



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Downtown Project Authorization & Variance

HEARING DATE: MARCH 29, 2018

*Date:* March 15, 2018  
*Case No.:* **2015-015203DNXVAR**  
*Project Address:* **135 Hyde Street**  
*Zoning:* C-3-G (Downtown – General)  
80-X Height and Bulk District  
*Block/Lot:* 0346/002  
*Project Sponsor:* Jonathan Pearlman  
Elevation Architects  
1159 Green Street, Suite 4  
San Francisco, CA 94109  
*Staff Contact:* Andrew Perry – (415) 575-9017  
[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed Project would demolish the existing one-story, 4,950 square-foot building last used as an automotive repair garage, and construct a new 8-story-over-basement, 80-foot tall building (plus a 16-foot tall elevator penthouse), which contains 54,109 square feet of total development (45,322 gross square feet), allocated to 69 residential dwelling units (one studio, sixty 1-bedrooms, and eight 2-bedrooms), 940 square feet of ground floor commercial space, 3,323 square feet of common usable open space for residents, and a basement garage accessed through a single garage door and 10-foot wide curb cut along Hyde Street, with 18 vehicle parking spaces, 1 car-share space, and 69 Class 1 bicycle parking spaces, with 6 additional Class 2 bicycle parking spaces along Hyde Street.

### SITE DESCRIPTION AND PRESENT USE

The Project Site is located at 135 Hyde Street, on the west side of Hyde Street between Turk Street to the north and Golden Gate Avenue to the south, Lot 002 in Assessor's Block 0346. The property is a rectangular-shaped lot, measuring approximately 137.6 feet deep and 55 feet wide at its sole frontage along Hyde Street, for a total area of approximately 7,568 square feet. The property is currently developed with a one-story, approximately 4,950 square-foot auto repair garage built in 1920, and which is a contributor to the Uptown Tenderloin Historic District. The subject property is located within the C-3-G (Downtown – General Commercial) Zoning District, an 80-X Height and Bulk District, the Uptown Tenderloin Historic District, and the Downtown Plan Area.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is located within the Downtown – Civic Center neighborhood, just outside the publicly-zoned parcels of the immediate Civic Center Plaza area, and along the northern boundary of the C-3, Downtown-zoned area. Moving farther to the north, the neighborhood transitions into the Tenderloin, characterized by RC-4 Zoning and the North of Market Residential SUD. These three zoning districts – “P”, “C-3-G”, and “RC-4” – comprise the majority of the parcels in the vicinity, with exception for some NC-3 zoned properties along Polk Street to the west of the Project Site.

In general, those buildings located within the “P”-zoned, Public District are civic-oriented buildings centered on Civic Center and UN Plazas. Heights of buildings tend to be similarly scaled to preserve the sightlines and significance of these buildings and City Hall particularly. Moving north to the adjacent RC-4 District and Tenderloin neighborhood, these properties are also typically zoned up to 80 feet in height, similar to that of the Civic Center area. Uses are predominantly residential on upper floors, including residential hotels, with ground floor lobbies or small retail, commercial uses, including smaller entertainment uses. Upper floors may also sometimes contain office or hotel uses, and it is also worth noting that UC Hastings College of Law is approximately one block south of the Project Site. In general, there is not an abundance of existing public open space within this District, however, Civic Center Plaza serves as a large gathering point and place of passive recreation in the immediate vicinity. Additionally, Turk-Hyde Mini Park is located just north of the Project Site. Lastly, the C-3-G zoned parcels in proximity are primarily oriented along Market Street and generally confer greater heights to buildings. Uses on upper floors tend to be reserved for office development, including a number of civic-oriented offices, with ground floors reserved for building lobbies or active commercial and retail. Hotels and larger entertainment uses are also found in this area, in part contributing to the Market Street Theatre and Loft Historic District.

## **ENVIRONMENTAL REVIEW**

On March 5, 2018, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	March 9, 2018	March 9, 2018	20 days
Mailed Notice	20 days	March 9, 2018	March 9, 2018	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has received 19 signatures or letters of support from individuals residing or operating businesses in the vicinity of the Project Site. Additionally, the Project has received a letter of support from Randy Shaw, Tenderloin Housing Clinic; with their offices located directly across from the Project Site, this letter supports the Project for bringing much needed housing to this neighborhood, and acknowledges the Project Sponsor’s efforts on other

projects in maintaining active and attractive ground floor and adjacent sidewalk areas. No comments have been received in opposition to the Project.

- During the application process, the Project Sponsor has reached out to neighboring residents and businesses during the formal pre-application meeting. Additionally, the Project Sponsor continued discussions with community members as project design evolved, from which there was evidence of support for the proposed unit layout configurations, including some nested bedrooms which would allow for living room and kitchen areas to receive greater direct exposure to the street or to the Project's proposed courtyard.

## ISSUES AND OTHER CONSIDERATIONS

- **Planning Code Exceptions.** The Project does not strictly conform to several aspects of the Planning Code. As part of the Downtown Project Authorization process, the Commission may grant exceptions from certain requirements of the Planning Code for projects that meet specified criteria. The Project requests exceptions regarding "Rear Yard" (Section 134(d)), and "Reduction of Ground-Level Wind Currents in C-3 Districts" (Section 148). Compliance with the specific criteria for each exception is summarized below, and is described in the attached draft Downtown Project Authorization motion.
  - **Rear Yard (Section 134(d)).** The Planning Code requires that the Project provide a rear yard equal to 25 percent of the lot depth at the first level containing a dwelling unit, and at every subsequent level. Exceptions to the rear yard requirements may be granted if the building location and configuration assure adequate light and air to the residential units and the open space provided.

With a lot depth of approximately 137'-7", the Project would be required to provide a rear yard setback equal to approximately 34'-5" starting at the ground floor level, which contains dwelling units. The Project does not provide a Code-compliant rear yard area at the rear-most portion of the lot, and rather has proposed a courtyard area along the northern side property line, which has been designed in consideration of, and with respect to the adjacent courtyard feature at 421 Turk Street. In this way, both properties would retain greater access to light and air for the residential units on each property, as well as to the open spaces provided, than what would otherwise be provided were this Project to have pursued a strictly Code-compliant option.

- **Ground-Level Wind Currents (Section 148).** In the C-3 zoning districts, new buildings are required to be shaped, or other wind-baffling measures adopted, so that the building will not cause ground-level wind currents to exceed the comfort level of 11 mph equivalent wind speed in areas of substantial pedestrian use or 7 mph equivalent wind speed in public seating areas, for more than 10 percent of the time year-round, between 7 a.m. and 6 p.m. If pre-existing wind speeds exceed the comfort level, or if the building would cause speeds to exceed the comfort level, the building should be designed to reduce wind speeds to the comfort level. Exceptions to these requirements may be granted if it can be shown that the building or addition cannot be shaped to meet the requirements without unduly restricting the development potential of the site, and if it is

found that these wind exceedances are limited with respect to the speed, the location(s), and/or duration of these exceedances.

Independent consultants RWDI analyzed ground-level wind currents in the vicinity of the Project Site using 43 test points. The existing conditions showed that 18 of the 43 locations exceed the comfort criteria, with an average wind speed close to 11 mph with comfort exceedances occurring 12% of the time. The Project would result in a net addition of two exceedance locations (20 of 43), with average wind speed increasing slightly to 12mph, and overall exceedances seen 13% of the time. It is unlikely that the building could be designed in a manner to eliminate these new exceedances or all of the existing exceedances. Increases to the speed, location and duration of these exceedances caused by the Project are limited and to be expected in a dense urban environment. The Project would not result in any hazard-level exceedances.

- **Variance – Dwelling Unit Exposure.** The Project requests a Variance from dwelling unit exposure requirements of the Planning Code. Section 140 requires that at least one room of all dwelling units face onto a public street, a rear yard, or other open area that meets minimum requirements for dimensions. Dwelling units facing out onto Hyde Street, along with the dwelling units proposed at the 7<sup>th</sup> and 8<sup>th</sup> floors facing the proposed courtyard would comply with the exposure requirement, for 38 of the 69 units in total. The remaining units at floors 1 through 6, however, require a variance; these units still face onto the proposed courtyard as well, which is sizable at 25' x 41', and then expanding to 25' x 58' at the third floor and above, but this area does not strictly meet the required dimensions as described in Code.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must approve a Downtown Project Authorization, pursuant to Planning Code Section 309, granting exceptions to the requirements for Rear Yard (Section 134(d)), and Ground Level Wind Currents (Section 148). In addition, the Zoning Administrator would need to grant a Variance from Dwelling Unit Exposure requirements (Section 140).

## **BASIS FOR RECOMMENDATION**

- The Project will add 69 dwelling units to the City's housing supply, including 10 permanently affordable units on-site. The Project is in-fill development, replacing a vacant, non-conforming auto repair garage.
- The Project Site is located with convenient access to multiple modes of public transit, and will be constructed at a parking ratio of only 0.26, less than principally permitted as accessory.
- The Project's proposed unit sizes and layout would help promote relative affordability within the context of market rate units, and which could serve as a workforce or student housing supply option. The proposed configurations have support of adjacent neighbors and the Tenderloin Housing Clinic.
- The Project will provide a ground floor commercial space that will make for a more pedestrian-oriented environment, and which will help improve safety and visual interest. The Project will remove one existing curb cut, resulting in a single, 10-foot wide curb cut.



- The Project has been designed with respect to adjacent buildings, both in regard to minimizing impacts to adjacent light and air, and in terms of the façade and the building's context within the Uptown Tenderloin Historic District.
- The Project would create construction jobs as well as new jobs within the proposed commercial space.
- The project complies with all applicable requirements of the Planning Code, aside from the exceptions requested pursuant to Planning Code Section 309 and the requested Variance.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is consistent with the Objectives and Policies of the General Plan, including the Downtown Area Plan.

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

Draft Downtown Project Authorization Motion

Block Book Map

Sanborn Map

Zoning Map

Height & Bulk Map

Aerial Photographs

Context Photographs

Hearing Notice Poster

CEQA Class 32 Categorical Exemption Determination

Preservation Team Review Form

Section 295 Shadow – No Impact Letter

Public Correspondence in Support

Application Submittal:

- Downtown Project Authorization Application
- Variance Application
- First-Source Hiring Affidavit
- Non-Discriminatory Housing Affidavit
- Inclusionary Affordable Housing Program: Affidavit for Compliance
- Plans, 11x17

Attachment Checklist

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

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

\_\_\_\_\_AWP\_\_\_\_\_  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415)                 | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Transportation Sustainability Fee (Sec. 411A) | <input type="checkbox"/> Better Streets Plan (Sec. 138.1)             |
| <input checked="" type="checkbox"/> Residential Childcare Fee (Sec. 414A)         | <input checked="" type="checkbox"/> Public Art (Sec. 429)             |

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## Planning Commission Draft Motion

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*Reviewed by:* Mark Luellen, Northeast Team Manager  
[mark.luellen@sfgov.org](mailto:mark.luellen@sfgov.org), (415) 558-6697

**ADOPTING FINDINGS RELATED TO THE APPROVAL OF A SECTION 309 DETERMINATION OF COMPLIANCE AND REQUEST FOR EXCEPTIONS TO REAR YARD SETBACK REQUIREMENTS PER PLANNING CODE SECTION 134 AND REDUCTION OF GROUND-LEVEL WIND CURRENTS PER PLANNING CODE SECTION 148 TO ALLOW A PROJECT TO DEMOLISH AN EXISTING ONE-STORY, 4,950 SQUARE-FOOT AUTO REPAIR GARAGE, AND CONSTRUCT AN 8-STORY OVER BASEMENT, 80-FOOT TALL RESIDENTIAL BUILDING WITH 69 DWELLING UNITS, APPROXIMATELY 940 SQUARE FEET OF GROUND FLOOR RETAIL, APPROXIMATELY 3,323 SQUARE FEET OF COMMON OPEN SPACE, 75 BICYCLE PARKING SPACES (69 CLASS 1, 6 CLASS 2), 18 VEHICULAR PARKING SPACES AND 1 CAR-SHARE SPACE WITHIN THE DOWNTOWN – GENERAL (C-3-G) ZONING DISTRICT AND 80-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On December 17, 2015, Jonathan Pearlman (“Project Sponsor”) filed an Environmental Evaluation application with the Planning Department (“Department”), to demolish the existing one-story, 4,950 square-foot auto repair garage at 135 Hyde Street, and construct an 8-story over basement, 80-foot tall

residential building with 69 dwelling units, approximately 940 square feet of ground floor retail, approximately 3,323 square feet of common open space, 75 bicycle parking spaces, 18 vehicle parking spaces and 1 car-share space.

