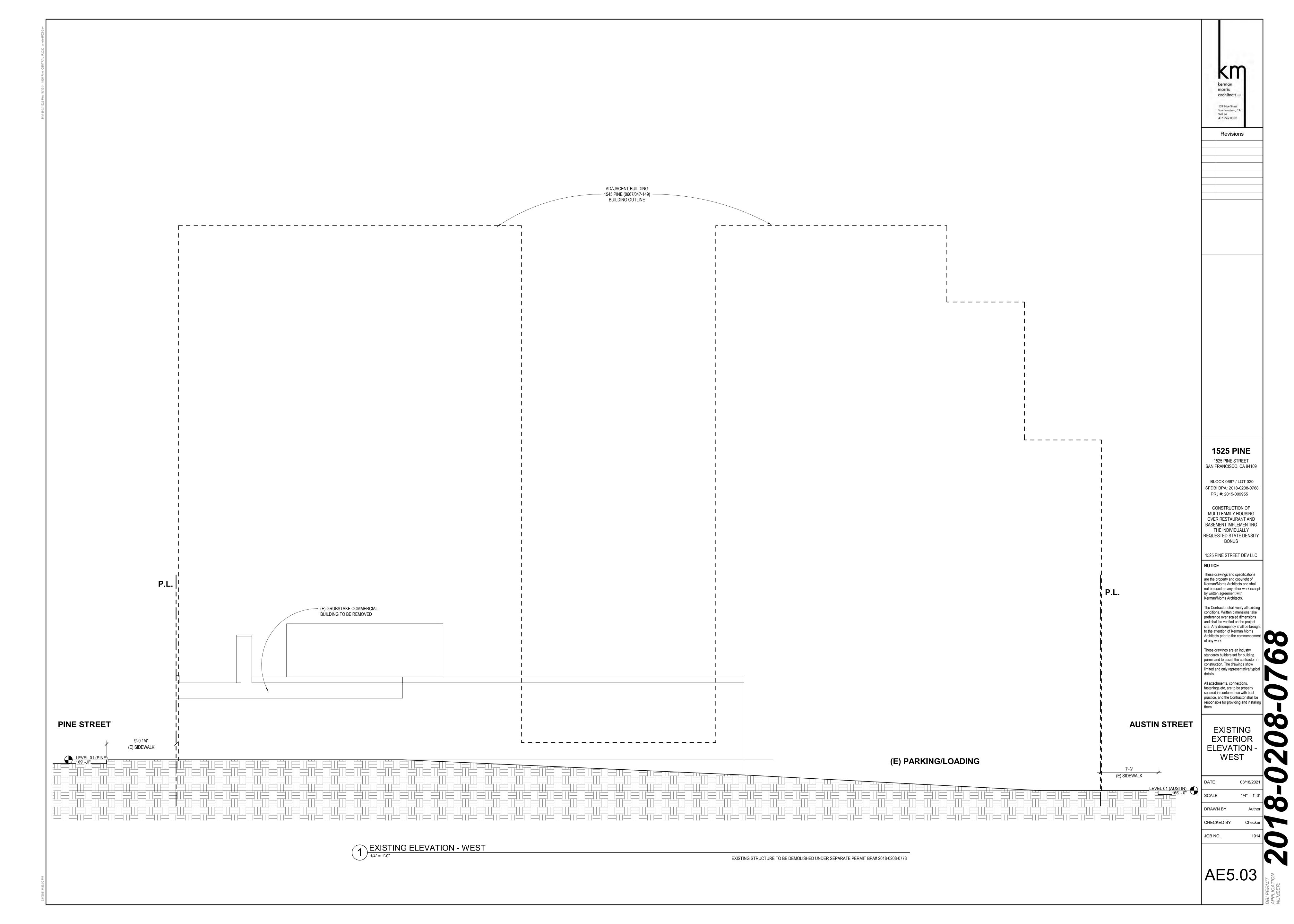
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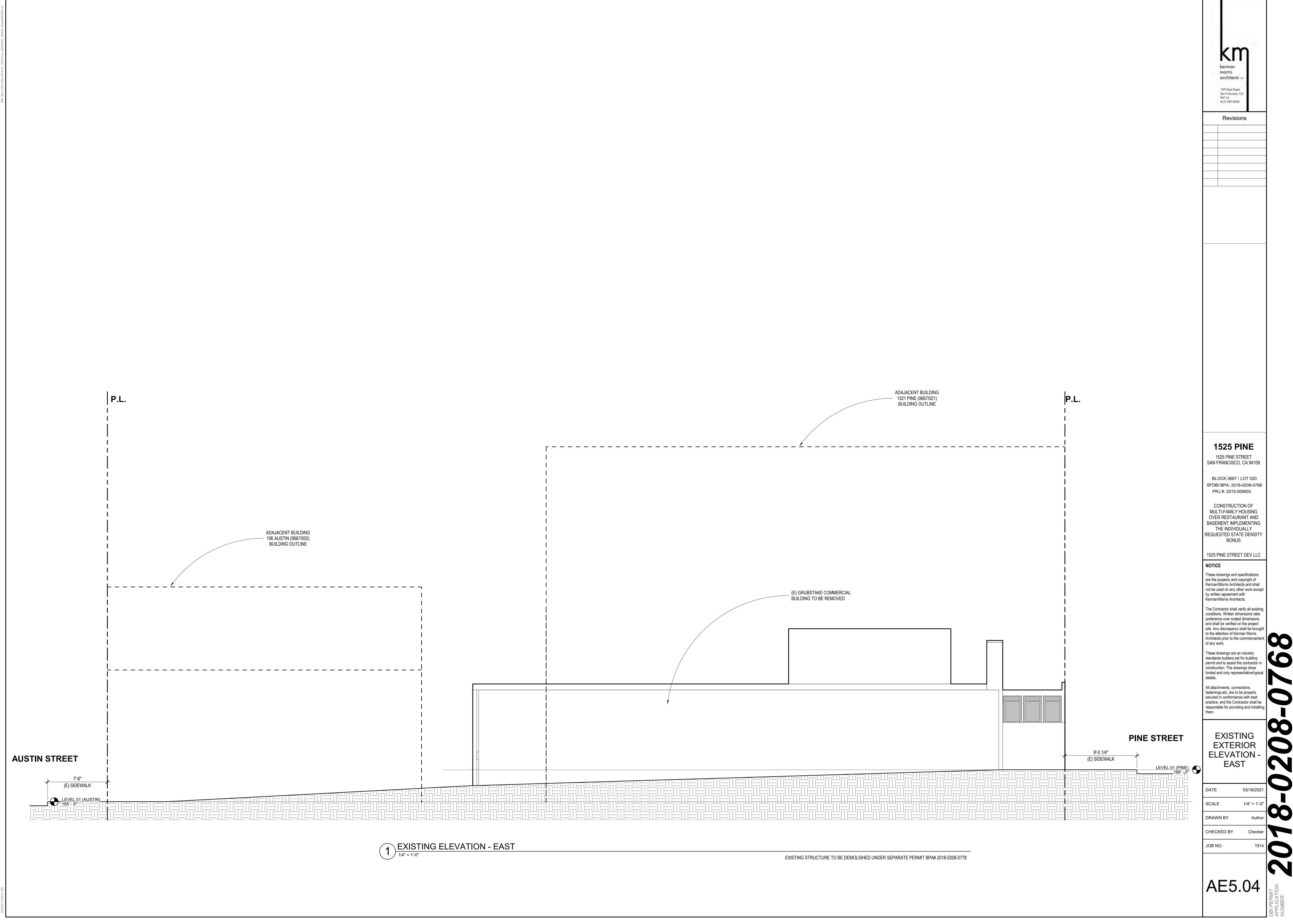
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**1525 PINE** 

SAN FRANCISCO, CA 94109

PRJ #: 2015-009955

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

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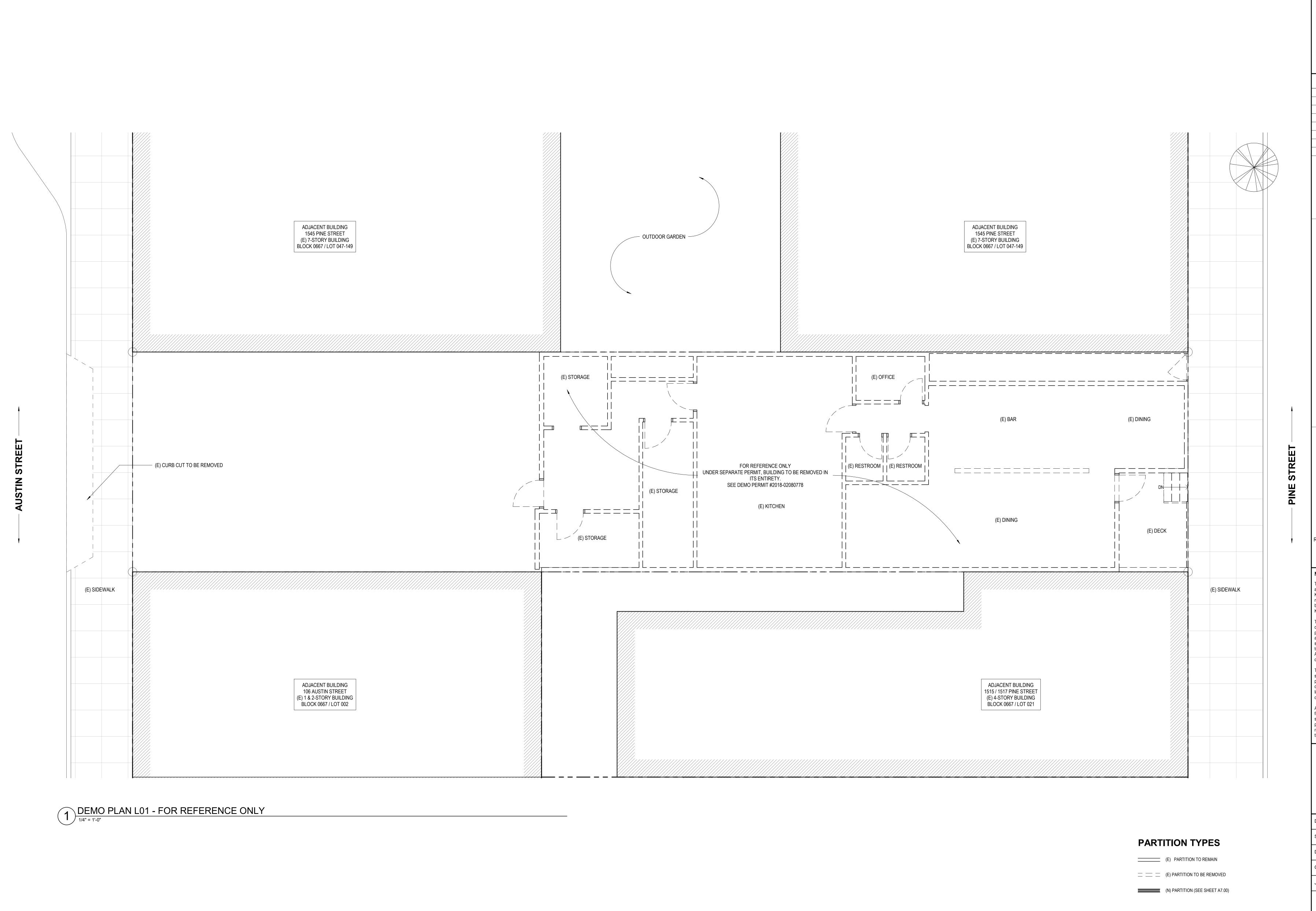
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**EXISTING EXTERIOR** 

03/18/2021



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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