On December 14, 2016, the Project Sponsor filed an application with the Department for a Determination of Compliance with Planning Code Section 309, as amended and supplemented on March 7, 2018, with exceptions requested to the requirements for Rear Yard setbacks (Section 134), and Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148), within the C-3-G (Downtown – General) District and 80-X Height and Bulk District, Lot 002 in Assessor’s Block 0346. On November 9, 2017, the Project Sponsor also filed an application with the Department requesting a Variance from requirements for Dwelling Unit Exposure (Section 140); this application was also amended and supplemented on March 7, 2018.

On March 5, 2018, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On March 29, 2018, the Planning Commission (“Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting regarding the Downtown Project Authorization application with requested exceptions, and the Zoning Administrator considered the requested Variance, under Case No. 2015-015203DNXVAR.

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

**MOVED**, that the Commission hereby approves the Downtown Project Authorization and exceptions requested in Application No. 2015-015203DNXVAR, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located at 135 Hyde Street, on the west side of Hyde Street between Turk Street to the north and Golden Gate Avenue to the south, Lot 002 in Assessor’s Block 0346. The property is a rectangular-shaped lot, measuring approximately 137.6 feet deep and 55 feet wide at its sole frontage along Hyde Street, for a total are of approximately 7,568 square feet. The property is currently developed with a one-story, approximately 4,950 square-foot auto repair garage built in 1920, and which is a contributor to the Uptown Tenderloin Historic District. The subject property is located within the C-3-G (Downtown – General Commercial) Zoning District, an 80-X Height and Bulk District, the Uptown Tenderloin Historic District, and the Downtown Plan Area.

3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Downtown – Civic Center neighborhood, just outside the publicly-zoned parcels of the immediate Civic Center Plaza area, and along the northern boundary of the C-3, Downtown-zoned area. Moving farther to the north, the neighborhood transitions into the Tenderloin, characterized by RC-4 Zoning and the North of Market Residential SUD. These three zoning districts – “P”, “C-3-G”, and “RC-4” – comprise the majority of the parcels in the vicinity, with exception for some NC-3 zoned properties along Polk Street to the west of the Project Site.

In general, those buildings located within the “P”-zoned, Public District are civic-oriented buildings centered on Civic Center and UN Plazas. Heights of buildings tend to be similarly scaled to preserve the sightlines and significance of these buildings and City Hall particularly. Moving north to the adjacent RC-4 District and Tenderloin neighborhood, these properties are also typically zoned up to 80 feet in height, similar to that of the Civic Center area. Uses are predominantly residential on upper floors, including residential hotels, with ground floor lobbies or small retail, commercial uses, including smaller entertainment uses. Upper floors may also sometimes contain office or hotel uses, and it is also worth noting that UC Hastings College of Law is approximately one block south of the Project Site. In general, there is not an abundance of existing public open space within this District, however, Civic Center Plaza serves as a large gathering point and place of passive recreation in the immediate vicinity. Additionally, Turk-Hyde Mini Park is located just north of the Project Site. Lastly, the C-3-G zoned parcels in proximity are primarily oriented along Market Street and generally confer greater heights to buildings. Uses on upper floors tend to be reserved for office development, including a number of civic-oriented offices, with ground floors reserved for building lobbies or active commercial and retail. Hotels and larger entertainment uses are also found in this area, in part contributing to the Market Street Theatre and Loft Historic District.

4. **Project Description.** The proposed Project would demolish the existing one-story, 4,950 square-foot building last used as an automotive repair garage, and construct a new 8-story-over-basement, 80-foot tall building (plus a 16-foot tall elevator penthouse), which contains 54,109 square feet of total development (45,322 gross square feet), allocated to 69 residential dwelling units (one studio, sixty 1-bedrooms, and eight 2-bedrooms), 940 square feet of ground floor commercial space, 3,323 square feet of common usable open space for residents, and a basement garage accessed through a single garage door and 10-foot wide curb cut along Hyde Street, with 18 vehicle parking spaces, 1 car-share space, and 69 Class 1 bicycle parking spaces, with 6 additional Class 2 bicycle parking spaces along Hyde Street.
5. **Community Outreach and Public Comment.** To date, the Department has received 19 signatures or letters of support from individuals residing or operating businesses in the vicinity of the Project Site. Additionally, the Project has received a letter of support from Randy Shaw, Tenderloin Housing Clinic; with their offices located directly across from the Project Site, this letter supports the Project for bringing much needed housing to this neighborhood, and acknowledges the Project Sponsor’s efforts on other projects in maintaining active and attractive ground floor and adjacent sidewalk areas. No comments have been received in opposition to the Project.

During the application process, the Project Sponsor has reached out to neighboring residents and businesses during the formal pre-application meeting. Additionally, the Project Sponsor continued discussions with community members as project design evolved, from which there was evidence of support for the proposed unit layout configurations, including some nested bedrooms which would allow for living room and kitchen areas to receive greater direct exposure to the street or to the Project's proposed courtyard.

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. **Floor Area Ratio.** Pursuant to Planning Code Sections 123, 124, and 210.2, projects in the C-3-G Zoning District have a base floor area ratio (FAR) of 6.0 to 1 and may reach an FAR of 9.0 to 1 with the purchase of transferable development rights (TDR).

*The subject property has a lot area of approximately 7,568 square feet. Therefore up to 45,408 square feet is permitted as Gross Floor Area under the base FAR limit; through the purchase of TDR, the maximum FAR would not be allowed to exceed 68,112 square feet. As shown in the conceptual plans, the Project includes 54,109 square feet of development, of which 45,322 square feet would count as Gross Floor Area, resulting in an FAR of 5.99 to 1. The Project therefore complies with the base FAR allowed in the C-3-G District, and would not be required to purchase any units of TDR in order to facilitate development of the Project.*

- B. **Rear Yard Requirement.** Planning Code Section 134 requires that any building containing a dwelling unit in a Downtown Commercial District must provide a rear yard equal to 25 percent of the total lot depth at all residential levels.

*With a lot depth of approximately 137'-7", the Project would be required to provide a rear yard setback equal to approximately 34'-5" starting at the ground floor level, which contains dwelling units. The Project does not provide a rear yard that complies with this Code requirement, and as such, requires a rear yard exception under Planning Code Section 309. A 309 exception may be granted so long as the "building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided." See Section 7, below, for 309 findings.*

- C. **Residential Open Space.** Planning Code Section 135 requires that private usable open space be provided at a ratio of 36 square feet per dwelling unit or that 48 square feet of common usable open space be provided per dwelling unit within C-3 Districts. However, common usable open space for mixed-use, residential and non-residential projects may be used to count against requirements contained in both Section 135 and 138. The area counting as usable open space must meet minimum requirements for area, horizontal dimensions, and exposure.

*The Project complies with the requirements of Section 135. The Project includes 69 dwelling units and does not propose to provide any qualifying areas of private usable open space. Therefore, approximately 3,312 square feet of common usable open space is required for all 69 units. The Project meets this requirement through the provision of a 2,763 square-foot rooftop deck and a 560 square-foot*

*solarium, for a total credited area of 3,323 square feet of common usable open space. The use of a solarium may be credited as common usable open space per Planning Code Section 135(g)(3), provided the space is not less than 15 feet in every horizontal dimension and 300 square feet in area, and provided that the space is exposed to the sun through clear openings or glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area; the proposed rooftop solarium has been designed to meet these requirements. Additionally, the Project proposes a ground-floor interior courtyard amenity with approximately 1,075 square feet, which will be available for use by residents, but which does not fully comply with open space exposure requirements and therefore cannot be counted toward the overall amount of usable open space provided.*

- D. Projections over the Public Right-of-Way.** Planning Code Section 136(c) permits bay windows to project over the public right-of way, provided that the bays meet specified limitations for dimensions and separation.

*The Project proposes two bays along the Hyde Street frontage. Each bay would be 8 feet wide and separated by 10 feet, 4 inches. The bays would project a maximum of 2 feet, 4 inches over the sidewalk. Accordingly, the Project complies with this Section.*

- E. Public Open Space.** Planning Code Section 138 requires that new buildings in the C-3-G Zoning District must provide public open space at a ratio of one square foot per 50 gross square feet of all uses, except residential uses, institutional uses, and uses in a predominantly retail/personal services building. This public open space must be located on the same site as the building or within 900 feet of it within a C-3 district.

*Ground floor retail space in the C-3 Districts that is less than 5,000 sq. ft. is excluded from Gross Floor Area and is therefore not required to provide the associated publicly accessible open space. The Project includes approximately 940 square feet of ground floor retail space, and thus the provision of public open space is not required.*

- F. Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires that when a new building is constructed in the C-3 District and is on a lot that is greater than half an acre in area and contains 250 feet of total lot frontage pedestrian elements in conformance with the Better Streets Plan shall be required.

*The Project is located on a lot that measures 7,568 square feet, which is less than half an acre, and contains only 55 feet of total lot frontage. Therefore, Section 138.1 does not apply, except for the requirement to plant street trees in accordance with the Public Works Code. The precise location, spacing, and species of the street trees will be further refined throughout the building permit review process.*

- G. Exposure.** Planning Code Section 140 requires all dwelling units in all use districts to face onto a public street at least 20 feet in width, side yard at least 25 feet in width or open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

*The Project requests a Variance from dwelling unit exposure requirements under this Section, as thirty-one (31) of the sixty-nine (69) dwelling units do not meet the exposure requirements per Section 140. Thirty-eight (38) of the proposed units in the Project meet exposure, with twenty-eight (28) of these units having direct exposure out to Hyde Street at floors 2-8, and the remaining ten (10) units being those at floors 7 and 8, which meet exposure by facing out onto a 25'x25' open court area that expands in an upward manner as proscribed by Code. The units at floors 1-6 which only face onto the project's inner court area require the exposure variance. This open area measures approximately 25 feet by 41 feet at the first and second floors, and then further expands to 25 feet by 58 feet at the remaining floors; additionally, the area has been located and designed in a manner that is responsive to the existing adjacent court at 421 Turk Street, such that the units are effectively facing out onto a larger cumulative open area.*

- H. Street Frontage in Commercial Districts.** Planning Code Section 145.1 sets forth requirements to preserve, enhance, and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Commercial Districts. Section 145.1(c)(1) requires that off-street parking at street grade must be set back at least 25 feet. Section 145.1(c)(2) requires that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. Section 145.1(c)(3) requires that, with exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for "active uses", as defined in subsection (b)(2), shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Lobbies are considered active uses only if they do not exceed 25% of the building's frontage at ground level or 40 feet, whichever is greater. Section 145.1(c)(4) of the Planning Code requires that ground floor non-residential uses in all C-3 Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade. Section 145.1(c)(5) requires the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Section 145.1(c)(6) of the Planning Code requires that frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

*The Project does not propose parking at the ground floor or above, therefore subsection (c)(1) does not apply. Entrance to the basement garage is achieved through a 10-foot wide curb cut, and single garage door measuring 10'-10", which is less than one-third of the project's overall frontage. The Project provides space for active uses at the ground floor and above, with residential uses above the ground floor meeting the requirement, and a ground-floor commercial space meeting the requirement at the ground floor. The remainder of the ground floor frontage is occupied by features necessary for parking access and building egress, and the residential entry, which does not exceed 25% (equivalent to 13.75 feet) of the overall frontage. The Project provides a floor-to-floor ceiling height of 14' at the ground floor, and which is also located as nearly level to the adjacent sidewalk as possible, meeting the requirements of subsections (c)(4) and (5). Lastly, the Project contains approximately 42 feet of frontage devoted to active uses at the ground floor; of this, approximately 31'-3" (or 74.4 percent of the*



*frontage) contain transparent windows and doorways, in excess of the 60 percent requirement of subsection (c)(6).*

- I. **Shadows on Public Sidewalks.** Section 146(a) establishes design requirements for buildings on certain streets in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods. Section 146(c) requires that buildings should be shaped so as to reduce substantial shadow impacts on other public sidewalks in the C-3 Districts, if doing so would not create an unattractive design and without unduly restricting the development potential of the site in question.

*Section 146(a) does not apply to Hyde Street, and therefore does not apply to the Project. As it relates to Section 146(c), the Project would replace the current one-story garage with an 8-story building. Although the Project would create new shadows on sidewalks and pedestrian areas adjacent to the site, the Project's shadows would be limited in scope and would not increase the total amount of shading above levels that are commonly accepted in urban areas. The Project is proposed at a height that is consistent with the zoned height for the property and could not be further shaped to reduce substantial shadow effects on public sidewalks without creating an unattractive design and without unduly restricting development potential. Therefore, the Project would not adversely shadow public sidewalks.*

- J. **Shadows on Public Open Spaces.** Planning Code Section 147 requires new buildings in the C-3 districts exceeding 50 feet in height to be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site, to reduce substantial shadow impacts on public plazas and other publicly-accessible spaces other than those under the jurisdiction of the Recreation and Parks Department under Section 295. The following factors shall be taken into account: (1) the amount of area shadowed; (2) the duration of the shadow; (3) the importance of sunlight to the type of open space being shadowed.

*The Planning Department prepared an initial shadow fan that indicated that the proposed Project could potentially cast shadow on Turk-Hyde Mini Park, a property within the jurisdiction of the Recreation and Park Commission. However, the preliminary shadow fan, and the subsequent supplemental shadow analysis, did demonstrate that the Project would not cast shadow on any public plazas or other publicly accessible open spaces not already under the jurisdiction of the Recreation and Park Department and otherwise protected under Section 295. Therefore, the requirements of Section 147 do not apply to the Project.*

- K. **Ground Level Wind.** Planning Code Section 148 requires that new construction in Downtown Commercial Districts will not cause ground-level wind currents to exceed pedestrian comfort levels. This comfort level is 11 miles per hour (m.p.h.) equivalent wind speed in areas of substantial pedestrian use or 7 m.p.h. equivalent wind speed in public seating areas, for more than 10 percent of the time year-round, between 7:00 AM and 6:00 PM. The requirements of this Section apply either when preexisting ambient wind speeds at a site exceed the comfort level and are not being eliminated as a result of the project, or when the project may result in wind conditions exceeding the comfort criterion. The building should be designed to reduce wind speeds to the comfort level, and an exception can be granted in accordance with Section 309.

*Wind tunnel tests were performed for the proposed Project by an approved consultant ("RWDI") and the results were provided to the Department via a report dated December 2, 2016. A total of forty-three (43) test points were selected by Planning Department staff to measure wind speeds around the Project Site.*

*Under existing conditions (without the Project) 18 of the 43 test points exceed the Planning Code's comfort criterion at grade level more than 10 percent of the time, with average wind speeds at approximately 11 m.p.h. With the Project, the comfort criterion would be exceeded at 20 of 43 points more than 10 percent of the time (representing a net increase of 2 test points), with average wind speeds increasing slightly to 12 m.p.h., a 1 mph increase compared to existing conditions.*

*Exceptions from the comfort criterion may be granted through the 309 process, but no exception may be granted where a project would cause wind speed to reach or exceed the hazard level of 26 mph for a single hour of the year. Under existing conditions, 0 of the 43 test points exceed the hazard level, and with the proposed Project, there is no increase to the number of locations where the hazard criterion is exceeded.*

*The Project Sponsor requests a Section 309 exception because the Project would not eliminate the 18 existing locations meeting or exceeding the Planning Code's comfort criterion, and would result in a net increase of two comfort exceedances, for a total of 20. Exceptions from the comfort criterion may be granted pursuant to Section 309, and after considering the criteria specified in Section 148. Taken as a whole, the Project does not substantially change wind conditions, and conformance with these criteria is discussed under Item #7 below.*

- L. **Parking.** Planning Code Section 151.1 does not require any off-street parking spaces be provided for any use, but instead provides maximum parking amounts based on land use type. Off-street accessory parking for residential uses in the C-3-G District is principally permitted up to one car for each two dwelling units (0.5 ratio) and up to three cars for each four dwelling units (0.75 ratio) as a Conditional Use. For non-residential uses in the C-3-G District, accessory parking is not to exceed 7% of Occupied Floor Area of such uses.

*The Project contains 69 dwelling units and proposes a total of 18 off-street vehicle parking spaces, a parking ratio of 0.26, and therefore principally permitted as accessory parking for these residential uses. One (1) of the proposed spaces will be designed with an adjacent loading zone and designated for persons with disabilities, as required under Code Section 155(i). The project will also include one (1) car-share space, however, this space does not count toward the project's overall parking ratio, as per Code Section 151.1(d). Lastly, the project will also include designated area inside the garage for three (3) motorcycle parking spaces, which are not addressed under the Planning Code and do not count toward the Project's overall parking ratio. The project will not include any accessory off-street parking spaces for the proposed non-residential use at the ground floor.*

- M. **Off-Street Freight Loading.** Planning Code Section 152.1 requires certain amounts of off-street freight loading space based on the type and size of uses in a project. For retail uses up to 10,000 gross square feet, and for residential uses up to 100,000 gross square feet, no off-street freight loading spaces are required.

*At the square footages proposed for the Project, no off-street freight loading spaces would be required for any use, and the Project does not propose to include any such loading space.*

- N. **Bicycle Parking.** Planning Code Section 155.2 establishes bicycle parking requirements for new developments, depending on use. This Section requires one Class 1 bicycle parking space per dwelling unit in projects with 100 units or fewer, and one Class 2 bicycle parking space for every 20 dwelling units proposed. For unidentified retail sales and service uses, this Section requires one Class 1 bicycle parking space for every 7,500 square feet of floor area, and one Class 2 bicycle parking space for every 2,500 square feet of floor area, or at least a minimum of two Class 2 spaces.

*The Project proposes 69 dwelling units; therefore sixty-nine (69) Class 1 bicycle parking spaces are required for this use, and three (3) Class 2 bicycle parking spaces ( $69/20 = 3.45$ ) are required. With 940 square feet of commercial area, this use would not require any Class 1 bicycle parking spaces, and the project would be required to provide the minimum of two (2) Class 2 bicycle parking spaces for this use. In total then, the Project would be required to provide sixty-nine (69) Class 1 bicycle parking spaces and five (5) Class 2 bicycle parking spaces. The Project meets this requirement by providing the required sixty-nine (69) Class 1 bicycle parking spaces in the basement garage, and six (6) Class 2 bicycle parking spaces along Hyde Street. The precise location of the Class 2 spaces will be further refined throughout the building permit review process.*

- O. **Car Share.** Planning Code Section 166 establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of use. For projects with between 50 and 200 dwelling units, one car-share parking space is required. The required car share parking spaces may be provided on the building site or on another off-street site within 800 feet of the building site.

*The Project proposes 69 dwelling units; therefore one car-share parking space is required. The Project complies with this requirement, dedicating one parking space in the basement garage to a car-share service.*

- P. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, any development project resulting in 10 or more dwelling units, or 10,000 occupied square feet or more of any use other than residential shall be required to comply with the City's TDM Program, and shall be required to finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. Development projects with a development application filed or an environmental application deemed complete on or before September 1, 2016 shall be subject to 50% of the applicable target, as defined in the TDM Program Standards.

*As currently proposed, the Project must achieve a target of 13 points based on the 18 proposed off-street vehicle parking spaces proposed for residential use. However, because the Project submitted a complete Environmental Evaluation Application prior to September 4, 2016, the Project need only achieve 50% of that target, or 7 points. As currently proposed, the Project will exceed the required 7*

points, for a total of 14 points, through the following identified TDM measures from TDM Program Standards, Appendix A:

- **Parking-1: Unbundled Parking, Location E – 5 points** (Residential neighborhood parking rate less than or equal to 0.5, and all spaces leased or sold separately from the rental or purchase fee for the life of the Project).
- **Parking-4: Parking Supply, Option E – 5 points** (Residential parking less than or equal to 60 percent, and greater than 50 percent of the neighborhood parking rate).
- **Active-2: Bicycle Parking, Option A – 1 point** (Class 1 and Class 2 bicycle parking for residential use as required by the Planning Code).
- **Car-Share-1, Option A – 1 point** (Car-share parking spaces as required by the Planning Code).
- **Land Use-2, Option B – 2 points** (Providing greater than 10 percent and less than or equal to 20 percent on-site affordable housing).

- Q. **Use.** Per Planning Code Section 210.2, within the C-3-G District, retail uses are principally permitted, and residential uses are also principally permitted with no density limit.

*The Project proposes only retail and residential uses, which are principally permitted under Code.*

- R. **Height and Bulk.** Planning Code Sections 260 and 270 establish height and bulk controls for properties by District and in accordance with the Zoning Map. The subject property falls within the 80-X Height and Bulk Districts. As such, the total height of the building is limited to 80 feet, and within the “X” Bulk District, the bulk controls of Section 270 do not apply.

*The Project proposes to construct a building 80 feet in height, with various features such as mechanical equipment, stair and elevator penthouses, an enclosed solarium, and parapets extending above the 80-foot height limit in accordance with the height exemptions allowed through Planning Code Section 260(b). None of these features extend more than 16 feet above the proscribed height limit, and the total horizontal roof coverage of these features above the upper roof is less than 20 percent, in accordance with this Section.*

- S. **Shadows on Parks.** Planning Code Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis in order to determine if the project would result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department or designated for acquisition by the Recreation and Park Commission.

*The Planning Department prepared an initial shadow fan that indicated that the proposed Project could potentially cast shadow on Turk-Hyde Mini Park, a property within the jurisdiction of the Recreation and Park Commission. This shadow fan did not account for the precise articulation of the proposed building envelope, nor did it account for the shading from existing buildings. To further evaluate the design of the Project with respect to shadow impacts, a supplemental shadow analysis was prepared by an approved consultant (“RWDI”), dated January 11, 2017. After reviewing and*

*analyzing this supplemental shadow analysis, the Planning Department concurs with the analysis that no net new shadow will be cast upon Turk-Hyde Mini Park because the shadow cast by the project would not be long enough to reach the park during the hours regulated by Section 295. Therefore, the Project has been determined to be in compliance with Planning Code Section 295.*

- T. **Transportation Sustainability Fee (TSF).** Planning Code Section 411A requires any development project that results in more than twenty dwelling units, or the new construction of a non-residential use in excess of 800 gross square feet, to pay the TSF in order to help meet the demands imposed on the City's transportation system by new developments, by funding transit capital maintenance, transit capital facilities and fleet, and pedestrian and bicycle infrastructure.

*The Project Sponsor shall comply with this requirement and pay the fee.*

- U. **Child Care Requirement for Residential Projects.** Planning Code Section 414A shall apply to any residential development project that results in at least one net new residential unit.

*The Project Sponsor shall comply with this requirement and pay the fee.*

- V. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on December 17, 2015; therefore, pursuant to Planning Code Section 415.3(b)(1)(C), the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5% of the proposed dwelling units as affordable.

*The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. The Project Sponsor submitted such Affidavit on September 20, 2017, subsequently updated on March 1, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on December 17, 2015; therefore, pursuant to Planning Code Section 415.3(b)(1)(C), the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5% of the total proposed dwelling units as affordable. 10 units (9 one-bedroom and 1 two-bedroom) of the total 69 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. Pursuant to Planning Code Section 415.3(b)(4), in the event the Project Sponsor does not procure a building permit or site permit for construction of the affordable housing units by December*

*7, 2018, the development project shall comply with the inclusionary affordable housing requirements set forth in Sections 415.5, 415.6, and 415.7, as applicable.*

- W. **Public Art (Section 429).** In the case of construction of a new building or addition of floor area in excess of 25,000 sf to an existing building in a C-3 District, Section 429 requires a residential project to include works of public art on-site costing an amount equal to one percent of the construction cost of the building, or to require the Project Sponsor to contribute the full Public Art Fee for deposit into the Public Artwork Trust Fund, or to implement a combination of on-site public art and contribution to the Public Artwork Trust Fund to account for the full Public Art Fee requirement.

*The Project Sponsor shall comply with one of the three options allowed under Planning Code Section 429.3(d)(2). Should the Project Sponsor select an option that involves the provision of public art on-site, the public art concept and location will be subsequently presented to the Planning Commission at an informational presentation.*

- X. **Signage (Section 607).** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department pursuant to the provisions of Article 6 of the Planning Code.
- Y. **Anti-Discriminatory Housing Policy.** Administrative Code Section 1.61 requires that projects proposing ten dwelling units or more must complete an Anti-Discriminatory Housing Affidavit indicating that the Project Sponsor will adhere to anti-discriminatory practices.

*The Project Sponsor has completed and submitted an Anti-Discriminatory Housing Policy affidavit confirming compliance with anti-discriminatory practices.*

- Z. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), 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 has not yet executed a Memorandum of Understanding (MOU) with the City and County of San Francisco, however an affidavit for First Source Hiring Program – Section 83 was filed on September 20, 2017.*

7. **Exceptions Request Pursuant to Planning Code Section 309.** The Planning Commission has considered the following exceptions to the Planning Code, makes the following findings and grants each exception to the entire Project as further described below:

- A. **Rear Yard.** Section 134(a)(1) of the Planning Code requires a rear yard setback equal to 25 percent of the lot depth, to be provided at the first level containing a dwelling unit, and at every subsequent level. Per Section 134(d), exceptions to the rear yard requirement may be granted provided that the building location and configuration assure adequate light and air to the residential units and the open space provided.