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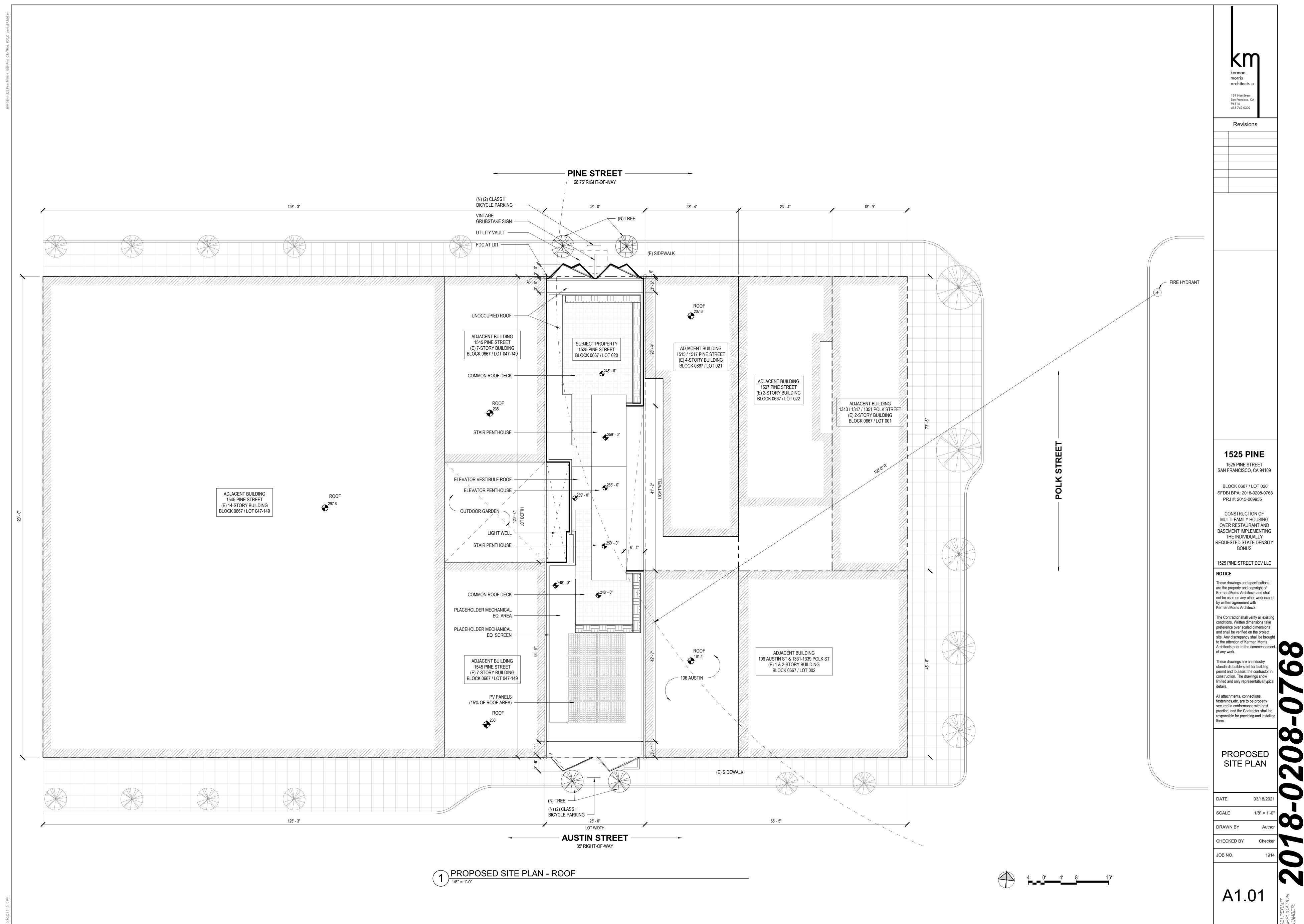
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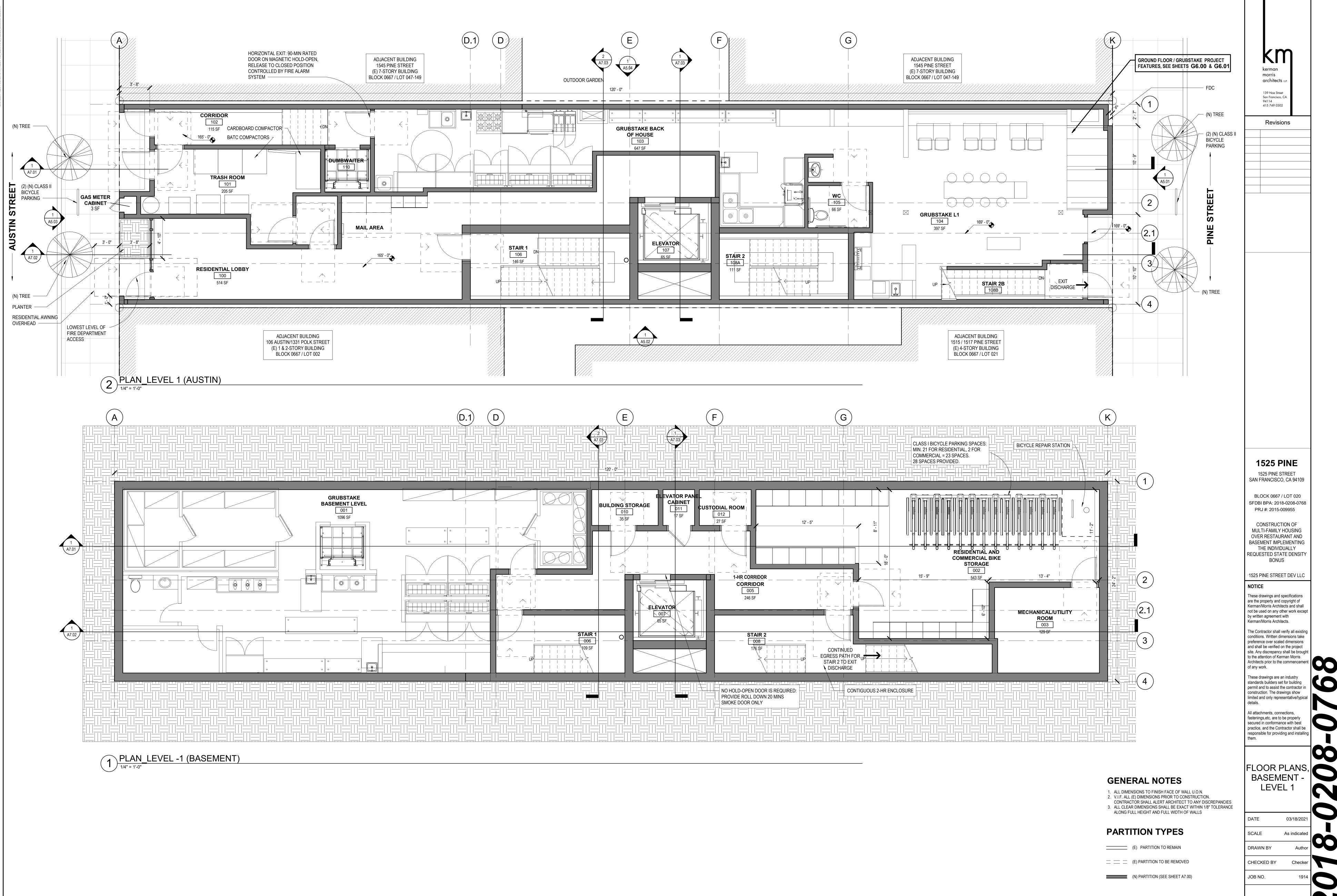
BLOCK 0667 / LOT 020 SFDBI BPA: 2018-0208-0768

MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING REQUESTED STATE DENSITY

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SITE PLAN



1525 PINE STREET SAN FRANCISCO, CA 94109

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

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

1525 PINE STREET DEV LLC

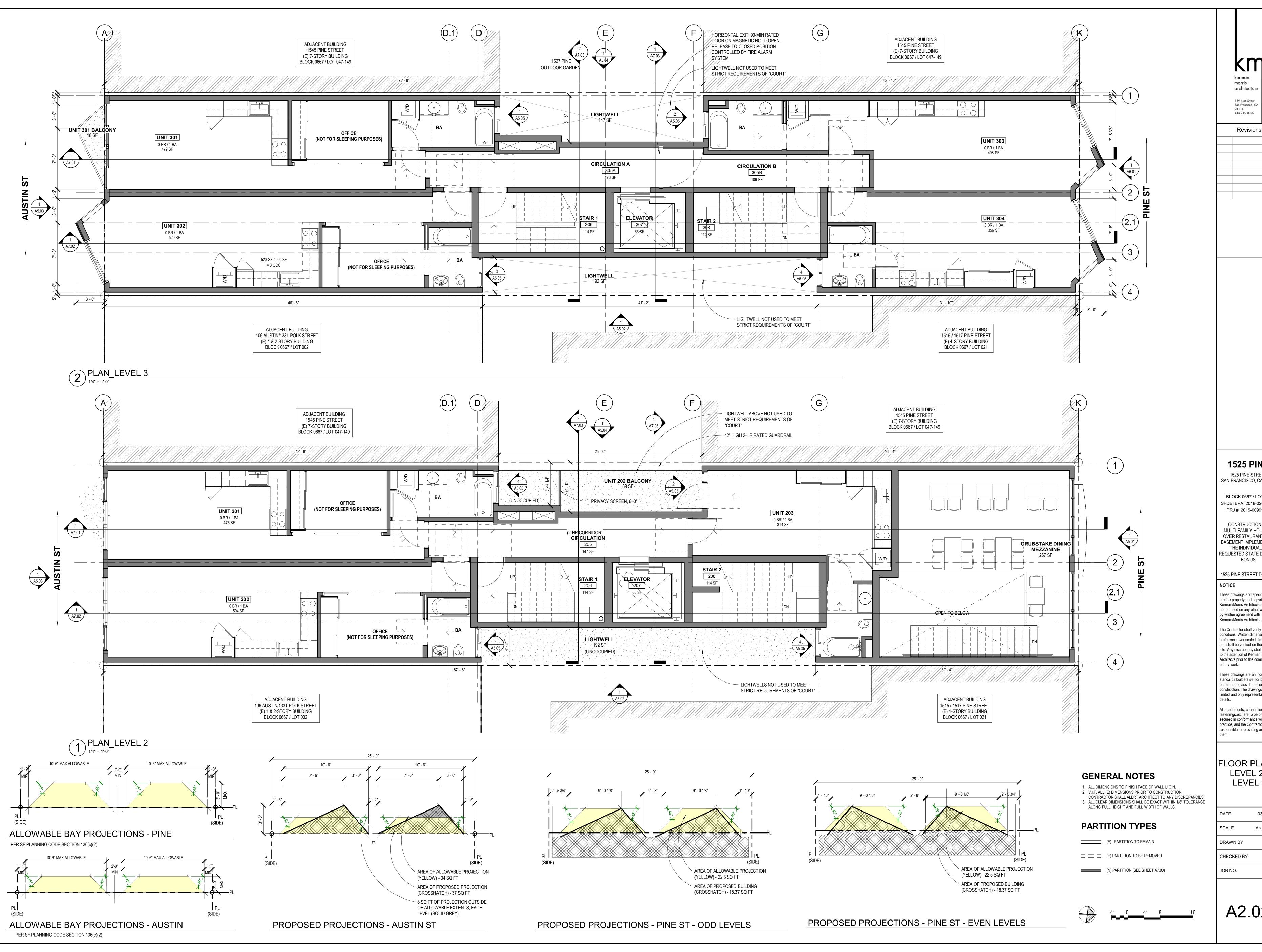
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|   | DATE       | 03/18/2021   |   |
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|   | DRAWN BY   | Author       |   |
|   | CHECKED BY | Checker      | 1 |
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**1525 PINE** 1525 PINE STREET 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

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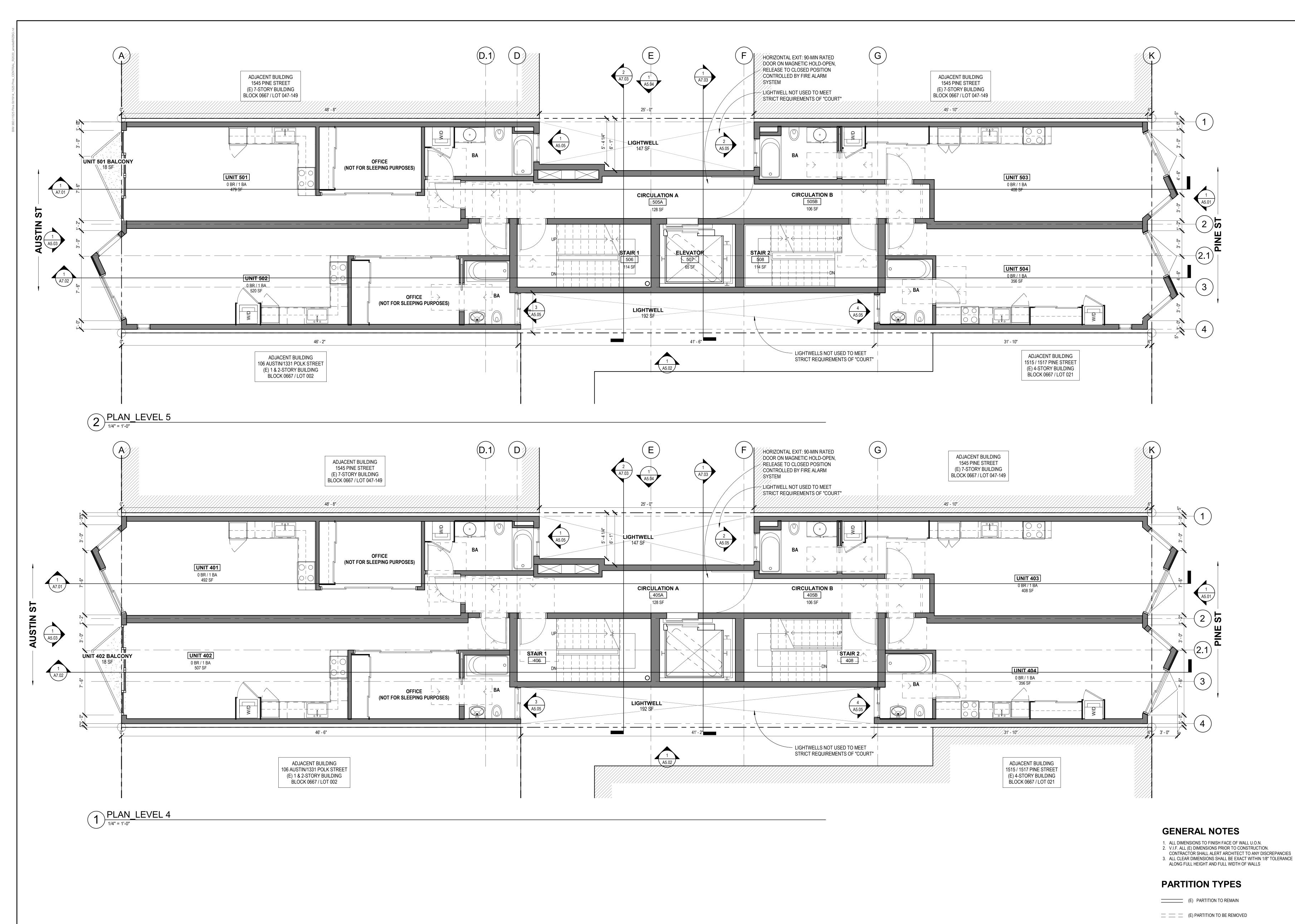
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A2.02



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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
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THE INDIVIDUALLY
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BONUS

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FLOOR PLANS, LEVEL 4 -LEVEL 5

DATE 03/18/2021

SCALE As indicated

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DRAWN BY Author

CHECKED BY Checker

JOB NO. 1914

8' 16' A2.