*With a lot depth of approximately 137'-7", the Project would be required to provide a rear yard setback equal to approximately 34'-5" starting at the ground floor level, which contains dwelling units. With a lot width of 55 feet, the effective area of a Code-complying rear yard on the subject property would contain 1,892 square feet.*

*The Project does not propose to provide a Code-complying rear yard, and instead proposes to include a courtyard area toward the rear of the property and along the northern side property line. At the ground floor, this courtyard measures approximately 25 feet by 41 feet, with approximately 1,075 square feet of total area. Starting at the third floor and above, this unbuilt area of the property further expands, to approximately 25 feet by 58 feet, or an area of 1,450 square feet. Additionally, at the third floor and above, the southwest portion of the property will also be unbuilt for the last approximately 17 feet of lot depth. The location of the proposed Project's courtyard has been designed in response to the adjacent courtyard and setback of 421 Turk Street, such that the overall width of the combined areas would be approximately 42 feet. In addition to the proposed ground floor courtyard, the Project will also contain a roof deck area of common usable open space available to residents.*

*Section 134(d) allows for an exception to the rear yard requirement pursuant to the Section 309 Downtown Project Authorization process so long as the "building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided." The proposed courtyard and resulting setback, adjacent to a similar feature on the building at 421 Turk Street, are adequate to allow light and air to the windows of these residential units that face onto the courtyard. The subject block does not have a strongly established pattern of midblock open space created by the provision of Code-complying rear yards. Further, were the Project to provide a Code-compliant rear yard, the resulting building massing would likely impede access to light and air for many units in the adjacent Turk Street building; these considerations resulted in Department support for the modified rear yard proposal through the provision of the proposed courtyard. Lastly, the proposed common roof deck is likely to remain fully open to light and air access as the building is built to the current maximum height limit of 80 feet; at approximately 2,776 square feet (plus an additional 500 square-foot solarium), this roof area is larger than what would result with a Code-complying rear yard.*

- B. **Ground-Level Wind Currents.** In C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year-round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per hour equivalent wind speed in areas of substantial pedestrian use and 7 miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

Section 309(a)(2) permits exceptions from the Section 148 ground-level wind current requirements. No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour (mph) for a single hour of the year.

*Independent consultants analyzed ground-level wind currents in the vicinity of the Project Site by working with Department staff to select 43 test points throughout public areas in the general vicinity of the Project Site. A wind tunnel analysis, the results of which are included in a technical memorandum prepared by RWDI, was conducted using a scale model of the Project Site and its immediate vicinity. The study concluded that the Project would not result in any substantial change to the wind conditions of the area.*

#### **Comfort Criterion**

*Under existing conditions, 18 of the 43 locations tested currently exceed the pedestrian comfort level of 11 mph at grade level approximately 12% of the time. Average wind speeds measured close to 11 mph.*

*With the Project, 20 of 43 locations tested exceeded the pedestrian comfort level of 11 mph at grade level 13% of the time. Average wind speeds, increased by 1 mph to approximately 12 mph. Under the Cumulative scenario, which takes into account other planned projects in the vicinity, average wind speeds similarly increased to 12 mph, with 21 of 43 points that exceed comfort criterion.*

*In conclusion, the Project does not result in substantial change to the wind conditions. However, since comfort exceedances are not entirely eliminated by the Project, an exception is required under Planning Code Section 309. It is unlikely the Project could be designed in a manner that would affect wind conditions substantially enough to eliminate all existing exceedances. Furthermore, an exception is justified under the circumstances because the changes in wind speed and frequency due to the Project are slight and unlikely to be noticeable.*

#### **Hazard Criterion**

*The wind tunnel analysis indicated that there are no test points that currently exceed the hazard criterion under existing conditions. The analysis also found that the Project (and Project plus*



*cumulative scenario) would not cause any net new hazardous conditions. Therefore, the Project would comply with the hazard criterion of Section 148.*

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

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.1

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

#### Policy 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

#### Policy 1.10

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

*The Project supports these Policies. The proposed Project would construct a mixed-use building with 69 dwelling units, of which 10 would be permanently affordable. The proposed dwelling units are predominantly 1-bedroom units of between 400 and 500 square feet, with eight 2-bedroom units also included, typically of 520 square feet. In addition to the permanently affordable units in the project, the modest unit sizes and layouts will also help these units remain relatively affordable within the market-rate context. As an example, while this Project would not be officially designated for Student Housing, these units could help to fulfill a housing need for students in the area, particularly considering the location of UC Hastings College of Law one block away. The Project is not subject to a dwelling unit mix requirement, and as such, the design intent was geared more toward early workforce and student housing. The Project includes 18 vehicle parking spaces and 1 car share space, a ratio of 0.26, or essentially half of what could be principally permitted for accessory parking. This reduced parking ratio, along with the provision of bicycle parking spaces, helps the project achieve its required point target under the TDM Program and reduce overall vehicle miles traveled. The Project Site's location will allow future residents to easily rely on public transportation, walking and/or cycling for the majority of their daily trips. The Project Site is located within a quarter-mile of numerous MUNI bus lines, as well as the Civic Center MUNI rail and BART station. In conclusion, the Property is an ideal site for new housing due to the existing underdeveloped potential of the site as an auto repair garage and the proposed number of units to be constructed, and due to its central location on the border of the Downtown/Civic Center area and the adjacent Tenderloin high-density residential/commercial area, including its proximity to public transportation.*

**OBJECTIVE 4:**

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

**Policy 4.4**

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

**Policy 4.6**

Encourage an equitable distribution of growth according to infrastructure and site capacity.

*The Project supports these Policies. The Project would create 69 dwelling units that are intended as rental units, including 10 of which would be permanently affordable. This in-fill housing project is surrounded by a dense urban context, where the expected growth can be accommodated by the surrounding infrastructure and site capacity. Within this context, the project is located in proximity to downtown and several schools, including UC Hastings, and helps to fulfill housing lifecycle needs for specific segments of the population, including as potential workforce and student housing.*

**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.

**Policy 11.7**

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

*The Project supports these policies. The Project would create 69 dwelling units in the immediate vicinity of mostly existing residential buildings, and complies with existing zoning in terms of land use, height and bulk, and density. The Project's design respects the existing neighborhood context and upholds Planning*

*Department guidelines with respect to storefront transparency and active ground floor uses, and will help to better activate this block by providing a commercial use at the ground floor and replacing the less active, vacant auto repair garage. The design, massing and materials are compatible with the Uptown Tenderloin Historic District.*

## URBAN DESIGN ELEMENT

### Objectives and Policies

#### OBJECTIVE 2:

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

##### Policy 2.6

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

#### 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 3.4

Promote building forms that will respect and improve the integrity of open spaces and other public areas.

##### Policy 3.5

Relate the height of buildings to important attributes of the city pattern.

##### Policy 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

#### OBJECTIVE 4:

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

##### 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 meets the aforementioned objectives and policies by employing a design that relates to existing development in the neighborhood, particularly within the context of the Uptown Tenderloin Historic District. The proposed massing of the building is generally consistent with the existing neighborhood*

*character and block pattern, as well as the limitations of the subject height and bulk district. The physical massing of the building, particularly at the rear, was designed in respect the adjacent building at 421 Turk Street, such that the courtyard setbacks of both buildings would align. This helps to maximize the usability and openness of these shared areas, while also minimizing loss of light impacts to residential units within the buildings. Lastly, the Project helps improve upon the neighborhood character, and creates a more active, pedestrian-oriented environment by replacing the vacant auto repair garage and two curb cuts with a ground floor retail/commercial use, and a single, 10-foot wide curb cut.*

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

#### Policy 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

#### Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The Project Supports these Objectives and Policies. The Project would include an approximate 940 square feet of new commercial space at the ground floor, intended to serve residents in the building and the surrounding neighborhood. Retail is encouraged and principally permitted on the ground floor of buildings in the Downtown –General District, and is thus consistent with activities in the commercial land use plan.*

## TRANSPORTATION ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT, AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

#### Policy 1.2:

Ensure the safety and comfort of pedestrians throughout the city.

**Policy 1.3:**

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs particularly those of commuters.

**Policy 1.6:**

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

**OBJECTIVE 2:**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

**Policy 2.1:**

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

**OBJECTIVE 11:**

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

**Policy 11.3:**

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

*The Project would promote the above Objectives and Policies by reducing the amount of accessory parking provided for the residential use to a 0.26 ratio of parking spaces to dwelling units, essentially half of what could be principally permitted under Code. In addition to these vehicle spaces, the garage will accommodate one car-share parking space and three motorcycle or scooter parking spaces, to accommodate an evolving mix of automotive vehicles within the garage. The Project is located in a neighborhood with strong access to multiple forms of public transit within a short walking distance, and will provide space for 69 bicycle parking spaces, such that building residents are expected to heavily rely on these means of transportation, instead of an automobile, for most of their daily needs and trips. Lastly, the Project will improve upon pedestrian safety in the immediate vicinity by replacing the auto repair garage with an active ground floor commercial use, and by reducing the number of curb cuts along the Hyde Street frontage from two to one.*

## DOWNTOWN AREA PLAN

### Objectives and Policies

**OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

**Policy 1.1**

Encourage development which produces substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences which cannot be mitigated.

**OBJECTIVE 7:**

EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.

**Policy 7.1**

Promote the inclusion of housing in downtown commercial developments.

**Policy 7.2**

Facilitate conversion of underused industrial and commercial areas to residential use.

**OBJECTIVE 12:**

CONSERVE RESOURCES THAT PROVIDE CONTINUITY WITH SAN FRANCISCO'S PAST.

**Policy 12.3**

Design new buildings to respect the character of older development nearby.

**OBJECTIVE 13:**

CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.

**Policy 13.1**

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing and proposed development.

**Policy 13.4**

Maintain separation between buildings to preserve light and air and prevent excessive bulk.

**OBJECTIVE 14:**

CREATE AND MAINTAIN A COMFORTABLE PEDESTRIAN ENVIRONMENT.

**Policy 14.1**

Promote building forms that will maximize the sun access to open spaces and other public areas.

**Policy 14.2**

Promote building forms that will minimize the creation of surface winds near the base of buildings.

**OBJECTIVE 15:**

CREATE A BUILDING FORM THAT IS VISUALLY INTERESTING AND HARMONIZES WITH THE SURROUNDING BUILDINGS.

**Policy 15.1**

Ensure that new facades relate harmoniously with nearby façade patterns.

*As discussed above in relation to the Project's consistency with other General Plan Objectives and Policies, the Project would similarly promote these Objectives and Policies of the Downtown Plan, and would generally provide substantial net benefit and minimize undesirable consequences. The Project would create new housing units on an underutilized site within a neighborhood that is well served by public transit and is in a central Downtown/Civic Center location. The Project would not displace any housing because the existing use at the Project Site is a vacant auto repair garage. The Project would improve the existing character of the neighborhood through creation of additional housing resources, and by providing an active, ground floor commercial use. The massing of the building has been designed to respect the massing of the adjacent buildings, particularly that of 421 Turk Street. The overall height and bulk of the structure is consistent with Code requirements and the prevailing neighborhood pattern, and the Project adheres to relevant Department guidelines. Located within the Uptown Tenderloin Historic District, the project is compatible with the characteristics of the District. Lastly, the Project will not result in any significant wind or shadow impacts.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project 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 supports this Policy in that no existing neighborhood-serving retail use is located on the site, and would result in the creation of a new ground-floor commercial space.*

- 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 improve upon the existing housing and neighborhood character in the vicinity, by creating 69 new dwelling units in a structure that is consistent with the height and bulk requirements of Code, and consistent with relevant design principles and historic preservation requirements. The project will help result in a more pedestrian-oriented environment through provision of ground-floor commercial space and the reduction of one curb cut and garage door.*

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

*There is currently no housing on the site, therefore, no affordable housing would be lost as part of this Project. The Project enhances the City's supply of affordable housing by providing 10 on-site affordable units, at the required 14.5 percent.*

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

*The Project would not impede MUNI transit service or overburden local streets or parking. The Project is well-served by transit and would promote rather than impede the use of MUNI transit service, as the project's parking rate is only 0.26. Future residents and employees of the Project could access both the existing MUNI rail and bus services as well as the BART system through Civic Center Station, less than a quarter-mile away. The Project also provides a sufficient amount off-street parking for future residents so that neighborhood parking will not be overburdened by the addition of new residents and building users.*

- 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 would demolish a building last used as an auto repair garage, it would not actually displace any industrial or service sectors. The auto repair use has been vacant, and under current C-3-G Zoning would not be permitted, and was therefore previously nonconforming. The Project does not include commercial office development. Further, the proposed ground-floor retail space provides future opportunities for resident employment and ownership.*

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

*The Project will be consistent with the City's goal to achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. The building will be constructed in compliance with all current building codes to ensure a high level of seismic safety.*

- G. That landmarks and historic buildings be preserved.