(N) PARTITION (SEE SHEET A7.00)



1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N. 2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES

(E) PARTITION TO REMAIN

\_\_ \_\_ (E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)



139 Noe Street San Francisco, CA 415 749 0302 Revisions

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architects u

**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

BONUS

THE INDIVIDUALLY REQUESTED STATE DENSITY

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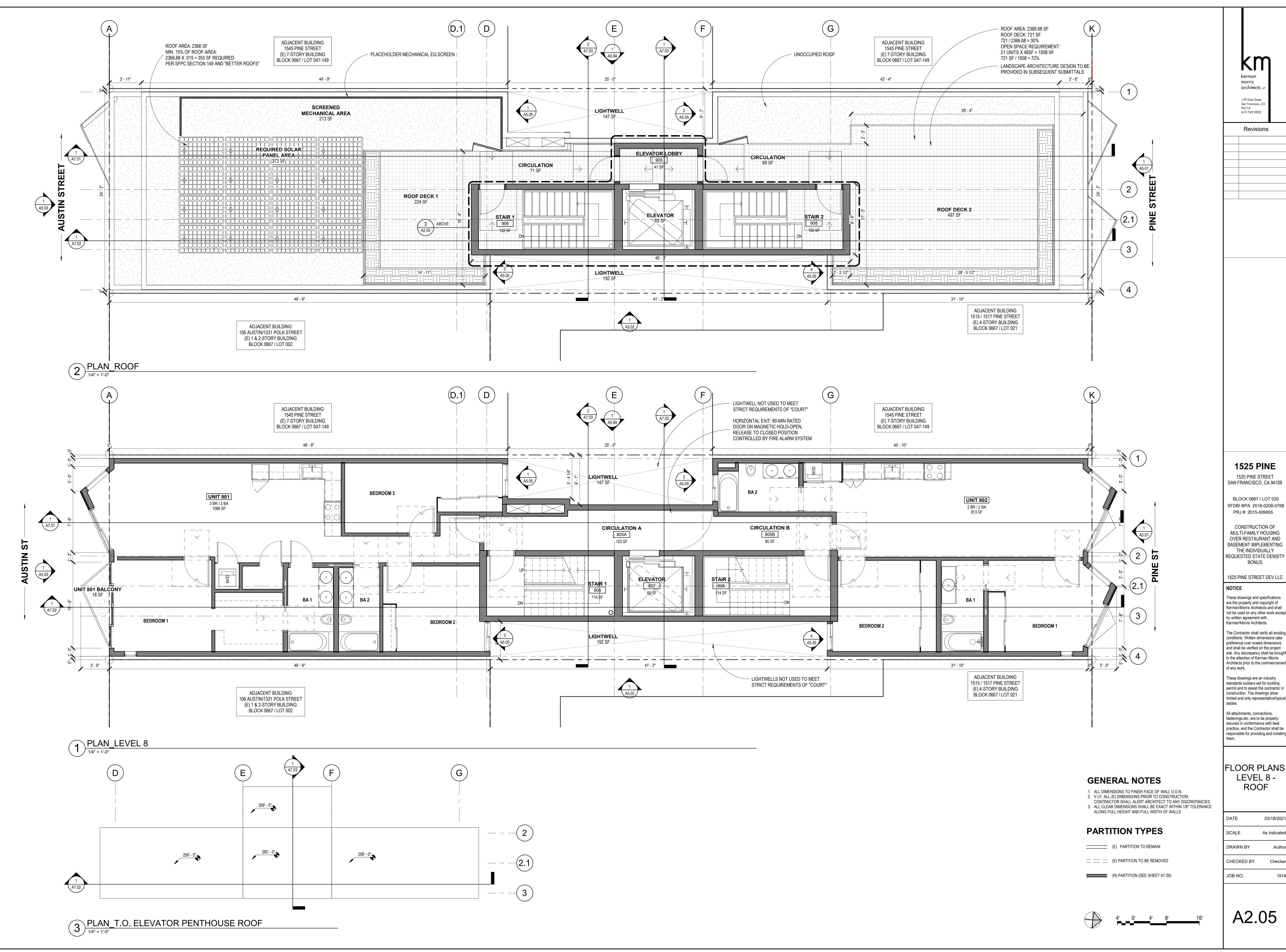
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CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY

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**1525 PINE** 

1525 PINE STREET SAN FRANCISCO, CA 94109

PRJ #: 2015-009955 CONSTRUCTION OF MULTI-FAMILY HOUSING

OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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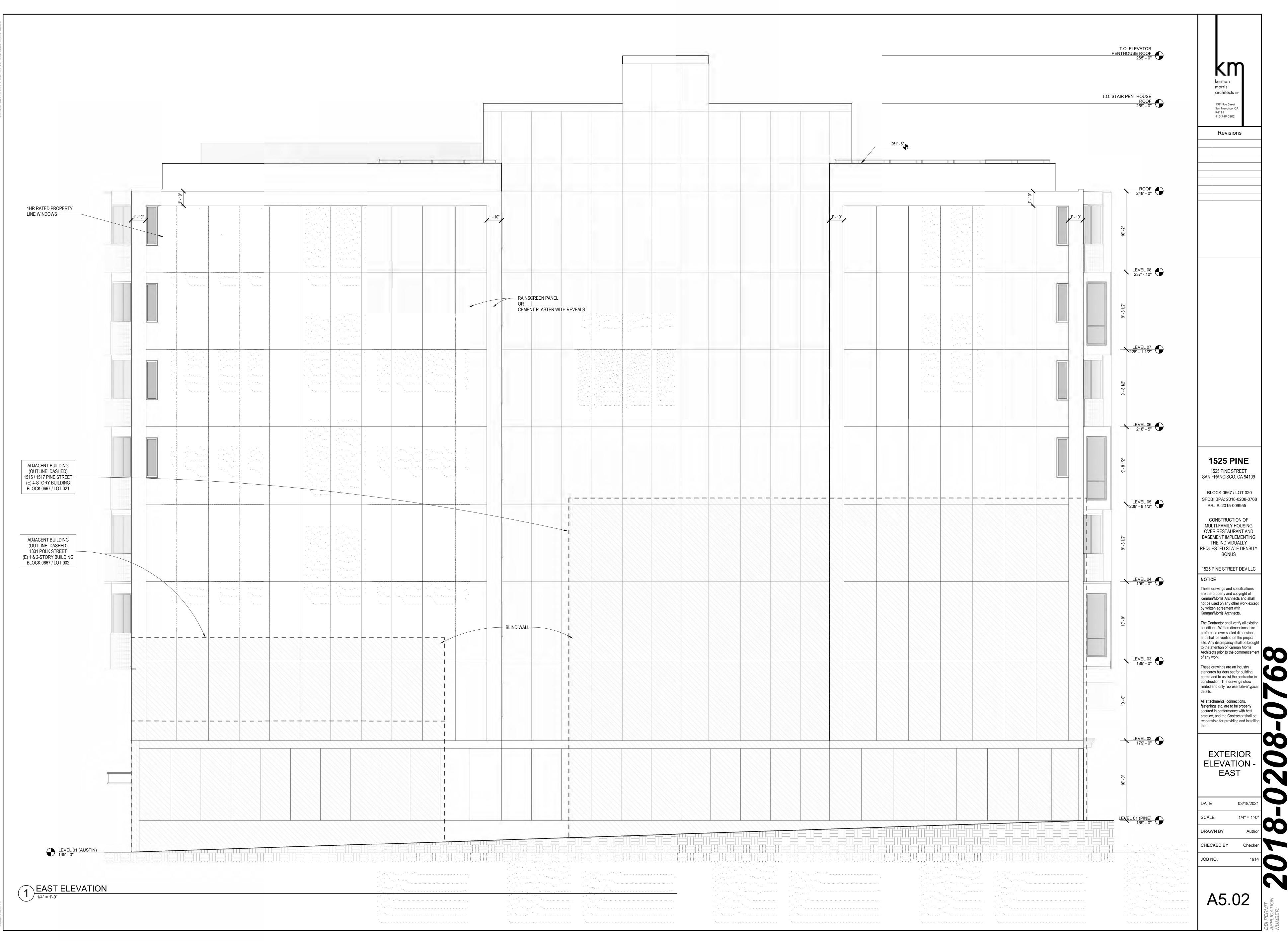
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**EXTERIOR** 

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**1525 PINE** 

BLOCK 0667 / LOT 020

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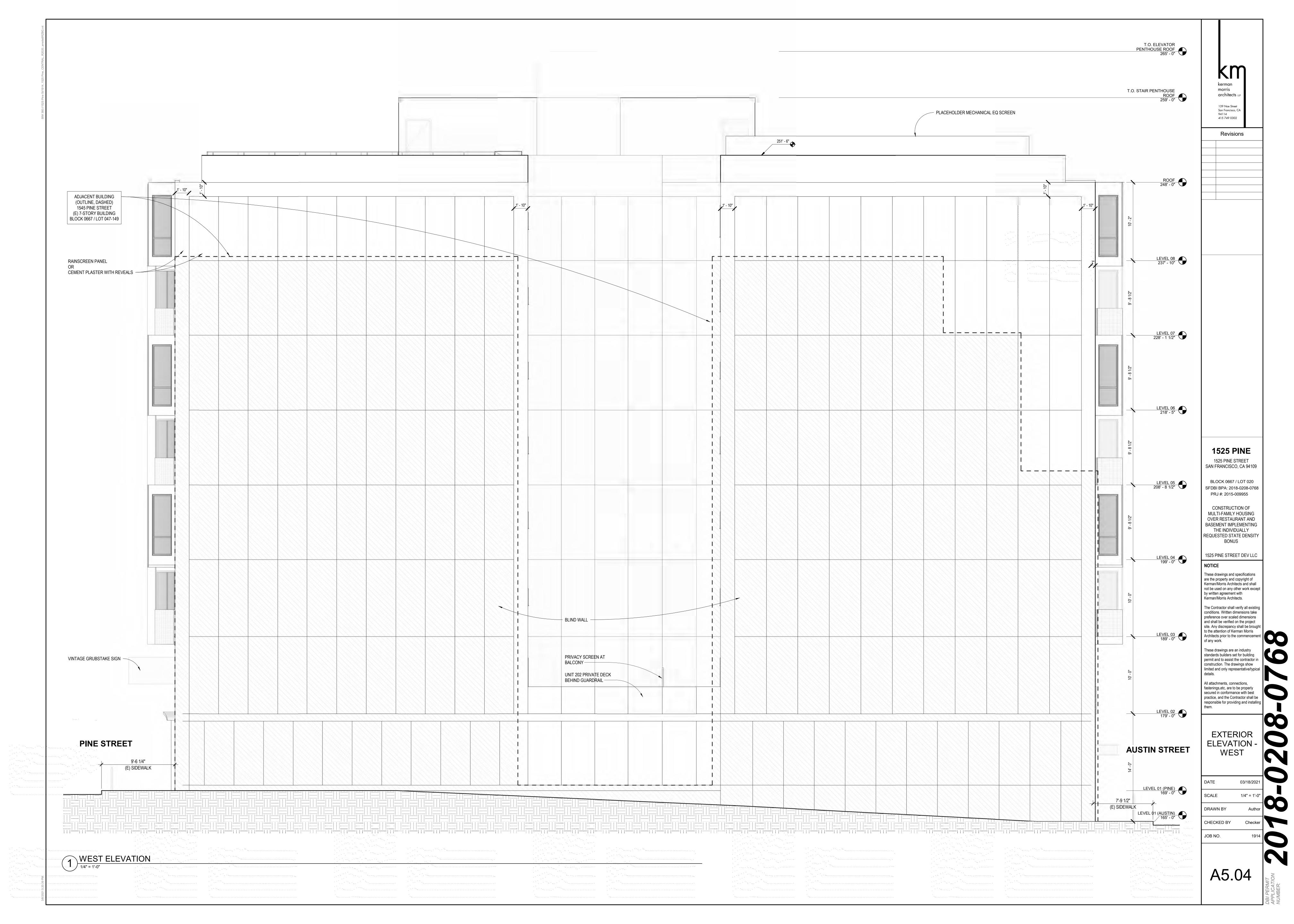
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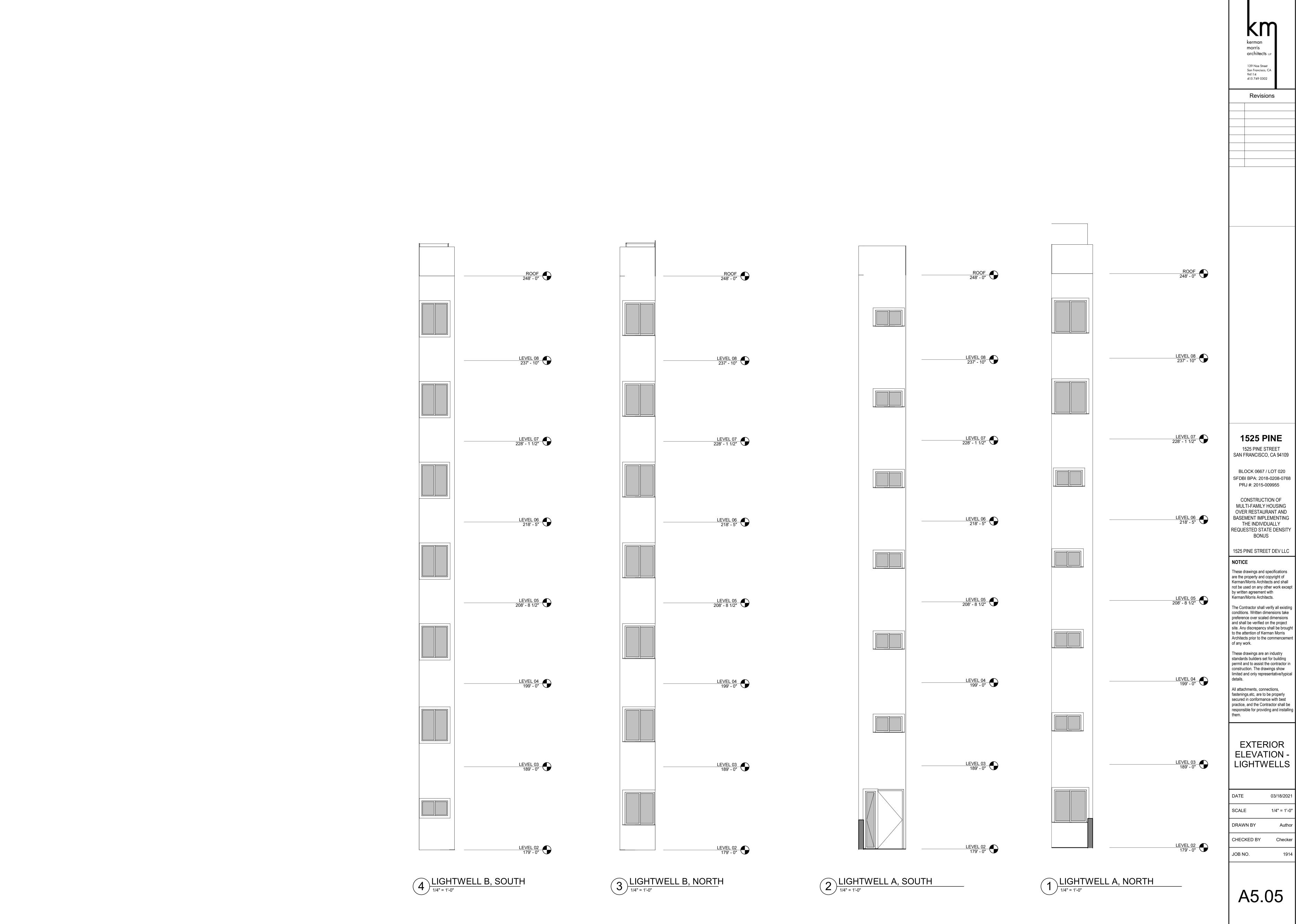
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**EXTERIOR** 

EAST







Revisions

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**EXTERIOR ELEVATION -**

SECTION - NORTH/SOUTH 01
3/16" = 1'-0"

kerman morris architects LLP

Revisions

415 749 0302

1525 PINE

1525 PINE STREET SAN FRANCISCO, CA 94109

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

CONSTRUCTION OF
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1525 PINE STREET