*The Project will be constructed to be compatible with the Uptown Tenderloin Historic District.*

- 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 open space either under the jurisdiction of the Recreation and Park Department or otherwise.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Downtown Project Authorization and Request for Exceptions 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 Downtown Project Authorization Application No. 2015-015203DNXVAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 28, 2018 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Section 309 Downtown Project Authorization and Request for Exceptions to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, San Francisco, CA 94103, or call (415) 575-6880.

**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 constitutes conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 29, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 29, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a **Downtown Project Authorization and Request for Exceptions** relating to a Project that would demolish the existing one-story, 4,950 square-foot building last used as an automotive repair garage, and construct a new 8-story-over-basement, 80-foot tall building (plus a 16-foot tall elevator penthouse), which contains 54,109 square feet of total development (45,322 gross square feet), allocated to 69 residential dwelling units (one studio, sixty 1-bedrooms, and eight 2-bedrooms), 940 square feet of ground floor commercial space, 3,323 square feet of common usable open space for residents, and a basement garage accessed through a single garage door and 10-foot wide curb cut along Hyde Street, with 18 vehicle parking spaces, 1 car-share space, and 69 Class 1 bicycle parking spaces, with 6 additional Class 2 bicycle parking spaces along Hyde Street, pursuant to Planning Code Sections **309, 134, and 148**, on Assessor's Block 0346, Lot 002, within the C-3-G, Downtown-General Zoning District and the 80-X Height and Bulk Districts; in general conformance with plans dated February 28, 2018, and stamped "EXHIBIT B" included in the docket for Case no. **2015-015203DNXVAR** and subject to conditions of approval reviewed and approved by the Commission on **March 29, 2018** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 29, 2018** under Motion No. **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference the Downtown Project 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 Downtown Project Authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfpplanning.org](http://www.sfpplanning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfpplanning.org](http://www.sfpplanning.org)*
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfpplanning.org](http://www.sfpplanning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfpplanning.org](http://www.sfpplanning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance under Section 305, from the exposure requirements identified under Planning Code Section 140 for a total of 31 of the proposed 69 units. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

## DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

9. **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 architectural addendum to the Site Permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

10. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff. All subsequent sign permits shall conform to the approved signage program. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

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

11. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
- On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
  - On-site, in a driveway, underground;
  - On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
  - Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
  - Public right-of-way, underground; and based on Better Streets Plan guidelines;
  - Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
  - On-site, in a ground floor façade (the least desirable location).

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

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

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

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*

## PARKING AND TRAFFIC

13. **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.

14. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

15. **Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

16. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 75 bicycle parking spaces (69 Class 1 spaces for the residential portion of the Project and 6 Class 2 spaces for the residential and commercial portions of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

17. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than a ratio of 0.5 parking spaces per dwelling unit. With 69 dwelling units, a maximum of 34 spaces is principally permitted per Planning Code Section 151.1. The Project must also comply with Building Department requirements with respect to parking spaces for persons with disabilities.

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

18. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning

Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

## PROVISIONS

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

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

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

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

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

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

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

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

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

- a. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 14.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 69 units; therefore, 10 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 10 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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



- b. **Unit Mix.** The Project contains 1 studio, 60 one-bedroom, and 8 two-bedroom units; therefore, the required affordable unit mix is 9 one-bedroom units and 1 two-bedroom unit. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- c. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- d. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one-half percent (14.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- e. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- f. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:  
<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

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



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

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- 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; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. 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.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- 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 Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

- vii. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.
24. **Art.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
25. **Art - Residential Projects.** Pursuant to Planning Code Section 429, the Project Sponsor must provide on-site artwork, pay into the Public Artworks Fund, or fulfill the requirement with any combination of on-site artwork or fee payment as long as it equals one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. The Project Sponsor shall provide to the Director necessary information to make the determination of construction cost hereunder. Payment into the Public Artworks Fund is due prior to issuance of the first construction document. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING – AFTER ENTITLEMENT

26. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
27. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

28. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:
- a. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of

Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

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

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

*For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org).*

*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org).*

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

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.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 415-554-5810, <http://sfdpw.org>.*

- 29. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property, and the shared street that will be provided as part of the Project, in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

- 30. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

31. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

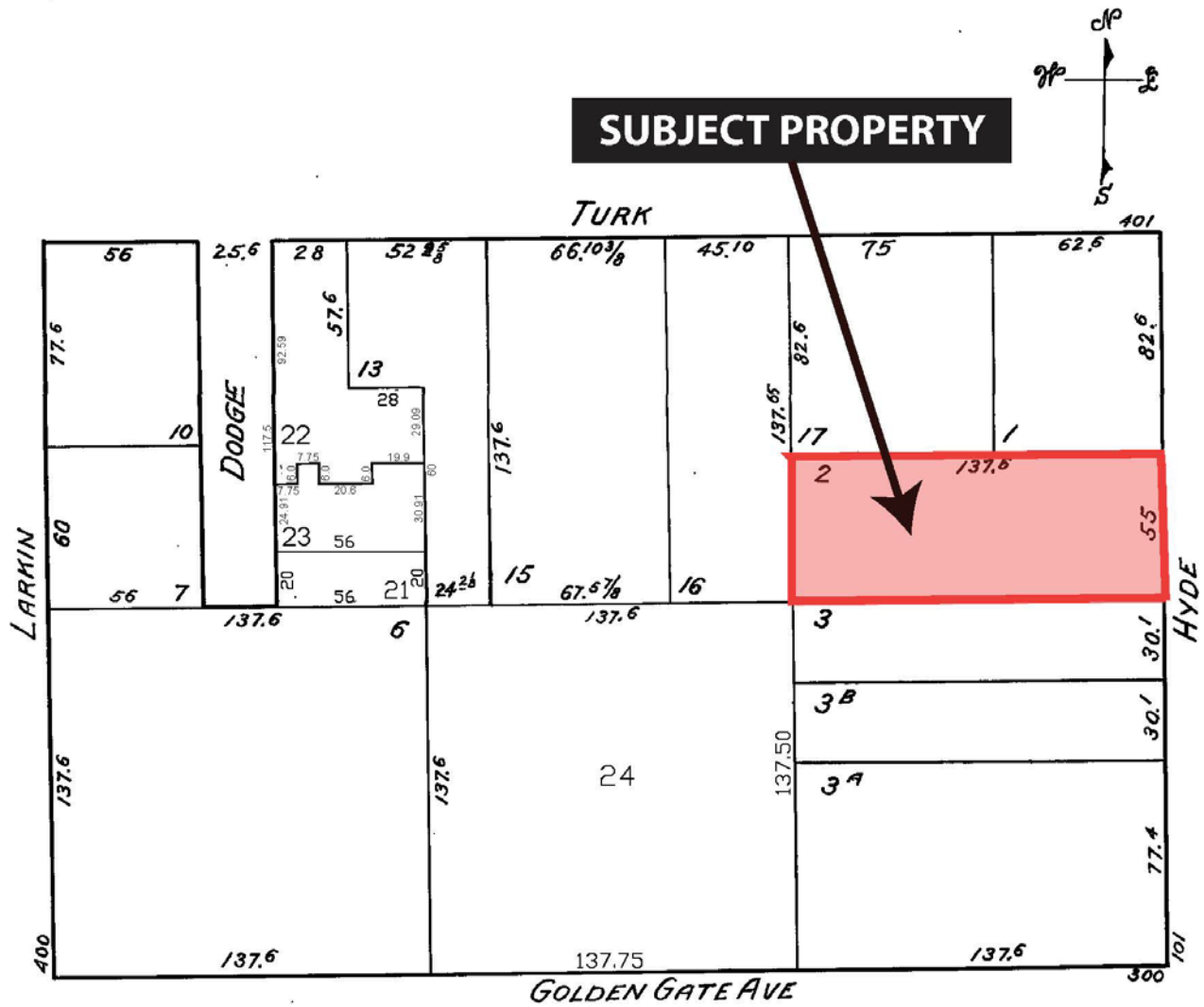
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

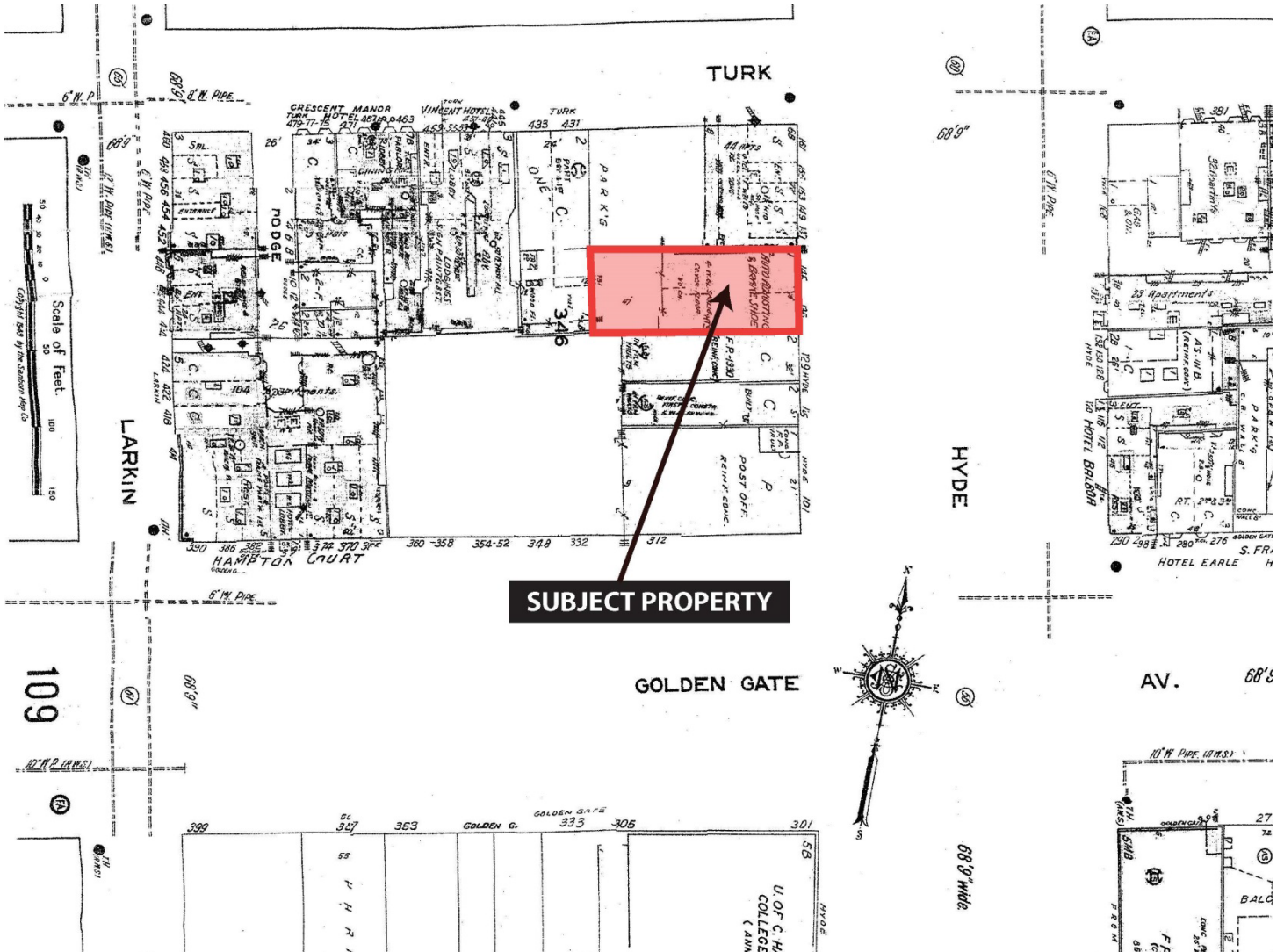
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Exhibits

# Block Book Map



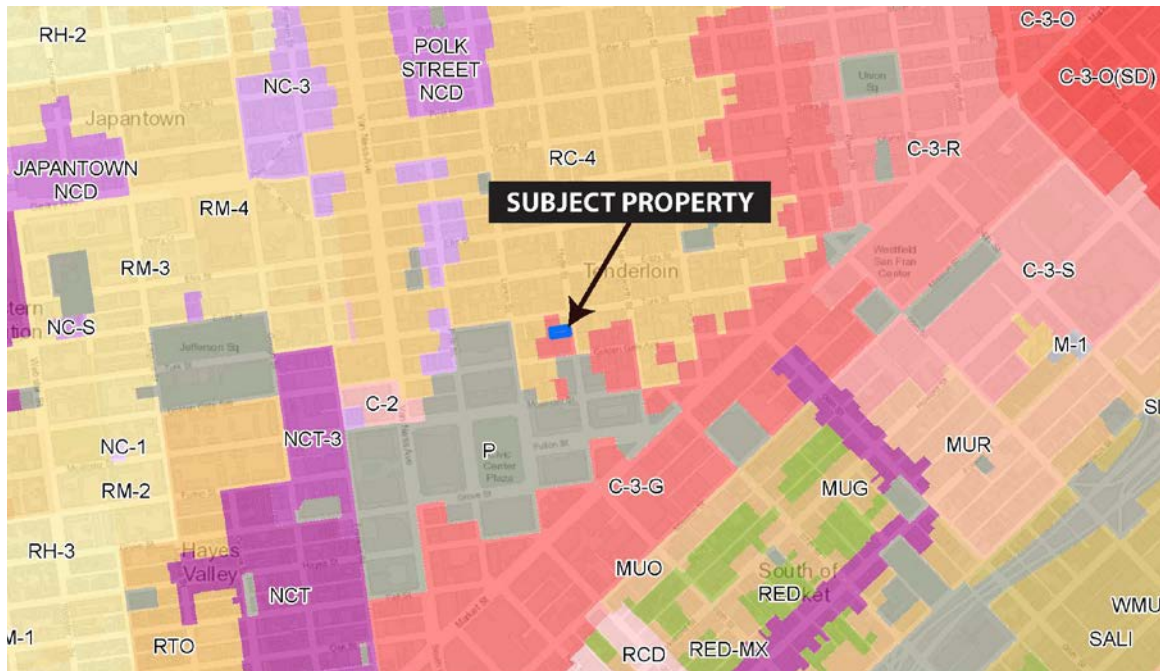
# Sanborn Map\*



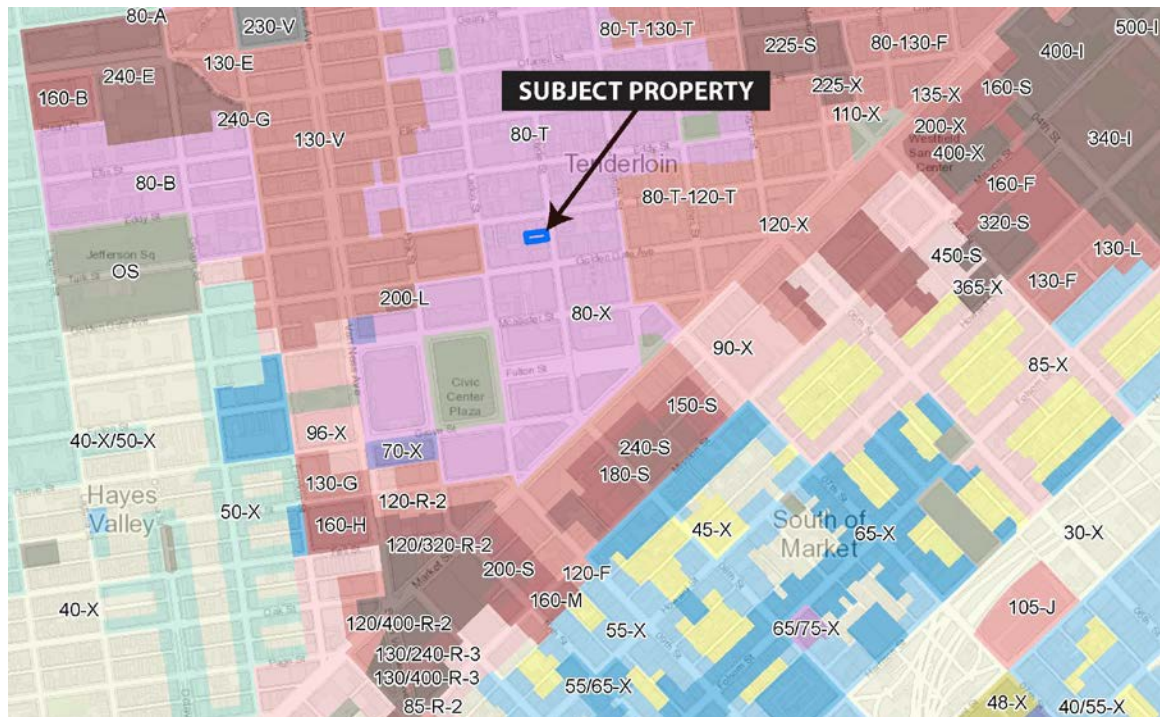
\* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



# Zoning Map

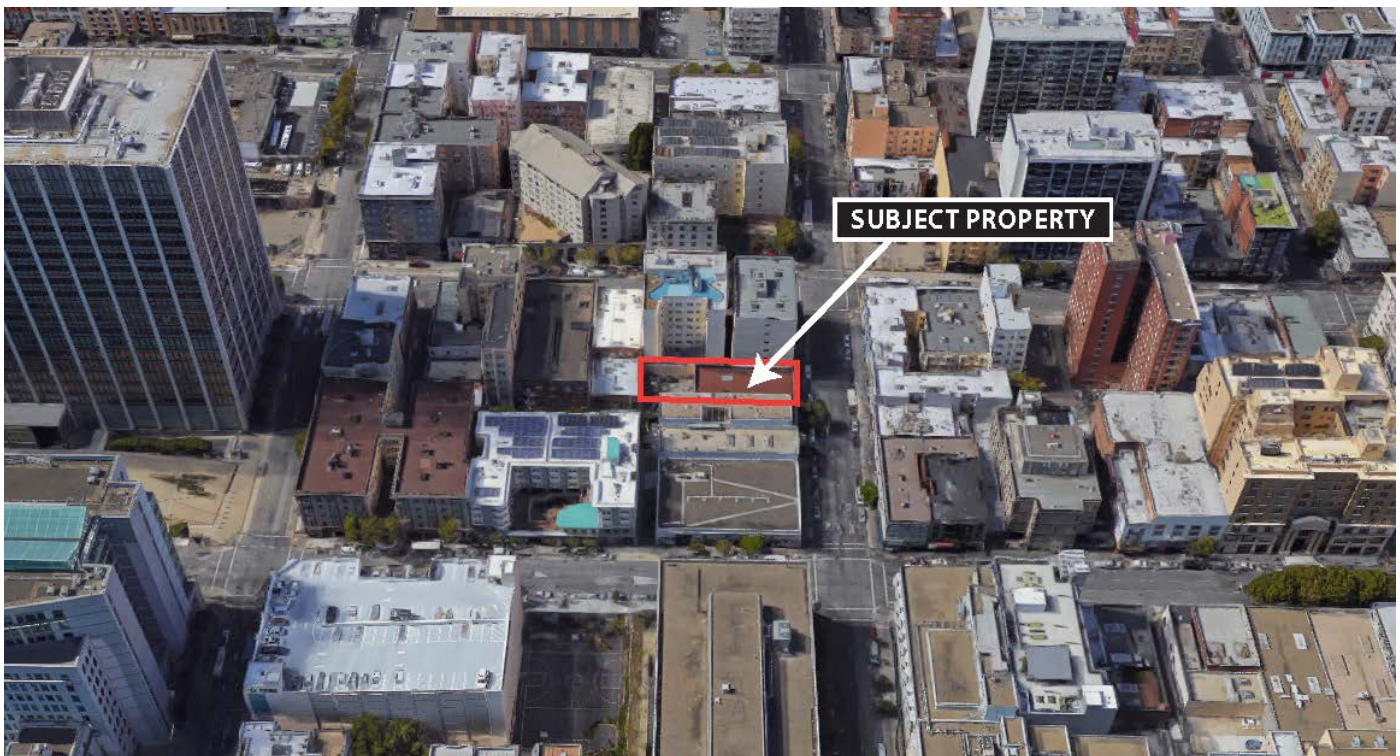
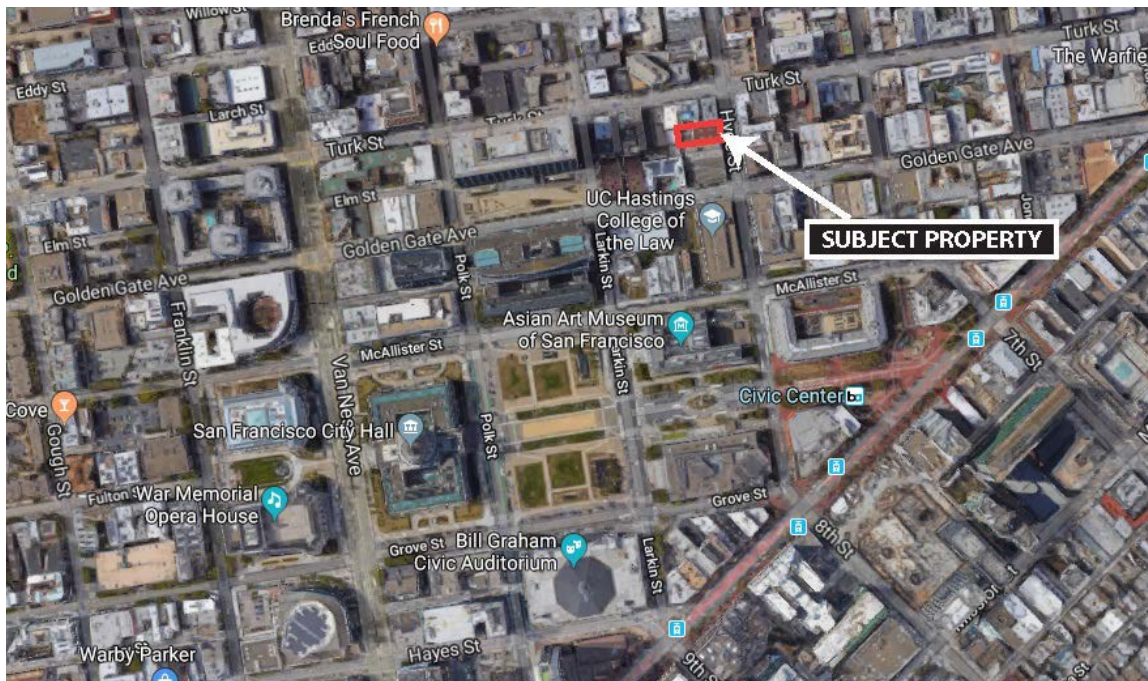


# Height and Bulk Map





# Aerial Photos (oriented north)

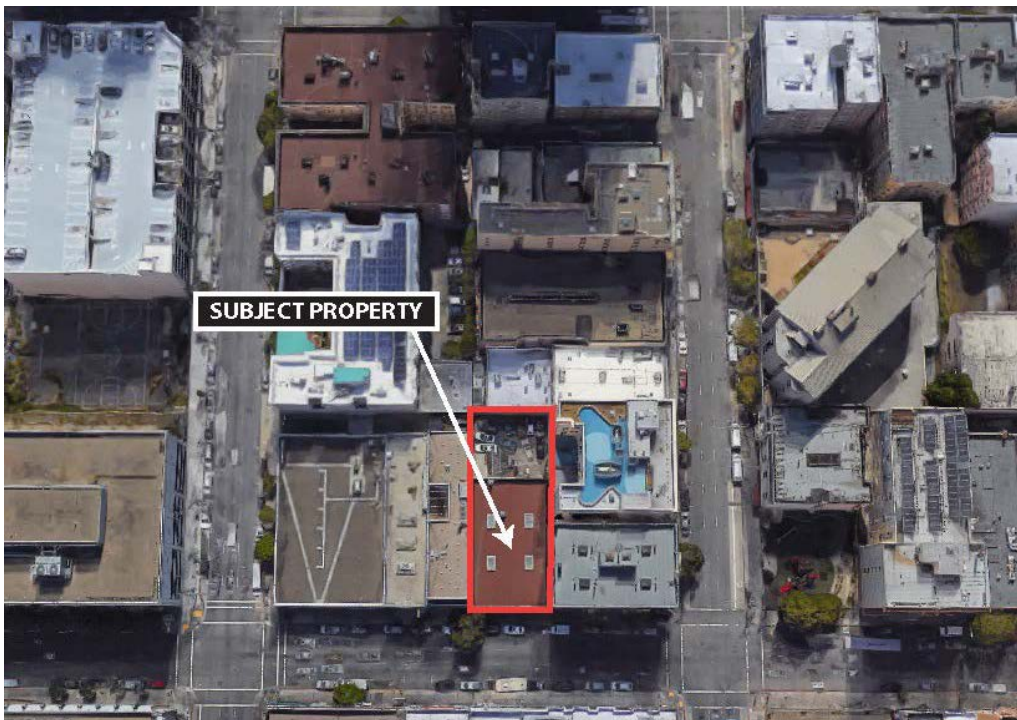




(oriented south)