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BUILDING SECTIONS

DATE 03/18/2021

SCALE 3/16" = 1'-0"

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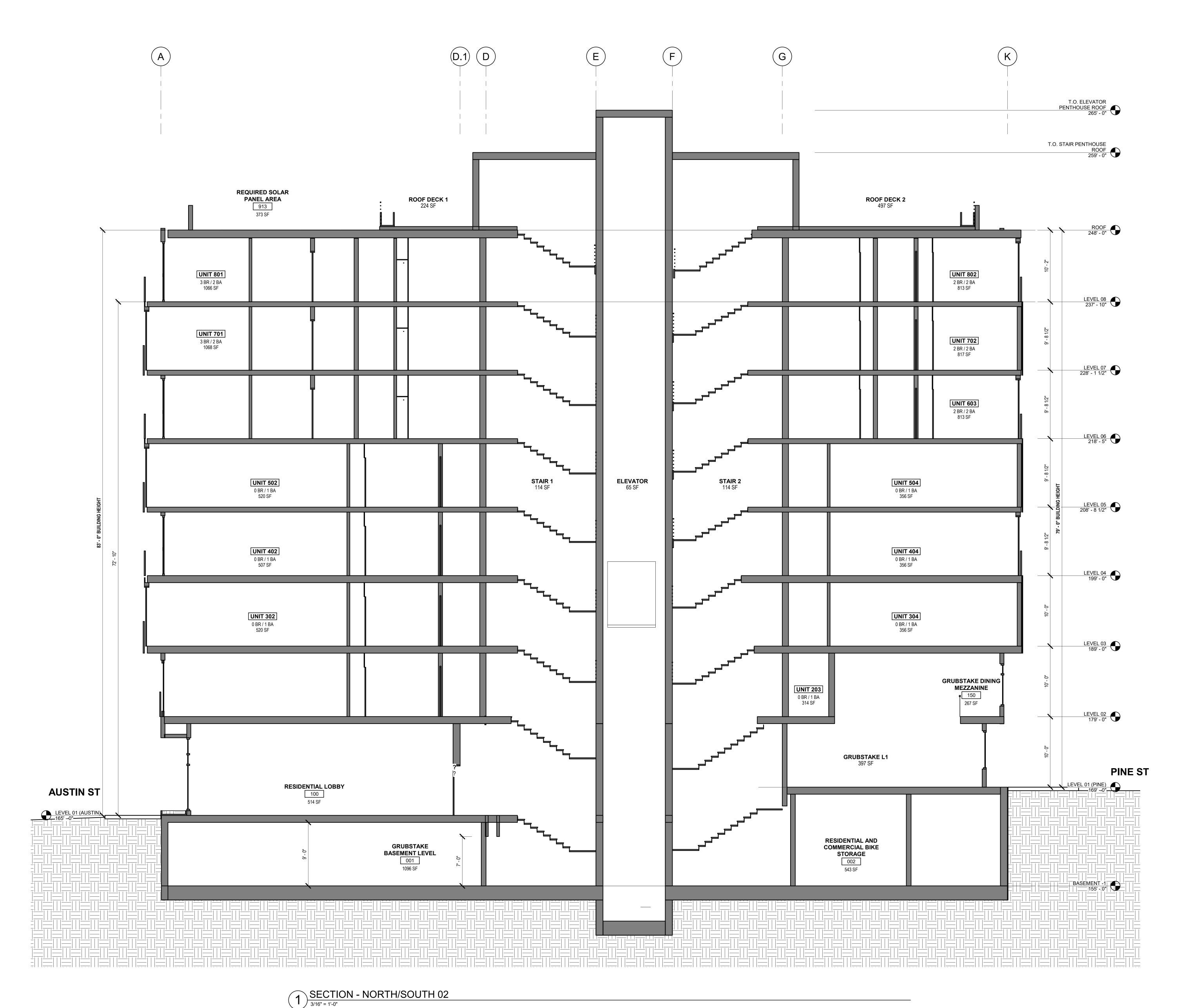
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JOB NO. 19

47.01

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Revisions

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

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

CONSTRUCTION OF
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BUILDING SECTIONS

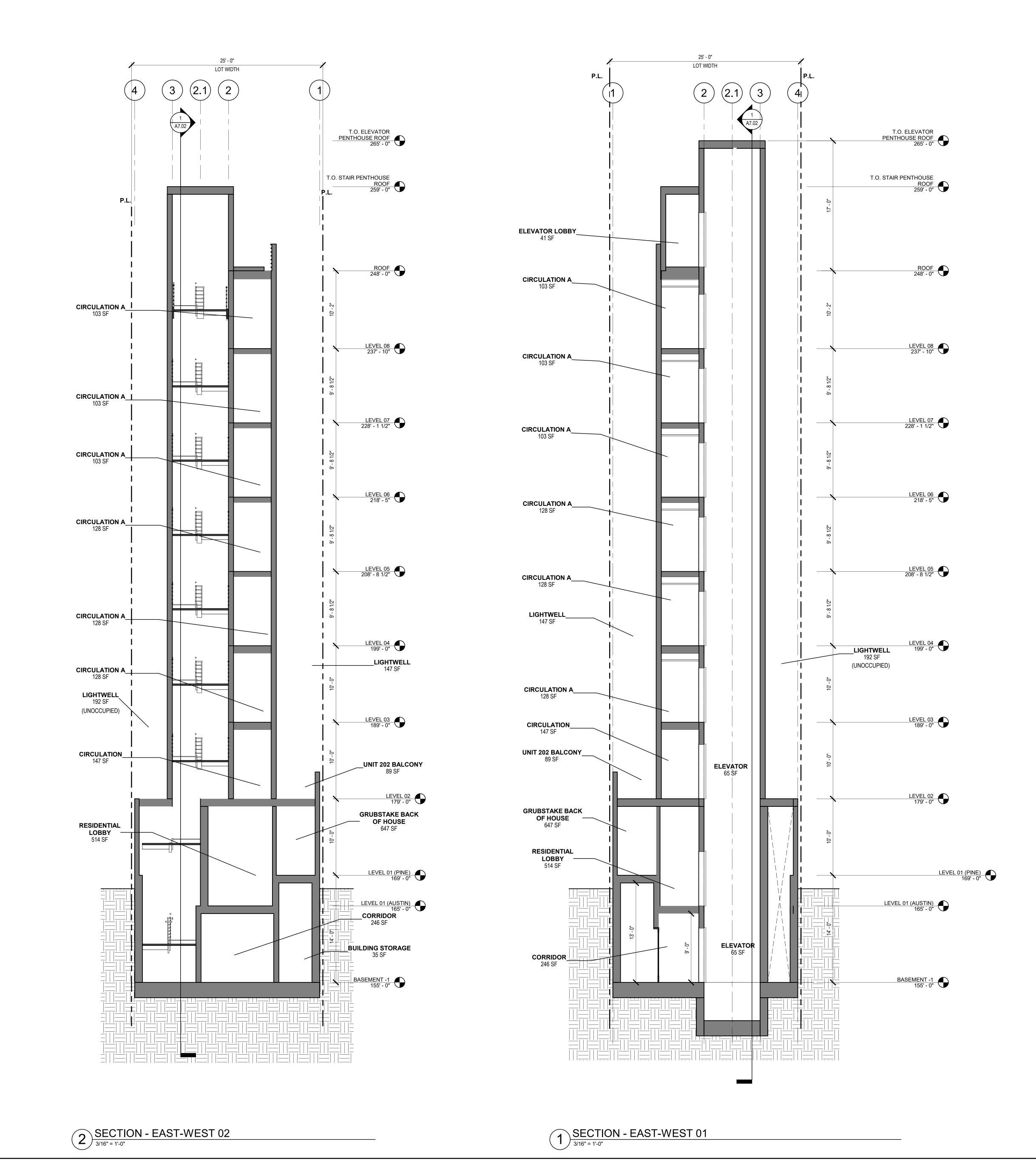
DATE 03/18/2021

SCALE 3/16" = 1'-0"

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JOB NO. 15

47.02



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Revisions

1525 PINE

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CONSTRUCTION OF
MULTI-FAMILY HOUSING
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A7 03

# Exhibit C:

# Mitigation, Monitoring, and Reporting Program

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

Zoning:



# AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2015-009955ENV Block/Lot: 0667/020

Project Title: 1525 Pine Street Lot Size: 3,000 square feet

BPA Nos: 201802080768 Project Sponsor: 1525 Pine Street Dev LLC – c/o Toby Morris,

Polk Street NCD (415) 749-0302

65-A Height and Bulk District 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<br>Construction** | Post-<br>Construction or<br>Operational | Compliance with MM completed? |  |  |
|--|-------------------------------------|--------------------------|---|-------------------------------|--|--|
| Mitigation Measure M-CR-2: Archeological Testing             | Х                                   | Х                        |   |                               |  |  |
| Mitigation Measure M-TC-1: Tribal Cultural Resources         |                                     |                          |   |                               |  |  |
| Archeological Resource Preservation Plan and/or Interpretive |                                     | X                        | X                                       |                               |  |  |
| Program  |                                     |                          |   |                               |  |  |
| Mitigation Measure M-NO-2: Protection of Adjacent            |                                     |                          |   |                               |  |  |
| Buildings/Structures and Vibration Monitoring During         | X                                   | X                        | X                                       |                               |  |  |
| Construction   |                                     |                          |   |                               |  |  |
| Mitigation Measure M-AQ-2: Construction Air Quality          | Х                                   | Х                        |   |                               |  |  |
| Mitigation Measure M-GE-6a: Worker Environmental Awareness   | V                                   | V                        |   |                               |  |  |
| Training   | X                                   | X                        |   |                               |  |  |
| Mitigation Measure M-GE-6b: Discovery of Unanticipated       |                                     | V                        |   |                               |  |  |
| Paleontological Resources                                    |                                     | X                        |   |                               |  |  |

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

<sup>\*</sup>Prior to any ground disturbing activities at the project site.

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 <a href="mailto:cPC.EnvironmentalMonitoring@sfgov.org">cPC.EnvironmentalMonitoring@sfgov.org</a> to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

<sup>\*\*</sup>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.



# MITIGATION MONITORING AND REPORTING PROGRAM

#### MONITORING AND REPORTING PROGRAM<sup>1</sup>

|                             |                |            |                              | Monitoring Actions/    |
|-----------------------------|----------------|------------|------------------------------|------------------------|
|                             |                |            |                              | Schedule and           |
|                             | Implementation | Mitigation | <b>Monitoring/ Reporting</b> | <b>Verification of</b> |
| Adopted Mitigation Measures | Responsibility | Schedule   | Responsibility               | Compliance             |

#### 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.

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

Project sponsor's prior to issuance of equalified construction archeological permits and consultant and throughout the construction contractor. ERO

Considered complete after Final Archeological Resources Report is approved.

|   | Implementation  | Mitigation  | Monitoring/ Reporting   | Monitoring Actions/<br>Schedule and<br>Verification of  |
|---|---|---|---|---|
| Adopted Mitigation Measures   | Responsibility  | Schedule  | Responsibility  | 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).  |   |   |   |   |
| Archeological Testing Program. 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. | Project sponsor's qualified archeological consultant and construction contractor. | Prior to issuance of construction permits and throughout the construction period. | Planning Department   | Considered complete<br>after approval of<br>Archeological Testing<br>Report.  |
| 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.  | Project sponsor / archeological consultant at the direction of the ERO.           | After completion of<br>the Archeological<br>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. |
| 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  |   |   |   |   |

|  |   | MC  | INITORING AND REPORTING                               | PROGRAM   |
|--|---|---|---|---|
| Adopted Mitigation Measures that the archeological resource is of greater interpretive than research   | Implementation<br>Responsibility  | Mitigation<br>Schedule  | Monitoring/ Reporting<br>Responsibility               | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance  |
| nificance and that interpretive use of the resource is feasible.   |   |   |   |   |
| Consultation with Descendant Communities. On discovery of an archeological site <sup>1</sup> associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative <sup>2</sup> of the descendant group and the ERO shall be ontacted. The representative of the descendant group shall be given the apportunity to monitor archeological field investigations of the site and to after recommendations to the ERO regarding appropriate archeological reatment of the site, of recovered data from the site, and, if applicable, my interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the expresentative 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.  |
| man Remains and Associated or Unassociated Funerary Objects. The atment of human remains and of associated or unassociated funerary ects discovered during any soils-disturbing activity shall comply with applicable state and federal laws. This shall include immediate ification of the Medical Examiner of the City and County of Francisco and, in the event of the Medical Examiner's determination to the human remains are Native American remains, notification of the ive American Heritage Commission, which shall appoint a Most Likely cendant (MLD). The MLD shall complete his or her inspection and we recommendations or preferences for treatment and disposition hin 48 hours of being granted access to the site (Public Resources Code tion 5097.98). The ERO shall also be notified immediately upon covery of human remains. | Project sponsor /<br>archeological<br>consultant in<br>consultation with<br>the San Francisco<br>Medical<br>Examiner, NAHC,<br>and MLD. | In the event that<br>human remains are<br>uncovered during<br>the construction<br>period. | Planning Department                                   | Considered complete<br>after approval of Final<br>Archeological Results<br>Report and disposition<br>of human remains has<br>occurred as specified in<br>Agreement. |
| e 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

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

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 PROGRAM <sup>1</sup>                             |                                    |   |  |
|---|---|------------------------------------|---|--|
| Adopted Mitigation Measures   | Implementation<br>Responsibility  | Mitigation<br>Schedule             | Monitoring/ Reporting<br>Responsibility | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance |
| 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.  |   |                                    |   |  |
| 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).   |   |                                    |   |  |
| 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.   |   |                                    |   |  |
| <ul> <li>Archeological Monitoring Program. 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:</li> <li>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;</li> </ul> | Project sponsor and archeological consultant at the direction of the ERO. | Prior to issuance of site permits. | Consultation with ERO on scope of AMP.  | After consultation with and approval by ERO of AMP.                  |
| The archeological consultant shall undertake a worker training program for soils-disturbing workers that will include an overview of  |   |                                    |   |  |

|                             |                |            |                              | Monitoring Actions/ |
|-----------------------------|----------------|------------|------------------------------|---------------------|
|                             |                |            |                              | Schedule and        |
|                             | Implementation | Mitigation | <b>Monitoring/ Reporting</b> | Verification of     |
| Adopted Mitigation Measures | Responsibility | Schedule   | Responsibility               | Compliance          |
|                             |                |            |                              |                     |

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;

- 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 Actions/ Schedule and Verification of Compliance

| Adopted Mitigation Measures  | Implementation<br>Responsibility | Mitigation<br>Schedule | Monitoring/ Reporting<br>Responsibility | Verification of<br>Compliance |
|--|----------------------------------|------------------------|---|-------------------------------|
| Archeological Data Recovery Program. archeological data recovery           | Project sponsor's                | In the event that an   | Planning Department                     | Considered complete           |
| program shall be conducted in accord with an archeological data recovery   | qualified                        | archeological site     |   | upon approval of Final        |
| plan (ADRP). The archeological consultant, project sponsor, and ERO shall  | archeological                    | is uncovered           |   | Archeological Results         |
| meet and consult on the scope of the ADRP prior to preparation of a        | consultant and                   | during the             |   | Report.                       |
| draft ADRP. The archeological consultant shall submit a draft ADRP to      | construction                     | construction           |   |                               |
| the ERO. The ADRP shall identify how the proposed data recovery            | contractor.                      | period.                |   |                               |
| 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         |                                  |                        |   |                               |

The scope of the ADRP shall include the following elements:

practical.