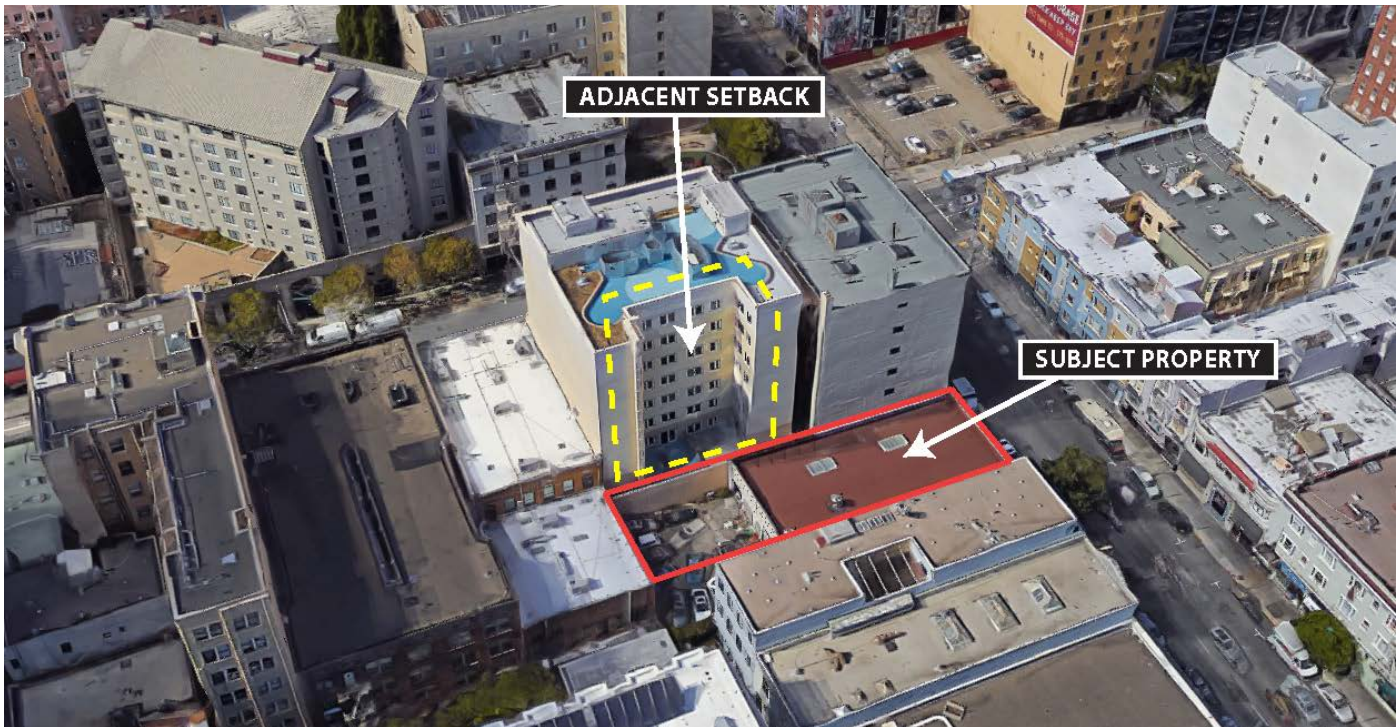


(oriented west)





(oriented northeast, view of 421 Turk courtyard area)



## Context Photos

(On Hyde Street, across from Project Site facing northwest)

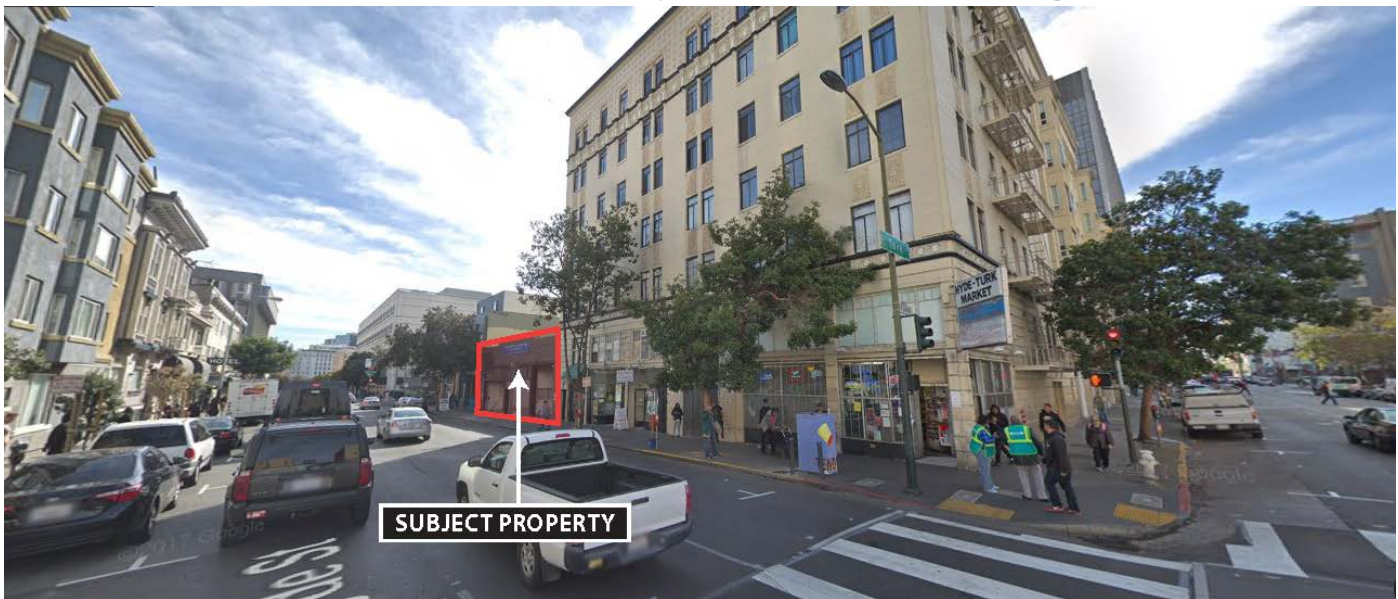




**(On Hyde Street, across from Project Site facing southwest)**



**(From intersection of Hyde and Turk, facing south)**





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409  
558\*6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 29, 2018**

Time: **Not before 1:00 PM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Record Type: **Downtown Project Authorization and Variance**

Hearing Body: **Planning Commission and Zoning Administrator**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>135 Hyde Street</b>	Applicant:	<b>Jonathan Pearlman</b>
Cross Street(s):	<b>Turk St. &amp; Golden Gate Ave.</b>	Company:	<b>Elevation Architects</b>
Block /Lot No.:	<b>0346 / 002</b>	Applicant Address:	<b>1159 Green Street, Suite 4</b>
Zoning District(s):	<b>C-3-G / 80-X</b>	City, State:	<b>San Francisco, CA</b>
Area Plan:	<b>Downtown</b>	Telephone:	<b>(415) 537-1125</b>
Record No.:	<b>2015-015203DNXVAR</b>	E-Mail:	<a href="mailto:jonathan@elevationarchitects.com">jonathan@elevationarchitects.com</a>
PROJECT DESCRIPTION			
<p>The proposal requests Planning Commission consideration of <b>Downtown Project Authorization</b> pursuant to Planning Code Section 309, with exceptions to the requirements for "Rear Yard" pursuant to Planning Code Section 134(d) and "Reduction of Ground-Level Wind Currents" in C-3 Districts pursuant to Planning Code Section 148. Additionally, the proposal requests Zoning Administrator consideration of a <b>Variance</b> from Dwelling Unit Exposure per Planning Code Section 140. The Project is located in the C-3-G (Downtown – General) Zoning District and 80-X Height and Bulk District, and includes the demolition of the existing one-story auto repair garage, and the new construction of an 8-story-over-basement mixed use building with approximately 45,322 gross square feet. The proposed building would include 69 dwelling units with 3,336 square feet of common open space for residents, approximately 940 square feet of ground-floor commercial space, a basement garage with 19 vehicle parking spaces (including 1 car-share space), 69 Class 1 bicycle parking spaces in the garage, and 6 Class 2 spaces along Hyde Street.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b></p> <p>Planner: <b>Andrew Perry</b> Telephone: <b>(415) 575-9017</b> E-Mail: <a href="mailto:andrew.perry@sfgov.org">andrew.perry@sfgov.org</a></p>			

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Downtown Project Authorization** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the date of action by the Planning Commission.

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **Building Permit Application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board of Appeal's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
135 HYDE ST		0346/002
<b>Case No.</b>		<b>Permit No.</b>
2015-015203ENV		201611072110
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p><b>SITE:</b> One 7,562-square-foot, rectangular lot on west side of Hyde Street in block bound by Golden Gate Avenue and Turk, Hyde and Larkin streets in the Downtown/Civic Center neighborhood, Uptown Tenderloin Historic District., C-3-G zoning district and 80-X height and bulk district.</p> <p><b>EXISTING:</b> Single-story, 4,950-square-foot building (automotive repair garage) built in 1920. Contributor to Uptown Tenderloin Historic District.</p> <p><b>PROPOSED:</b> Demolish existing building and construct new eight-story-over-basement, 80-foot-tall (96-foot-tall including elevator penthouse and solarium), 54,109-square-foot, mixed-use building with 69 dwelling units, 940 square feet of ground-floor commercial space and 3,336 square feet of common open space for residents. Underground garage with 19 vehicle parking spaces (including one car-share space) and 69 class 1 bicycle parking spaces. Six class 2 bicycle spaces would be provided on Hyde Street sidewalk. Underground garage would be accessed via new 10-foot-wide curb cut on Hyde Street; two existing curb cuts on Hyde Street would be removed. Construction expected to last 12 months. Excavation for the new foundation and parking garage would involve the removal of approximately 3,925 cubic yards of soil to a maximum depth of about 20 feet below ground surface.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft. ; change of use under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input checked="" type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>



**STEP 2: CEQA IMPACTS****TO BE COMPLETED BY PROJECT PLANNER**

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

<input checked="" type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input checked="" type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input checked="" type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input checked="" type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Jennifer M McKellar</p> <p>Potential project-related wind and shadow impacts also evaluated.</p>	



### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  Demolition of contributor to Uptown Tenderloin National Register Historic District determined not an adverse impact and new construction within the Historic District determined compatible with the SOIS. HRE Parts 1 & 2 by Left Coast Architectural History dated May 19, 2017 (part 1) and January 30, 2018 (part 2) (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER dated 02/28/2018 </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  (attach HRER)  b. Other (specify): </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Marcelle Boudreaux	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Commission Hearing  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Jennifer M McKellar  03/05/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
135 HYDE ST		0346/002
Case No.	Previous Building Permit No.	New Building Permit No.
2015-015203PRJ	201611072110	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	2/28/2018
--	--	--------------------------------	-----------

<b>PROJECT INFORMATION:</b>		
<b>Planner:</b>	<b>Address:</b>	
Marcelle Boudreaux	135 Hyde Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
0346/002	Turk Street and Golden Gate Avenue	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
A	N/A	2015-015203ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	09/19/17
------------------------------------	----------

<b>PROJECT ISSUES:</b>	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Left Coast Architectural History submitted an analysis of individual significance (Part 1 final dated 05/10/17), and historic district impacts analysis/compatibility statement for replacement structure (Part 2 final dated 01/30/18).	
Proposed Project: Demolish (E) one-story commercial building and construct (N) 8-story, residential over ground floor commercial building (plans dated 09/19/17)	

<b>PRESERVATION TEAM REVIEW:</b>				
<b>Category:</b>		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
<b>Individual</b>		<b>Historic District/Context</b>		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:		Period of Significance:	1906 - 1957	
		<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor		

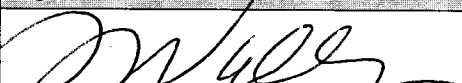
Complies with the Secretary's Standards/Art 10/Art 11:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic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

**PRESERVATION TEAM COMMENTS:**

The project proposes demolition of 135 Hyde Street, and new construction of an 8-story, approximately 80-foot-tall residential building with ground floor commercial and a basement for underground parking. The Uptown Tenderloin National Register Historic District [UTNRHD], was listed in the National Register in 2009 for significance under Criterion A (Events) and C (Architecture). Thus, the Historic District is an historic resource under CEQA, significant at the local level under the analogous Criterion 1 (Events) and Criterion 3 (Architecture). The survey identified 409 contributing elements and 68 non-contributing elements. A majority of the contributors are multi-story, multiple-unit residential buildings or apartment hotels, some with ground floor commercial, and some smaller commercial buildings interspersed throughout the District, which historically served the needs of the residents in the District. The commercial building at 135 Hyde Street was determined a contributor to the UTNRHD in 2008 as a use which supports the residential life of the District.