• *Field Methods and Procedures*. Descriptions of proposed field strategies, procedures, and operations.

portions of the archeological resources if nondestructive methods are

- 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 nonintentionally damaging activities.
- Final Report. Description of proposed report format and distribution of results.

| Adopted Mitigation Measures  | Implementation<br>Responsibility                      | Mitigation<br>Schedule   | Monitoring/ Reporting<br>Responsibility | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance  |
|--|---|--|---|---|
| <ul> <li>Curation. Description of the procedures and recommendations for<br/>the curation of any recovered data having potential research value,<br/>identification of appropriate curation facilities, and a summary of the<br/>accession policies of the curation facilities.</li> </ul>   |   |  |   | ·   |
| Public Interpretation. 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. | consultant at the                                     | 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. |
| Final Archeological Resources Report. 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.  | Project sponsor's qualified archeological consultant. | At completion of archeological investigations.   | Planning Department                     | Considered complete<br>after Final Archeological<br>Resources Report is<br>approved.  |
| 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  |   |  |   |   |

|   | MONITORING AND REPORTING PROGRAM <sup>1</sup>   |  |   |   |  |  |
|---|---|--|---|---|--|--|
| Adopted Mitigation Measures  documentation for nomination to the National Register of Historic  Places/California Register of Historical Resources.   | Implementation<br>Responsibility  | Mitigation<br>Schedule   | Monitoring/ Reporting<br>Responsibility | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance  |  |  |
| 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<br>archeological<br>resource is<br>present, during<br>implementation of<br>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   | representatives.  |  |   |   |  |  |

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

1525 Pine Street

January 2021

### MONITORING AND REPORTING PROGRAM¹

|   |   | MC  | INITORING AND REPORTING  | PROGRAM¹  |
|---|---|---|--|---|
| Adopted Mitigation Measures   | Implementation<br>Responsibility  | Mitigation<br>Schedule  | Monitoring/ Reporting<br>Responsibility  | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance                                  |
| 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.  |   |   |  |   |
| Pre-construction Survey. 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.  | Project sponsor<br>and structural<br>engineer, historic<br>architect, or<br>qualified historic<br>preservation<br>professional. | Prior to any ground disturbing or vibration-generating construction activities. | Project sponsor and<br>structural engineer, historic<br>architect, or qualified<br>historic preservation<br>professional to submit a<br>Pre-construction Survey to<br>the Lead Agency. | Considered complete upon approval of the Pre-construction Survey by the Lead Agency.                  |
| 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. |   |   |  |   |
| Vibration Management and Monitoring Plan. 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   | Project sponsor / contractor(s).  | Prior to issuance of<br>any demolition or<br>building permits.                  | Project sponsor to submit a<br>Vibration Management and<br>Monitoring Plan to the Lead<br>Agency.  | Considered complete upon approval of the Vibration Management and Monitoring Plan by the Lead Agency. |

|                             |                |            |                       | Monitoring Actions/ |
|-----------------------------|----------------|------------|-----------------------|---------------------|
|                             |                |            |                       | Schedule and        |
|                             | Implementation | Mitigation | Monitoring/ Reporting | Verification of     |
| Adopted Mitigation Measures | Responsibility | Schedule   | Responsibility        | Compliance          |

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

|                             |                |            |                              | Monitoring Actions/    |
|-----------------------------|----------------|------------|------------------------------|------------------------|
|                             |                |            |                              | Schedule and           |
|                             | Implementation | Mitigation | <b>Monitoring/ Reporting</b> | <b>Verification of</b> |
| Adopted Mitigation Measures | Responsibility | Schedule   | Responsibility               | Compliance             |

soil conditions, or smaller, lighter equipment could be used in some cases).

- Pile Driving Requirements. 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:
  - Incorporate "quiet" pile-driving technologies into project construction (such as predrilling piles, using sonic pile drivers, auger cast-in-place, or drilleddisplacement), as feasible; and/or
  - Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures
- Buffer Distances. 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.
- Vibration Monitoring. 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.
  - 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

Monitoring Actions/

|                             |                |            |                              | Monitoring Actions/ |
|-----------------------------|----------------|------------|------------------------------|---------------------|
|                             |                |            |                              | Schedule and        |
|                             | Implementation | Mitigation | <b>Monitoring/ Reporting</b> | Verification of     |
| Adopted Mitigation Measures | Responsibility | Schedule   | Responsibility               | Compliance          |
|                             |                |            |                              |                     |

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.

- 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.
- 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.

| Adopted Mitigation Measures   | Implementation<br>Responsibility  | Mitigation<br>Schedule                    | Monitoring/ Reporting<br>Responsibility  | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance  |  |
|---|---|---|--|---|--|
| Periodic Inspections. 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.  |   |   |  | ·   |  |
| <ul> <li>Repairing Damage. 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.</li> </ul>   |   |   |  |   |  |
| Vibration Monitoring Results Report. 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. | Project sponsor<br>and structural<br>engineer, historic<br>architect, or<br>qualified historic<br>preservation<br>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<br>after approval of the<br>Vibration Monitoring<br>Results Report by the<br>Lead Agency. |  |

|              |                    |  |                                  | MC   | DNITORING AND REPORTING  | PROGRAM¹   |
|--------------|--------------------|--|----------------------------------|--|--|--|
|              |                    | Adopted Mitigation Measures  | Implementation<br>Responsibility | Mitigation<br>Schedule                     | Monitoring/ Reporting<br>Responsibility                                | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance |
| AIR (        | QUA                | ALITY  | ,                                |  | ,  | <b>-</b>   |
| Mitig        | ati                | on Measure M-AQ-2: Construction Air Quality  |                                  |  |  |  |
| The p        | roj                | ect sponsor or the project sponsor's Contractor shall comply with wing:  | Project sponsor / contractor(s). | Prior to construction activities requiring | Project sponsor and contractor(s) to submit certification statement to | Considered complete upon submittal of certification statement.       |
| A. Engine Re | rine Requirements. |  | the use of off-road              | the ERO.                                   | certification statement.   |  |
|              | 1.                 | 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. |                                  | equipment.                                 |  |  |
|              | 2.                 | Where access to alternative sources of power are available, portable diesel engines shall be prohibited.   |                                  |  |  |  |
|              | 3.                 | 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.                       |                                  |  |  |  |
|              | 4.                 | 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.   |                                  |  |  |  |
| В.           | Wai                | ivers.   |                                  |  |  |  |
|              | 1.                 | 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

|                             |                |            |                              | Monitoring Actions/ |
|-----------------------------|----------------|------------|------------------------------|---------------------|
|                             |                |            |                              | Schedule and        |
|                             | Implementation | Mitigation | <b>Monitoring/ Reporting</b> | Verification of     |
| Adopted Mitigation Measures | Responsibility | Schedule   | Responsibility               | Compliance          |

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).

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 offroad equipment, according to Table below.

Table - Off-Road Equipment Compliance Step-down Schedule

| Compliance<br>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.

- C. Construction Emissions Minimization Plan. 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.
  - 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

Project sponsor / contractor(s).

a permit specified in Section 106A.3.2.6 of the San Francisco Building Code.

Prior to issuance of Project sponsor and contractor(s) to prepare and submit a Plan to the ERO.

Considered complete on findings by ERO that Plan is complete.

|    |                                 |  |                                  | M                      | IONITORING AND REPORTING  | PROGRAM¹  |  |
|----|---------------------------------|--|----------------------------------|------------------------|---|---|--|
|    |                                 | Adopted Mitigation Measures  | Implementation<br>Responsibility | Mitigation<br>Schedule | Monitoring/ Reporting<br>Responsibility                                   | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance                      |  |
|    |                                 | 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. | sub<br>the<br>rec<br>sub<br>inc | nitoring. After start of Construction Activities, the Contractor shall omit quarterly reports to the ERO documenting compliance with Plan. After completion of construction activities and prior to eiving a final certificate of occupancy, the project sponsor shall omit to the ERO a final report summarizing construction activities, luding the start and end dates and duration of each construction ase, 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. |  |

|  | MONITORING AND REPORTING PROGRAM <sup>1</sup>                                       |  |  |   |
|--|---|--|--|---|
| Adopted Mitigation Measures  | Implementation<br>Responsibility  | Mitigation<br>Schedule                                 | Monitoring/ Reporting<br>Responsibility  | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance  |
| GEOLOGY AND SOILS  |   |  |  |   |
| Mitigation Measure M-GE-6a: Worker Environmental Awareness<br>Training   |   |  |  |   |
| 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.       | Project sponsor / contractor(s).  | Prior to and during<br>ground disturbing<br>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 | Considered complete upon end of ground disturbing activities.   |
| 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.  |   |  | a training session.  |   |
| 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.  |   |  |  |   |
| 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,<br>qualified<br>paleontologist,<br>and construction<br>contractor. | During ground disturbing activities.                   | If necessary, the project<br>sponsor and a qualified<br>paleontologist shall submit<br>a Paleontological Mitigation<br>Program to the Planning<br>Department.  | Considered complete upon end of ground disturbing activities or, if necessary, approval of a Paleontological Resources Report by the Planning Department. |

|                             |                |            |                              | Monitoring Actions/ |
|-----------------------------|----------------|------------|------------------------------|---------------------|
|                             |                |            |                              | Schedule and        |
|                             | Implementation | Mitigation | <b>Monitoring/ Reporting</b> | Verification of     |
| Adopted Mitigation Measures | Responsibility | Schedule   | Responsibility               | Compliance          |

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.

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.

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

|   | MONITORING AND REPORTING PROGRAM <sup>1</sup>   |   |  |  |  |  |
|---|---|---|--|--|--|--|
| Adopted Mitigation Measures   | Implementation<br>Responsibility  | Mitigation<br>Schedule  | Monitoring/ Reporting<br>Responsibility  | Monitoring Actions<br>Schedule and<br>Verification of<br>Compliance                                  |  |  |
| 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 | Project sponsor<br>and qualified<br>professional who<br>meets the<br>standards for<br>history,<br>architectural<br>history, or<br>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<br>upon approval of<br>HABS/HALS<br>documentation by the<br>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 asbuilt 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.

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.

|                             |                |            |                              | Monitoring Actions/    |
|-----------------------------|----------------|------------|------------------------------|------------------------|
|                             |                |            |                              | Schedule and           |
|                             | Implementation | Mitigation | <b>Monitoring/ Reporting</b> | <b>Verification of</b> |
| Adopted Mitigation Measures | Responsibility | Schedule   | Responsibility               | Compliance             |

Historic American Buildings/Historic American Landscape Survey Level Photographs: 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.

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.

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.

| Adopted Mitigation Measures  | Implementation<br>Responsibility  | Mitigation<br>Schedule  | Monitoring/ Reporting<br>Responsibility   | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance                 |
|--|---|---|---|--|
| B. Video Recordation   | порополоние   | - Juneaute  |   | Computation  |
| 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.   | Project sponsor,<br>qualified<br>professional<br>videographer,<br>and qualified<br>narrator who<br>meets the<br>standards for | Prior to issuance of<br>demolition, site, or<br>building permits. | Project sponsor, qualified videographer, and qualified narrator to submit video documentation to the Planning Department. | Considered complete upon approval of video documentation by the Planning Department. |
| 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. | history,<br>architectural<br>history, or<br>architecture.   |   |   |  |
| 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.   |   |   |   |  |
| 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.  |   |   |   |  |

|   |   | <u>MO</u>  | MITORING AND REPORTING   | FROORAM  |
|---|---|--|--|--|
| Adopted Mitigation Measures   | Implementation<br>Responsibility  | Mitigation<br>Schedule   | Monitoring/ Reporting<br>Responsibility  | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance                         |
| Improvement Measure I-CR-1b: Interpretation   |   |  |  |  |
| 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. | Project sponsor and qualified professional with demonstrated experience in displaying information and graphics to the public (e.g., museum or exhibit curator). | Prior to issuance of<br>the architectural<br>addendum to the<br>site permit. | Project sponsor and qualified professional to submit a HRPIP to the Planning Department. | Ongoing during project operation following approval of the HRPIP by the Planning Department. |
| 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.   |   |  |  |  |
| The interpretive program should include the installation of permanent onsite 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  |   |  |  |  |

|   |                                  | МС   | NITORING AND REPORTING   | PROGRAM¹  |  |  |  |
|---|----------------------------------|--|--|---|--|--|--|
| Adopted Mitigation Measures   | Implementation<br>Responsibility | Mitigation<br>Schedule   | Monitoring/ Reporting<br>Responsibility  | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance  |  |  |  |
| 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.                                   |                                  |  |  |   |  |  |  |
| 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.   |                                  |  |  |   |  |  |  |
| 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.   |                                  |  |  |   |  |  |  |
| The interpretive program should be developed in coordination with the archaeological program if archaeological interpretation is required.  |                                  |  |  |   |  |  |  |
| The interpretive program should also coordinate with other interpretive programs currently proposed or installed in the vicinity or for similar resources in the city.  |                                  |  |  |   |  |  |  |
| Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse   |                                  |  |  |   |  |  |  |
| 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 | Project sponsor / contractor(s). | Prior to issuance of<br>the architectural<br>addendum to the<br>site permit. | Project sponsor and contractor(s) to submit a salvage plan to the Planning Department. | 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). |  |  |  |

salvage plan should be reviewed and approved by Planning Department

|  |                                  | MC   | ONITORING AND REPORTING   |  |
|--|----------------------------------|--|---|--|
| Adopted Mitigation Measures  | Implementation<br>Responsibility | Mitigation<br>Schedule                       | Monitoring/ Reporting<br>Responsibility   | Monitoring Actions,<br>Schedule and<br>Verification of<br>Compliance |
| 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: | 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              |
| 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   |                                  |  |   |  |

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parking will be discouraged.

construction workers.

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 <a href="https://www.511.org">www.511.org</a>, participating in the emergency ride home program through the City of San Francisco (<a href="https://www.sferh.org">www.sferh.org</a>), and providing transit information to

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

#### MONITORING AND REPORTING PROGRAM<sup>1</sup>

| Adopted Mitigation Measures  | Implementation<br>Responsibility | Mitigation<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring Actions/<br>Schedule and<br>Verification of<br>Compliance |
|--|----------------------------------|------------------------|---|--|
| Coordination of Temporary Sidewalk Closures: 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.  | ,                                |                        | ,                                       |  |
| Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access: 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. |                                  |                        |   |  |

Proposed Project Construction Updates for Adjacent Businesses and Residents: 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.

Adopted Mitigation Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

Implementation Responsibility: 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.

Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.

Monitoring/Reporting Responsibility: 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.

Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

<sup>&</sup>lt;sup>1</sup> Definitions of MMRP Column Headings:

## Exhibit D:

## Land Use Data

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## **LAND USE INFORMATION**

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

|                              | EVICTING                   | DDODOCED          | NIET NEW |
|------------------------------|----------------------------|-------------------|----------|
|                              | EXISTING CROSS SOLVANDE FO | PROPOSED          | NET NEW  |
|                              | GROSS SQUARE FO            | OUTAGE (GSF)      | 1        |
| 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 (L        | Jnits 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 - RES             | SIDENTIAL         |          |
| 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

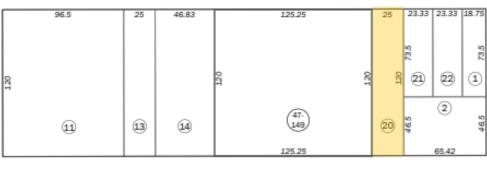
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## Assessor's Map

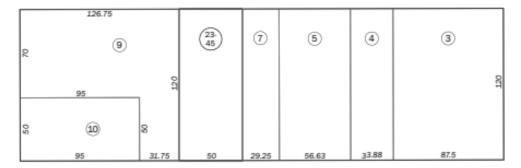
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BIk. 0646

PINE ST



AUSTIN ST



BUSH ST

P O L K

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

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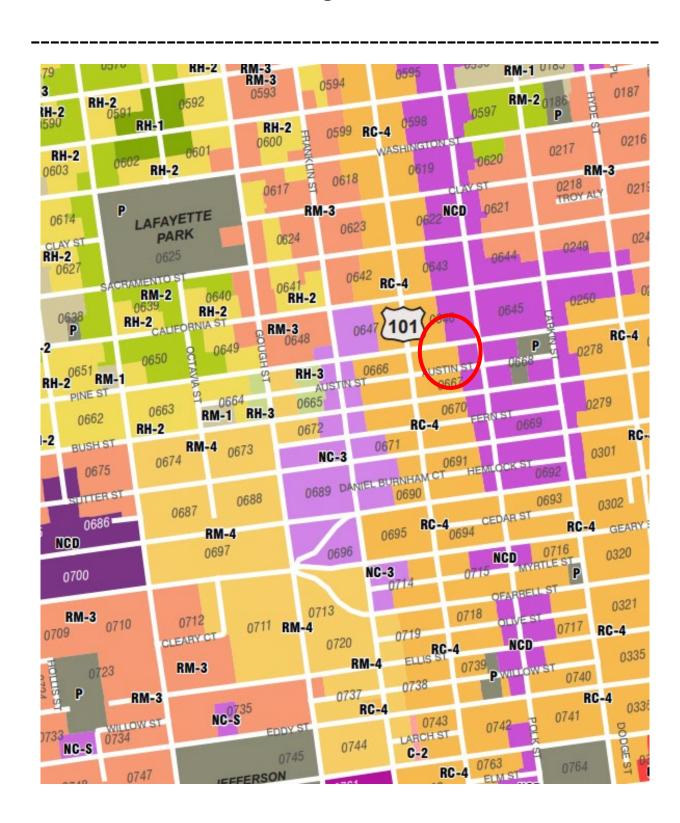
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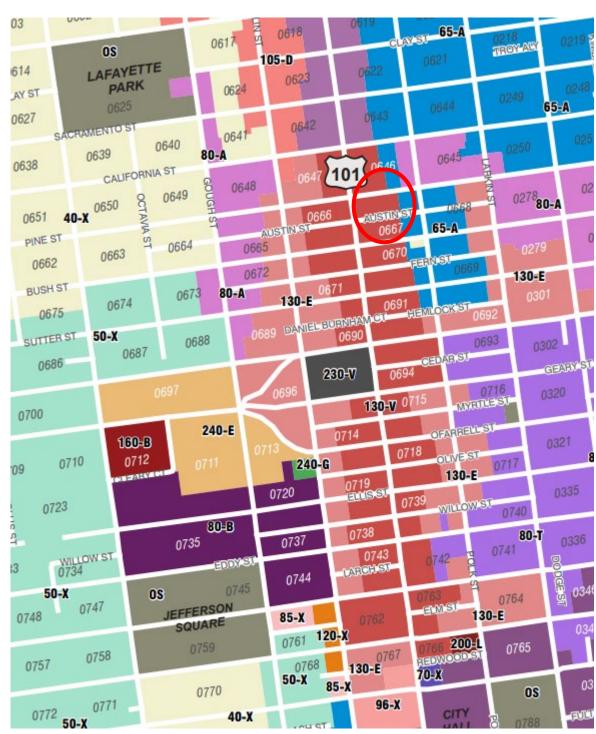
Z K

## **Zoning Districts**



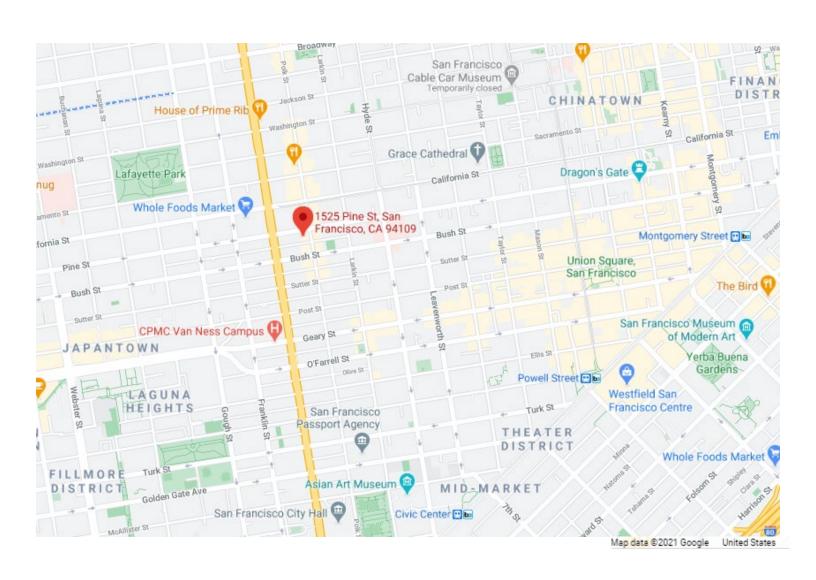
## Height & Bulk Districts

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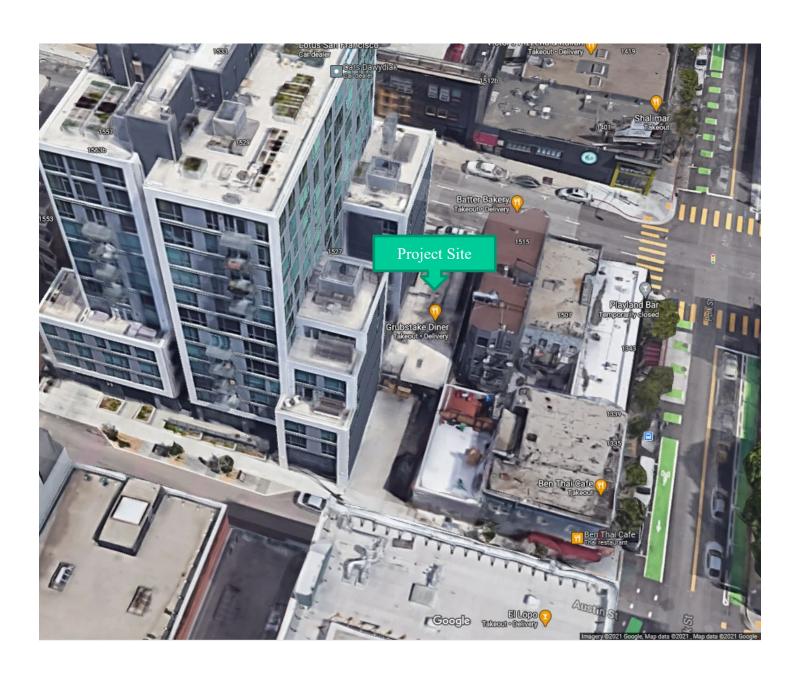
## Map View

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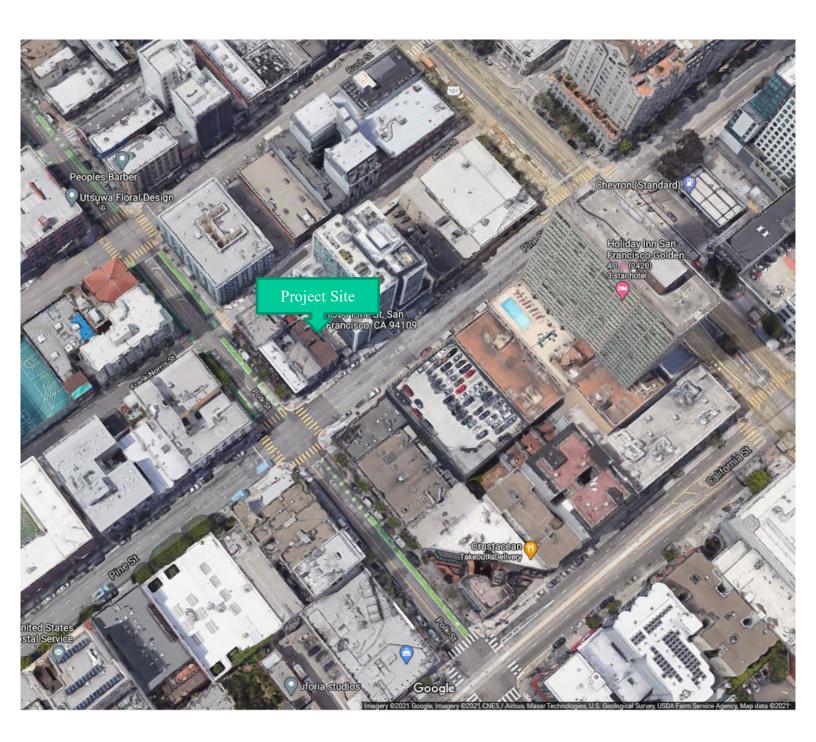
## Arial View – from Austin Street

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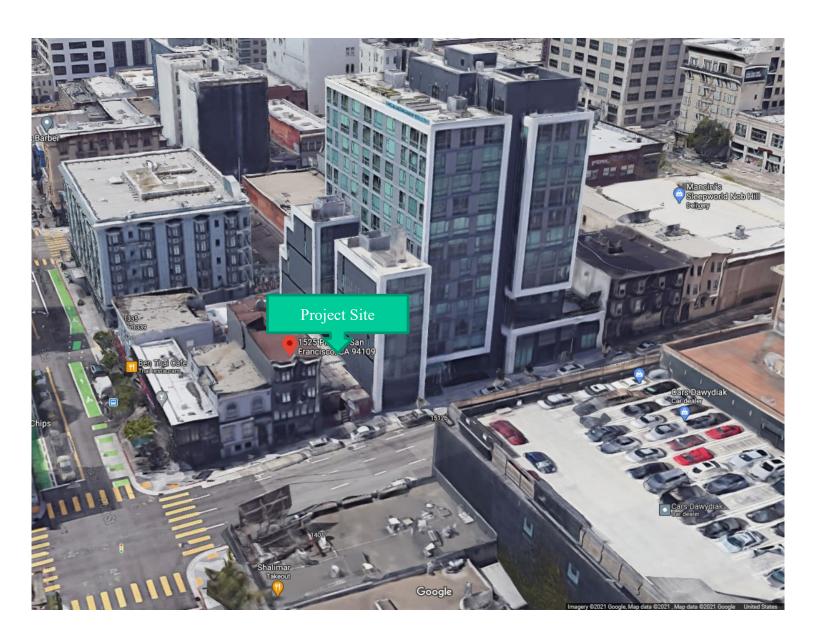
## Arial View – from Pine Street

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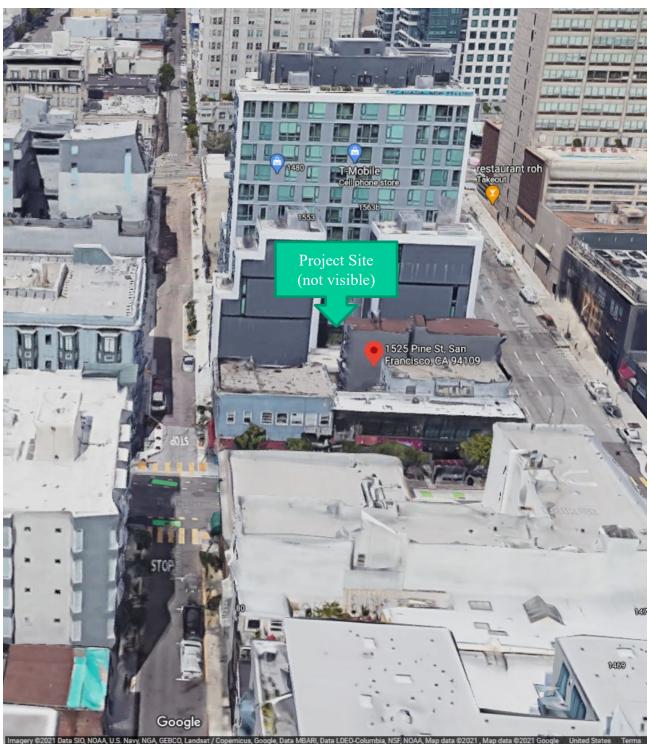
## Arial View – from Pine Street

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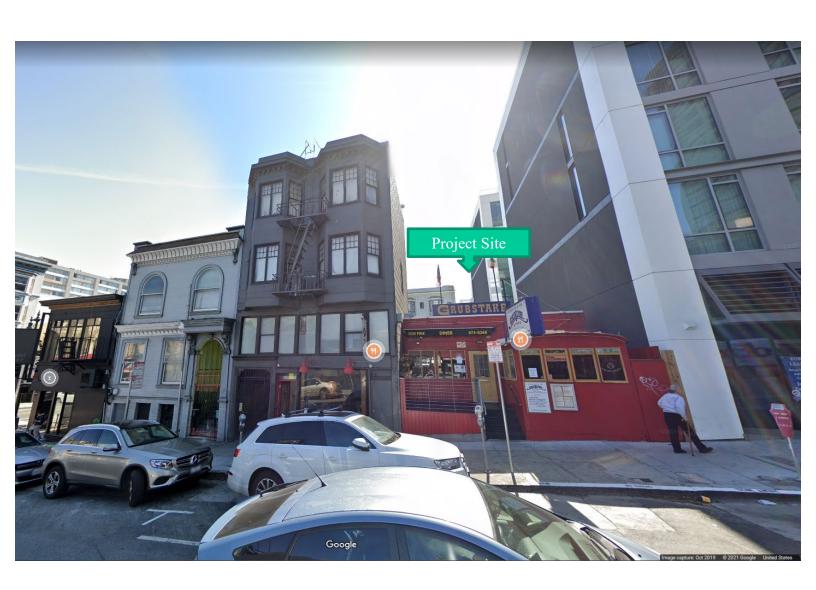
## Arial View from Polk Street

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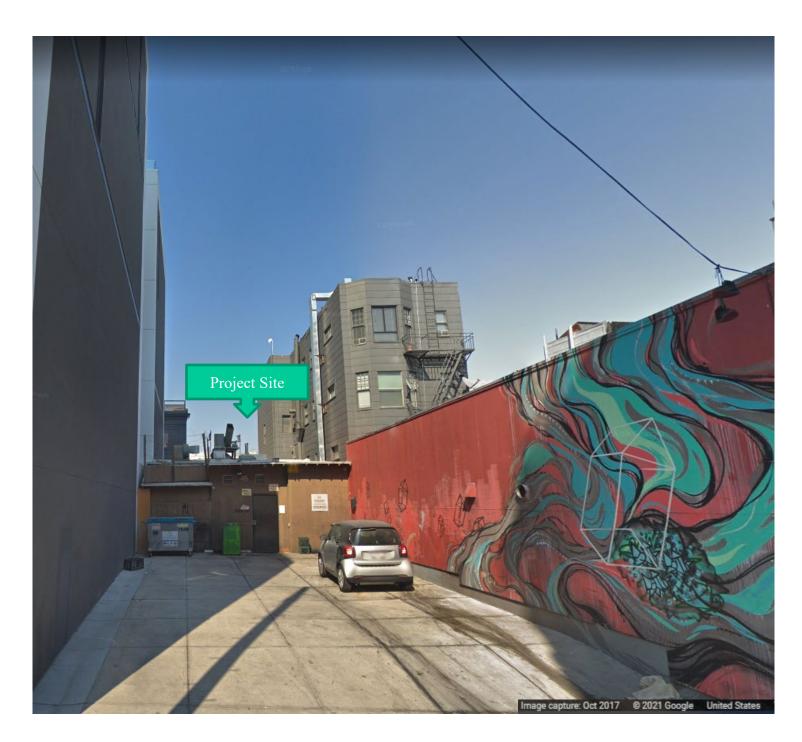
## Pine Street Frontage

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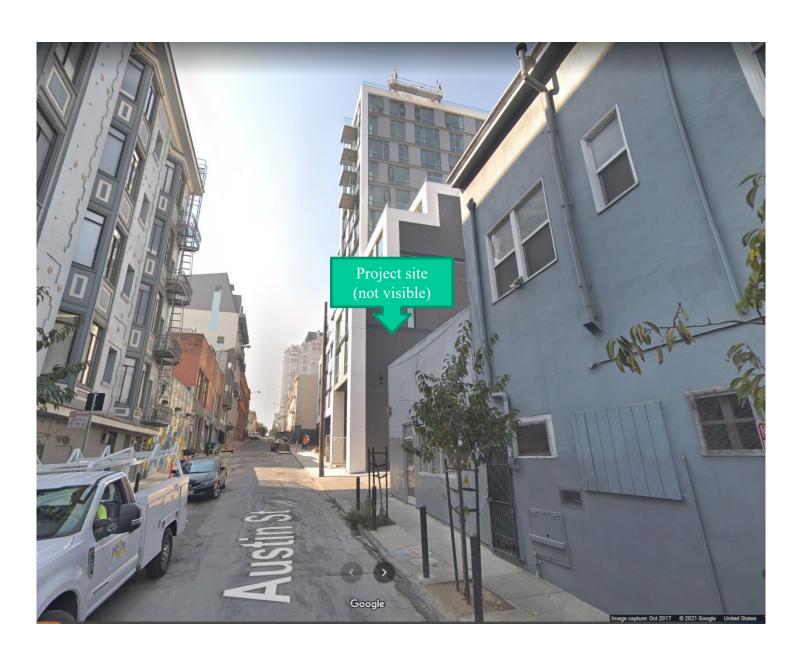
# Austin Street Frontage

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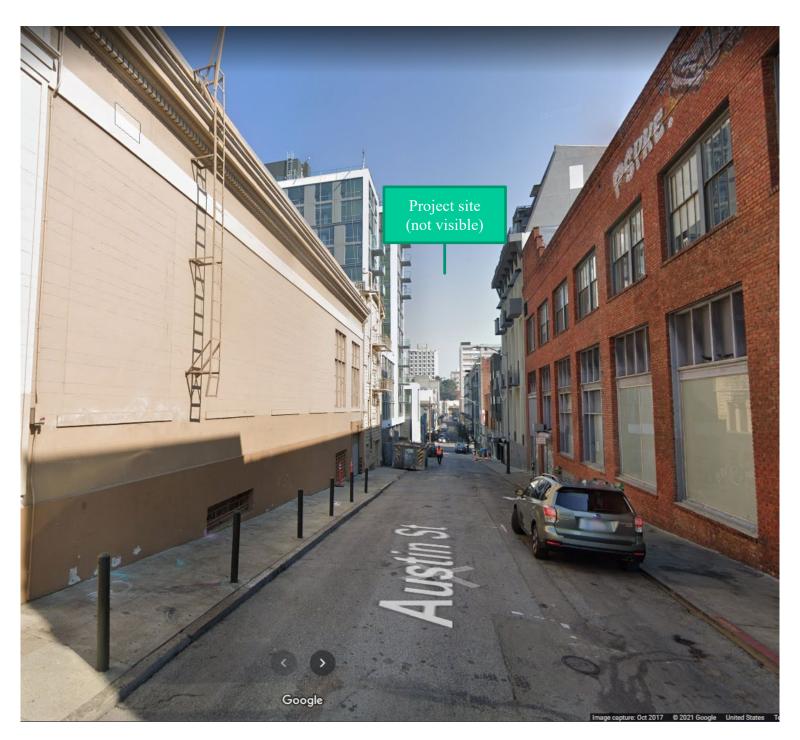
## Austin Street from Polk Street

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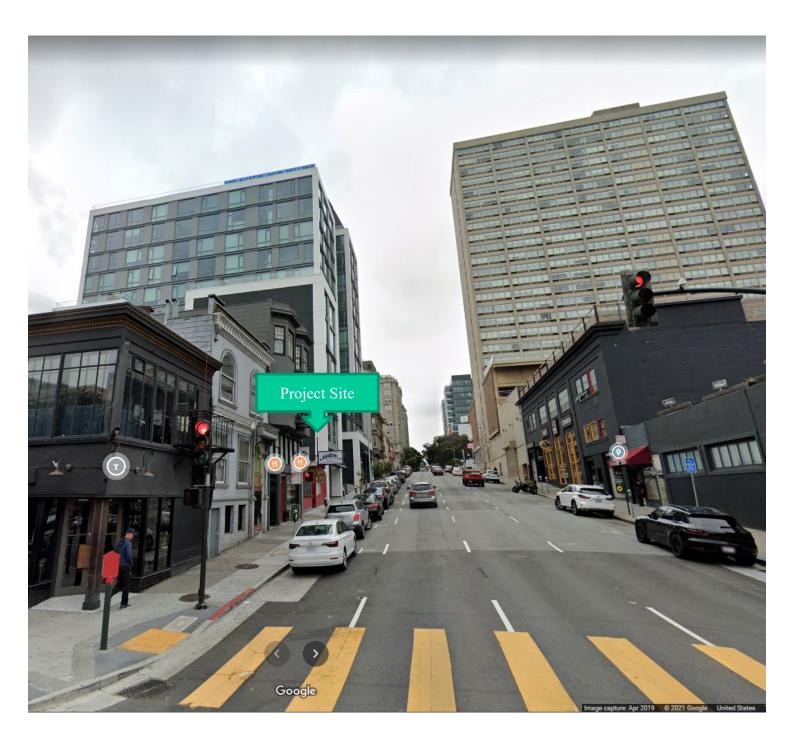
## Austin Street from Van Ness Avenue

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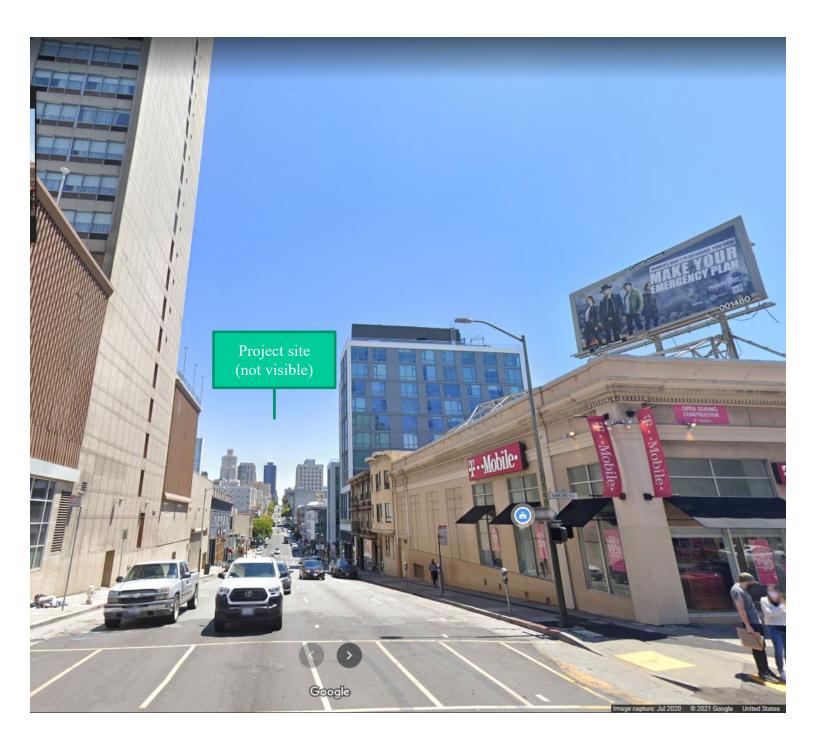
## Pine Street from Polk Street

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## MAP

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## Exhibit F:

# Project Sponsor Submittal

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#### **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 9<sup>th</sup>, 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 5<sup>th</sup>, 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.



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

argsf.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.

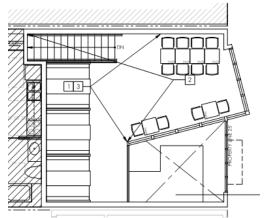


Original: The original design had the arched lunch wagon façade located on the second floor. The façade was at an angle to the property line and did not match the existing footprint.

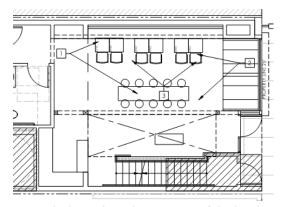


Revised: The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

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.

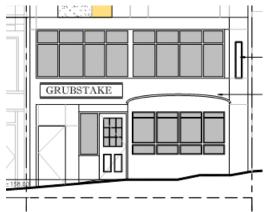


Revised: The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

#### 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 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      | <b>Current Design</b> |
|--------------|-------------------------------|--------------------|-----------------------|
| <b>□</b>     | Overall Square Footage        | Appx 20,874 sq. ft | Appx 24,630 sq. ft    |
|              | Number of Levels              | 7                  | 8                     |
| $ \uparrow $ | Overall Height                | 65 ft              | 83 ft                 |
|              | Total Number of Bedrooms      | 23                 | 30                    |
|              | Total Number of Units         | 15                 | 21                    |
| <b>₫</b>     | 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

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AFFIDAVIT

# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM





#### SAN FRANCISCO PLANNING DEPARTMENT

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

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 ore 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: $ ightarrow$     | 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%          |

<sup>\*</sup>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 he requirements of 25+ unit projects at or below 120 feet.

#### CHART 1-B: Requirements for all projects in <u>UMU Districts</u> with Complete EEA accepted <u>before</u> 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: $ ightarrow$ | 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 N | 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<br>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 <u>Rental Projects in UMU Districts</u> with Complete EEA/PRJ accepted <u>on or after</u> 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 Missio    | n 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 <u>UMU Districts</u> with Complete EEA/PRJ accepted <u>on or after</u> 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 <u>Rental projects</u> with Complete EEA/PRJ accepted <u>on or after</u> 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 M | arket Resi | dential SU | ID; Missio | n Plan Ar | ea; SOMA | NCT with | 25+ unit | s      |        |        |        |
| 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 <u>Owner projects</u> with Complete EEA/PRJ accepted <u>on or after 1/12/16 located</u> 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 | Residentia | al SUD; M | ission Pla | n Area; S | OMA 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 affordabliity 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 projecs 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+ u  | nits     |        |        |        |        |        |        |        |        |        |        |
| 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  | 5+ 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+ u | nits     |        |        |        |        |        |        |        |        |        |        |
| 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 | 5+ 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 DEPARTMENT

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

| This project requires the following approval:   |
|---|
| <ul> <li>Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)</li> <li>Zoning Administrator approval (e.g. Variance)</li> </ul>   |
| ☐ This project is principally permitted.  The Current Planner assigned to my project within the Planning Department is:  Samantha Updegrave   |
| A complete Environmental Evaluation Application or Project Application was accepted on:  EEA: 4/29/2016 SDB: 10/25/2019   |
| The project contains 21 total dwelling units and/or group housing rooms.  |
| This project is exempt from the <i>Inclusionary Affordable Housing Program</i> 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?            |
|   |

**Building Permit Number** 

- 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. X Rental. If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental untis for the life of the project. The applicable fee fate is the rental fee rate. 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) X 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
- 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.

- 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:
  - 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.
- 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 notifiy the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the thencurrent requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.
- 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%.
- 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.
- 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 Environm<br>State Density Bonus Pr<br>the Combination Afford | nental Evaluation Appli<br>rojects that have subn<br>dable Housing Alterna<br>cludes the demolition, | ication prior to a<br>nitted an Enviro<br>tive to record th | Januar<br>nmenta<br>ne requ | y 12, 2016 must selec<br>al Evaluation Applicati<br>iired fee on the densit | ct the Or<br>ion on oi<br>ty bonus                 | n-Site Affordab<br>r after to Janua<br>pursuant to F | ple Housing Alternative.  ary 12, 2016 must select  Planning Code Section  complete the Affordable |
|---|--|---|-----------------------------|---|--|--|--|
| On-site Affordab  | le Housing Alternativ  | e (Planning Co  | ode Se                      | ction 415.6, 419.3, or  | 206.4):  | %  | of the unit total.   |
| Number of Affordable  | Units to be Located ON   | I-SITE:   |                             |   |  |  |  |
| TOTAL UNITS:  | SRO / Group Housing:   | Studios:  |                             | One-Bedroom Units:  | Two-Bed  | Iroom Units:   | Three (or more) Bedroom Units:   |
| LOW-INCOME  | Number of Affordable Unit  | s   | % of To                     | otal Units  | ı  | AMI Level  |  |
| MODERATE-INCOME   | Number of Affordable Unit  | Number of Affordable Units                                  |                             | otal Units  |  | AMI Level  |  |
| MIDDLE-INCOME   | Number of Affordable Units   |   | % of Total Units            |   | AMI Level  |  |  |
| ☐ Off-site Affordab   | le Housing Alternativ  | <b>/e</b> (Planning Co                                      | ode Se                      | ection 415.7 or 419.3):   | :  | % of the u   | nit total.   |
| Number of Affordable  | Units to be Located OF   | F-SITE:   |                             |   |  |  |  |
| TOTAL UNITS:  | SRO / Group Housing:   | Studios:  |                             | One-Bedroom Units:  | Two-Bed  | Iroom Units:   | Three (or more) Bedroom Units:   |
| Area of Dwellings in Princip  | al 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  | mber of Market-Rate Units in the Off-site Project: |  |  |
| AMI LEVELS:   | Number of Affordable Unit  | s   | % of Total Units            |   |  | AMI Level  |  |
|   | Number of Affordable Unit  | s   | % of To                     | otal Units  |  | AMI Level  |  |
|   | Number of Affordable Unit  | s   | % of To                     | % of Total Units  |  | AMI Level  |  |

### UNIT MIX TABLES: CONTINUED

| · · · · · · · · · · · · · · · · · · ·  | $\frac{6.67}{6.67}$ % of affordable | ·                   |            | nd the number of on-site and | d/or off-site | below market ra  | te units for rent and/or for sale. |  |
|--|-------------------------------------|---------------------|------------|------------------------------|---------------|------------------|------------------------------------|--|
|  |                                     |                     |            | 100%" for the on-site        | requiren      | nent field and   | I complete the Density             |  |
| Bonus section  | below.                              |                     |            |                              |               |                  |                                    |  |
| Number of Affordable   | Units to be Located ON              | I-SITE:             |            |                              |               |                  |                                    |  |
| TOTAL UNITS:   | SRO / Group Housing:                | Studios:            |            | One-Bedroom Units:           | Two-Bed       | Iroom Units:     | Three (or more) Bedroom Units:     |  |
| 2. Off-Site  | % of affordable                     | housing require     | ement.     |                              |               |                  |                                    |  |
| Number of Affordable   | Units to be Located OF              | F-SITE:             |            |                              |               |                  |                                    |  |
| TOTAL UNITS:   | SRO / Group Housing:                | Studios:            |            | One-Bedroom Units:           | Two-Bed       | Iroom Units:     | Three (or more) Bedroom Units:     |  |
| Area of Dwellings in Princip   | pal Project (in sq. feet):          | Off-Site Project Ad | ddress:    |                              |               |                  |                                    |  |
| Area of Dwellings in Off-Site  | e Project (in sq. feet):            |                     |            |                              |               |                  |                                    |  |
| Off-Site Block/Lot(s):   |                                     | Motion No. for Off  | f-Site Pro | pject (if applicable):       | Number        | of Market-Rate U | nits in the Off-site Project:      |  |
|  |                                     |                     |            |                              |               |                  |                                    |  |
| Income Levels for On-  | Site or Off-Site Units in           | Combination Pr      | ojects:    |                              |               |                  |                                    |  |
| AMI LEVELS:  | Number of Affordable Uni            | ts                  | % of To    | otal Units                   | AMI Level     |                  |                                    |  |
| AMI LEVELS:  | Number of Affordable Uni            | ts                  | % of To    | otal Units AMI Level         |               | AMI Level        |                                    |  |
| AMI LEVELS:  | Number of Affordable Uni            | ts                  | % of To    | otal Units                   |               | AMI Level        |                                    |  |
| 3. Fee   | % of affordable                     | housing require     | ement.     |                              |               |                  |                                    |  |
|  |                                     | ntage, up to 35%    | % <u>3</u> |                              | er of bo      | nus units and    | the bonus amount of                |  |
| I acknowledge that<br>residential floo   | -                                   | tion 415.4 requi    | res tha    | at the Inclusionary Fee      | be char       | rged on the b    | onus units or the bonus            |  |
| Affordable Unit Replac   | cement: Existing Numb               | er of Affordable    | Units to   | o be Demolished, Conv        | erted, or     | Removed for      | the Project                        |  |
| TOTAL UNITS:   | SRO / Group Housing:                | Studios:            |            | One-Bedroom Units:           | Two-Bed       | Iroom Units:     | Three (or more) Bedroom Units:     |  |
| This project will replac   | e the affordable units              | to be demolish      | ed, cor    | nverted, or removed u        | ısing the     | following me     | thod:                              |  |
| ☐ On-site Afford   | dable Housing Alterna               | tive                |            |                              |               | -                |                                    |  |
| □ Payment of the state of | ne Affordable Housing               | Fee prior to the    | e first c  | construction documen         | nt issuan     | ce               |                                    |  |
| -  | dable Housing Alterna               |                     |            |                              |               |                  |                                    |  |
| □ Combination  |                                     |                     |            |                              |               |                  |                                    |  |

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

| Contact Information and Declaration of Sponsor of PRINCIPA   | L PROJECT  |
|--|--|
|  |  |
| 1525 Pine Street Dev LLC   |  |
| Company Name   |  |
| Nicholas Pigott  |  |
| Name (Print) of Contact Person   |  |
| 1555 Pacific Ave   | San Francisco CA 94109   |
| Address  | City, State, Zip   |
| 206.920.7003   | 1525pinestreet@gmail.com   |
| Phone   Fax  | Email  |
| of the State of California that the foregoing is true at accurate to the best of my knowledge and that I into 415 as indicated above.  | operty. I declare under penalty of perjury under the laws<br>nd correct. I hereby declare that the information herein is<br>end to satisfy the requirements of Planning Code Section |
| Sign Here  |  |
| Signature:   | Name (Print), Title:   |
| Wish light   | 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 be analyse along along the state of the st | An the book of any language and the University of the Co. C. C.  |
| the requirements of Planning Code Section 415 as indicated the requirements of Planning Code Sectio | to the best of my knowledge and that I intend to satisfy cated 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 Pigot           | ff     |            |                 |                                       |  |
|---|----------------------------|--------|------------|-----------------|---------------------------------------|--|
| PROPERTY OWNER'S ADDRESS:                               | Tittii. Tvick i igo        |        | PHONE:     |                 |                                       |  |
| 1555 Pacific Avenue                                     |                            | ( 20   | 0.2        | 20-7003         |                                       |  |
| San Francisco, CA                                       |                            | EMAIL: |            |                 |                                       |  |
|   |                            | 1      |            | eet@gmail.c     | om                                    |  |
| 94109   |                            |        | •          |                 |                                       |  |
| APPLICANT'S NAME:                                       |                            |        |            |                 |                                       |  |
| Pelosi Law Group  | Attn: Alexis Pel           | osi    |            |                 | Same as Above                         |  |
| APPLICANT'S ADDRESS:                                    |                            | TELE   | PHONE:     |                 |                                       |  |
| 12 Geary Street, 8th Floor                              |                            | (41    | 5) 29      | 90-4774         |                                       |  |
| San Francisco, CA                                       |                            | EMAIL  | <i>-</i> : |                 |                                       |  |
| 94108   |                            | ale    | exis@pel   | osilawgrou      | p.com                                 |  |
| CONTACT FOR PROJECT INFORMATION:                        |                            |        |            |                 |                                       |  |
|   |                            |        |            |                 | Same as Above                         |  |
| ADDRESS:  |                            | TELEF  | PHONE:     |                 |                                       |  |
|   |                            | (      | )          |                 |                                       |  |
|   |                            | EMAIL  | _:         |                 |                                       |  |
|   |                            |        |            |                 |                                       |  |
|   |                            |        |            |                 |                                       |  |
| COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO | O THE ZONING ADMINISTRATOR | i):    |            |                 | Same as Above $\overline{\mathrm{X}}$ |  |
| ADDRESS:  |                            | TELE   | PHONE:     |                 | Same as Above 🔼                       |  |
|   |                            | (      | )          |                 |                                       |  |
|   |                            | EMAIL  |            |                 |                                       |  |
|   |                            |        | -          |                 |                                       |  |
| O Leasting and Project Description                      |                            |        |            |                 |                                       |  |
| Location and Project Description                        |                            |        |            |                 |                                       |  |
| STREET ADDRESS OF PROJECT:                              |                            |        |            |                 | ZIP CODE:                             |  |
| 1525 Pine Street  |                            |        |            |                 | 94109                                 |  |
| CROSS STREETS:  |                            |        |            |                 |                                       |  |
| Polk Street, Van Ness Avenue                            |                            |        |            |                 |                                       |  |
| 1   | NG DISTRICT:               |        |            | HEIGHT/BULK D   | ISTRICT:                              |  |
| 0667 / 020 Pol  | lk Street NCD              |        |            | 65-A            |                                       |  |
| PROJECT TYPE: (Please check all that apply)             | EXISTING DWELLING UI       | NITS:  | PROPOSED [ | DWELLING UNITS: | NET INCREASE:                         |  |
| X New Construction                                      | 0                          |        |            | 21              | 21                                    |  |
| ★ Demolition  | U                          |        |            | 21              | 21                                    |  |
|   |                            |        |            |                 |                                       |  |
| Alteration  |                            |        |            |                 |                                       |  |
| ☐ Other:  |                            |        |            |                 |                                       |  |

## Compliance with the Anti-Discriminatory Housing Policy

| subsidiary, or a<br>the applicant's                     | cant or sponsor, including the applicant or sponsor's parent company, any other business or entity with an ownership share of at least 30% of company, engage in the business of developing real estate, owning easing or selling individual dwelling units in States or jurisdictions fornia?            | ☐ YES | X NO |
|---|---|-------|------|
| 1a. If yes, in wh                                       | nich States?  |       |      |
| States that the sale, lea                               | s the applicant or sponsor, as defined above, have policies in individual prohibit discrimination based on sexual orientation and gender identity in ase, or financing of any dwelling units enforced on every property in the tes where the applicant or sponsor has an ownership or financial interest? | ☐ YES | □ NO |
| prohibits dis<br>lease, or fin                          | the applicant or sponsor, as defined above, have a national policy that scrimination based on sexual orientation and gender identity in the sale, ancing of any dwelling units enforced on every property in the United re the applicant or sponsor has an ownership or financial interest in             | ☐ YES | □ NO |
|   | 1b and/or 1c is yes, please provide a copy of that policy or policies as part lemental information packet to the Planning Department.   |       |      |
|   | Human Rights Commission contact information hrc.info@sfgov.org or (415)252-2500   |       |      |
| Applicant'  | s Affidavit   |       |      |
| <ul><li>a: The unders</li><li>b: The informal</li></ul> | of perjury the following declarations are made: igned is the owner or authorized agent of the owner of this property. ation presented is true and correct to the best of my knowledge. mation or applications may be required.  |       |      |
|   |   |       |      |

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:   | Date:               |
| Printed Name:Samantha Updegrave  | Phone: 628.652.7233 |
| ROUTED TO HRC:   | DATE:               |
|  | 3/10/2021           |

## Exhibit I:

# First-Source Hiring Affidavit

\_\_\_\_\_



# 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                |                   |                     |                     | 0667/02        | 0                           |
|                                 |                   |                     |                     |                |                             |
| BUILDING PERMIT APPLICATION NO. |                   | CASE NO. (IF APPLIC | ABLE)               | MOTION NO. (IF | APPLICABLE)                 |
| 2015-009955PRJ                  |                   |                     |                     |                |                             |
| PROJECT SPONSOR MAIN CO         |                   |                     |                     | PHONE          |                             |
| 1525 Pine Street Dev LLC        |                   | Nick Pigott         |                     | (206) 920-7003 |                             |
| ADDRESS                         |                   |                     |                     |                |                             |
| 1555 Pacific Avenue             |                   |                     |                     |                |                             |
| CITY, STATE, ZIP                |                   |                     | EMAIL               |                |                             |
| San Francisco, CA 941           | .09               |                     | 1525pinest          | reet@gmail     | .com                        |
| ESTIMATED RESIDENTIAL UNITS     | ESTIMATED SQ FT 0 | COMMERCIAL SPACE    | ESTIMATED HEIGHT/FL | OORS           | 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   |
|-------|--|
|       | Project is wholly Residential  |
|       | Project is wholly Commercial   |
| X     | Project is Mixed Use   |
| X     | A: The project consists of ten (10) or more residential units;                     |
|       | B: The project consists of 25,000 square feet or more gross commercial floor area. |
|       | C: Neither 1A nor 1B apply.  |
|       |  |

#### NOTES:

- If you checked C, this project is NOT 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.org
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior
  to receiving construction permits from Department of Building Inspection.

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):

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

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

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

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

| PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE        | EMAIL  | PHONE NUMBER                 |
|--|--|------------------------------|
| Nicholas Pigott, Manager                                 | 1525pinestreet@gmail.com                     | 206.920.7003                 |
| I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS | ACCUPATE TO THE BEST OF MY KNOW! EDGE AND TH | AT I COOPDINATED WITH OFWD'S |
|  | STRATIVE CODE CHAPTER 83.                    |                              |
| CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINIS |  | 020                          |
|  | STRATIVE CODE CHAPTER 83.                    |                              |

emailed 3/10/2021

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