In a consultant report submitted by Left Coast Architectural History, the property was evaluated for individual significance under Criteria 1 (Events), 2 (Persons), 3 (Architecture) and 4 (Archaeology). The property was determined ineligible for listing in the California Register for Historical Resources under any of these criteria. The Department concurs with these findings.

The consultant report determined that the loss of this contributing building, located along the District's southern boundary, would not impact the District to a degree that its cohesiveness and comprehensibility as a historical resource would be materially impaired. With pending demolition of contributors and new construction infill projects within the boundaries of the District, the numbers could potentially shift to 399 Contributing Resources and 81 Non-Contributing Resources. The demolition of the existing building at 135 Hyde Street and its subsequent loss as a Contributing Resource would not appear to jeopardize the viability of the District or contribute to a cumulative impact to the District Resource as it currently stands. The Department concurs with this finding. Numerous contributors to the UTNRHD exist in the vicinity of the subject site, which is located on the west side of Hyde Street between Turk Street and Golden Gate Avenue, including: the property to the immediate north of the subject site (155-161 Hyde Street); two out of three properties to the south on the same side of the block (125 Hyde Street, 129 Hyde Street); (See continuation sheet)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/28/18

## Continuation Sheet for 2015-015203ENV -- 135 Hyde

three out of four properties across Hyde Street (120 Hyde Street, 126-132 Hyde Street, 138 Hyde Street); and a high concentration of properties along the south side of Turk, as follows: 433 Turk Street, 459 Turk Street, 467 Turk Street, and 452-454 Larkin Street, 371 Turk Street, 381 Turk Street, 323-333 Turk Street, 315 Turk Street, and 161 Leavenworth Street. Therefore, even with the loss of one contributor the District's legibility would remain high.

A contributor (121 Golden Gate Avenue) to the UTHRD was demolished for the project known as "101 Golden Gate Avenue" (2005.0869E; EIR certified March 24, 2011). The analysis for this project found that the demolition would have a measurable adverse impact on this historic district, and that the proposed project would have a cumulative historic architectural resource impact. In this scenario, it was determined that the demolition of a highly visible contributor at the corner of Golden Gate Avenue and Jones Street at the southernmost edge of the National Register boundary would have a significant impact on the cohesiveness of the District by removing a substantial architectural corner feature and reducing the legibility of the District's boundary. In addition, the property was found to have additional significance under Criterion A/1 (Events), for its services to the poor, and Criterion B/2 (Persons), for its association with Father Alfred Boeddeker. As for this project and future proposed demolitions within the UTHRD, each will be evaluated for project-specific and cumulative impacts. The District is defined predominantly by residential buildings, with other uses scattered throughout which support residential life, such as commercial uses (restaurants, stores, repair), community halls, garages, churches, and a concentration of entertainment uses, such as film exchanges and theaters. The demolition of 135 Hyde Street (commercial) will remove one contributing element to a historical resource, which is the UTHRD. Demolition of the current building will represent a loss of one District Contributor, but analysis shows that this will not result in a detrimental shift of the Contributor to Non-Contributor ratio and that the District will remain viable. There is no concentration of past, present, and foreseeable future demolitions within the Uptown Tenderloin Historic District that would affect the historic fabric or character such that it would no longer be eligible for listing on the National Register or the California Register. The demolitions are found along the edges of the district and not concentrated in any specific locus. Therefore, the proposed project would not combine with any other project to result in a material impairment of the District. The cumulative effect on historical resources would be less than significant. In a district of approximately 400 contributing resources, the UTHD would retain the valuable sense of place and time. The historic district's integrity or eligibility for the National Register or California Register would not be materially altered.

The replacement project includes an 8-story residential over ground floor commercial building. The proposed project would introduce neither the first nor the largest modern apartment building of this type within or adjacent to the District. The consultant report provides a detailed description of the project, finding it compatible with the District. The Department concurs with this finding. The proposed project, involving the construction of an eight-story mixed-use residential and commercial building is designed in such a way that it conforms with historic patterns of use, location, visibility, spatial relationships, scale and massing, materials, and architectural treatment within the District. The project

appears to be compatible with, but differentiated from, the character of nearby District Contributors and therefore will not pose an adverse effect on the District or its continued eligibility for historic designation.

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# SAN FRANCISCO PLANNING DEPARTMENT

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November 30, 2017

135 Hyde LLC  
1452 Broadway Street  
San Francisco, CA 94109

CASE NO.      **2015-015203SHD**  
ADDRESS:     135 Hyde Street  
BLOCK/ LOT:   **0346/002**

To Whom It May Concern:

The Planning Department has reviewed a supplemental shadow analysis (prepared by 'RWDI', dated January 11, 2017 that you submitted for the above-referenced project for compliance with Section 295 of the Planning Code, which restricts structures over 40 feet in height from casting new shadow on properties under the jurisdiction of the Recreation and Park Commission. A previous shadow fan prepared by the Planning Department indicated that new shadow could potentially be cast by the proposed project on **Turk-Hyde Mini Park**, a property within the jurisdiction of the Recreation and Park Commission. It should be noted that the shadow fan did not account for the precise articulation of the envelope of the proposed project, nor did it account for the shading from existing buildings.

After reviewing and analyzing the aforementioned supplemental analysis, the Planning Department concurs with the analysis in that no net new shadow will be cast upon **Turk-Hyde Mini Park** because the shadow cast by the project would not be long enough to reach the parks during the hours regulated by Section 295.

Therefore, the project has been determined to be in compliance with Planning Code Section 295, and will not require any additional shadow analysis as the project is currently proposed. However, please be aware that if changes are made to the project that would add additional massing or height to the project, additional shadow analysis may be necessary.

If you have any questions, please contact me at (415) 558-6363 or [erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org).

Sincerely,

Erika Jackson  
Current Planning

CC (via email):  
Andrew Perry, Planning Department  
Seema Adina, Planning Department  
Jennifer McKellar, Environmental Planning  
Jordan Harrison, Recreation and Park Department

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



## TENDERLOIN HOUSING CLINIC

126 Hyde Street

San Francisco, CA 94102

Tel. (415) 771-9850

Fax. (415) 771-1287

RANDALL M. SHAW

STEPHEN L. COLLIER

RAQUEL FOX

STEPHEN P. BOOTH

MARGARET DEMATTEO

DAVID E. TCHACK

Contact:

Email: [randy@thclinic.org](mailto:randy@thclinic.org)

Phone: 771-9850 ext. 117

To whom it may concern at the San Francisco Planning Department,

RE: 135 Hyde Street

Date: March 9, 2017

The headquarters of the Tenderloin Housing Clinic is directly across the street from 135 Hyde Street. We strongly support this project. I have discussed it with with the project sponsor. I'm happy to support the project and would like to see it get approved to bring much needed housing to our neighborhood.

The project sponsor has completed and currently operates other buildings in the neighborhood. Acting professionally and responsibly, Seamus works with community street activation groups to maintain their buildings and the surrounding sidewalk areas in a respectful manner.

The proposed project will activate a blo1ck of the Tenderloin that needs new residents, while simultaneously activating space at the street level.

Sincerely,



Randy Shaw

Executive Director

**From:** Randy Shaw  
**To:** [Luellen, Mark \(CPC\)](#)  
**Cc:** [Perry, Andrew \(CPC\)](#)  
**Subject:** 135 Hyde  
**Date:** Friday, October 20, 2017 9:45:17 AM

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Mark and Andrew, I understand you have a meeting on this project today. My office is across the street from this project. I speak for everyone living or working on that block to urge you to get this project approved as fast as possible. The sooner ground breaks, the sooner drug dealers are forced out of that side of Hyde. We supported the project at 101 Hyde (approved a few years ago) for the same reason. The activation of both sites will make huge difference. Thanks.

Randy Shaw, Director  
Tenderloin Housing Clinic  
126 Hyde St.

**CONFIDENTIALITY NOTICE:** This document is intended for the use of the party to whom it is addressed and may contain information that is privileged, confidential, and protected from disclosure under applicable law. If you are not the addressee, or a person authorized to accept documents on behalf of the addressee, you are hereby notified that any review, disclosure, dissemination, copying, or other action based on the content of this communication is not authorized. If you have received this document in error, please immediately reply to the sender and delete or shred all copies.

To whom it may concern at San Francisco City Planning Department,

135 Hyde Street

Date

I Adam La neighbor of 135 Hyde Street resident/owner at  
155 Hyde St #105 SF. CA 94102

I have discussed the scope of the proposed project with the project sponsor. I'm happy to support the project and would like to see it get approved to bring much needed housing to our neighborhood.

The project developer has completed and operate other buildings in the neighborhood and act as responsible building operator. Working with community Street activation groups and maintaining buildings in respectful manner.

The proposed project will activate a block of the tenderloin that needs new residents. As well as having an active commercial space at the street level.

Sincerely

Adam

ADAM - LA

To whom it may concern at the San Francisco Planning Department,

RE: 135 Hyde Street

Date:

I, MARIANNE E. SULLIVAN neighbor of 135 Hyde street and resident/owner at  
155 HYDE ST. APT. 403, SF, CA 94102-3602

have discussed the scope of the proposed project with the project sponsor. I'm happy to support the project and would like to see it get approved to bring much needed housing to our neighborhood.

The project sponsor has completed and currently operates other buildings in the neighborhood. Acting professionally and responsibly, the project sponsor works with community street activation groups to maintain their buildings and the surrounding sidewalk areas in a respectful manner.

The proposed project will bring much needed housing and activation to a block of the Tenderloin, while simultaneously activating a commercial space at the street level.

Sincerely,

Marianne E. Sullivan  
MARIANNE E. SULLIVAN

To whom it may concern at the San Francisco Planning Department,

RE: 135 Hyde Street

Date:

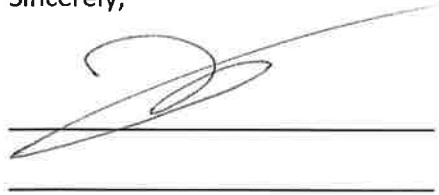
I, Van Simon neighbor of 135 Hyde street and resident/owner at  
all stars donuts - Burger

have discussed the scope of the proposed project with the project sponsor. I'm happy to support the project and would like to see it get approved to bring much needed housing to our neighborhood.

The project sponsor has completed and currently operates other buildings in the neighborhood. Acting professionally and responsibly, the project sponsor works with community street activation groups to maintain their buildings and the surrounding sidewalk areas in a respectful manner.

The proposed project will activate a block of the Tenderloin that needs new residents, while simultaneously activating space at the street level.

Sincerely,

A handwritten signature in black ink, appearing to read "Van Simon", is written over two horizontal lines.

To whom it may concern at San Francisco City Planning Department,

135 Hyde Street

Date

I, Evan Kletter, am a neighbor of 135 Hyde Street and an owner's representative at 433 Turk Street LLC.

I have discussed the scope of the proposed project at 135 Hyde Street with the project sponsor. I'm happy to support the project and would like to see it get approved to bring much needed housing to our neighborhood.

To the best of my knowledge, the project developer has completed and operates other buildings in the neighborhood and act as responsible building operator and has been working with community Street activation groups and maintaining buildings in respectful manner.

The proposed project will activate a block of the tenderloin that needs new residents. As well as having an active commercial space at the street level.

Sincerely  
  
Evan Kletter  
433 Turk

To whom it may concern at San Francisco City Planning Department,

135 Hyde Street

Date

2/7/2017

I BRETT WALKER neighbor of 135 Hyde Street resident/owner at

GEORGE AND LENNIE

I have discussed the scope of the proposed project with the project sponsor. I'm happy to support the project and would like to see it get approved to bring much needed housing to our neighborhood.

The project developer has completed and operate other buildings in the neighborhood and act as responsible building operator. Working with community Street activation groups and maintaining buildings in respectful manner.

The proposed project will activate a block of the tenderloin that needs new residents. As well as having an active commercial space at the street level.

Sincerely

Brett Walker



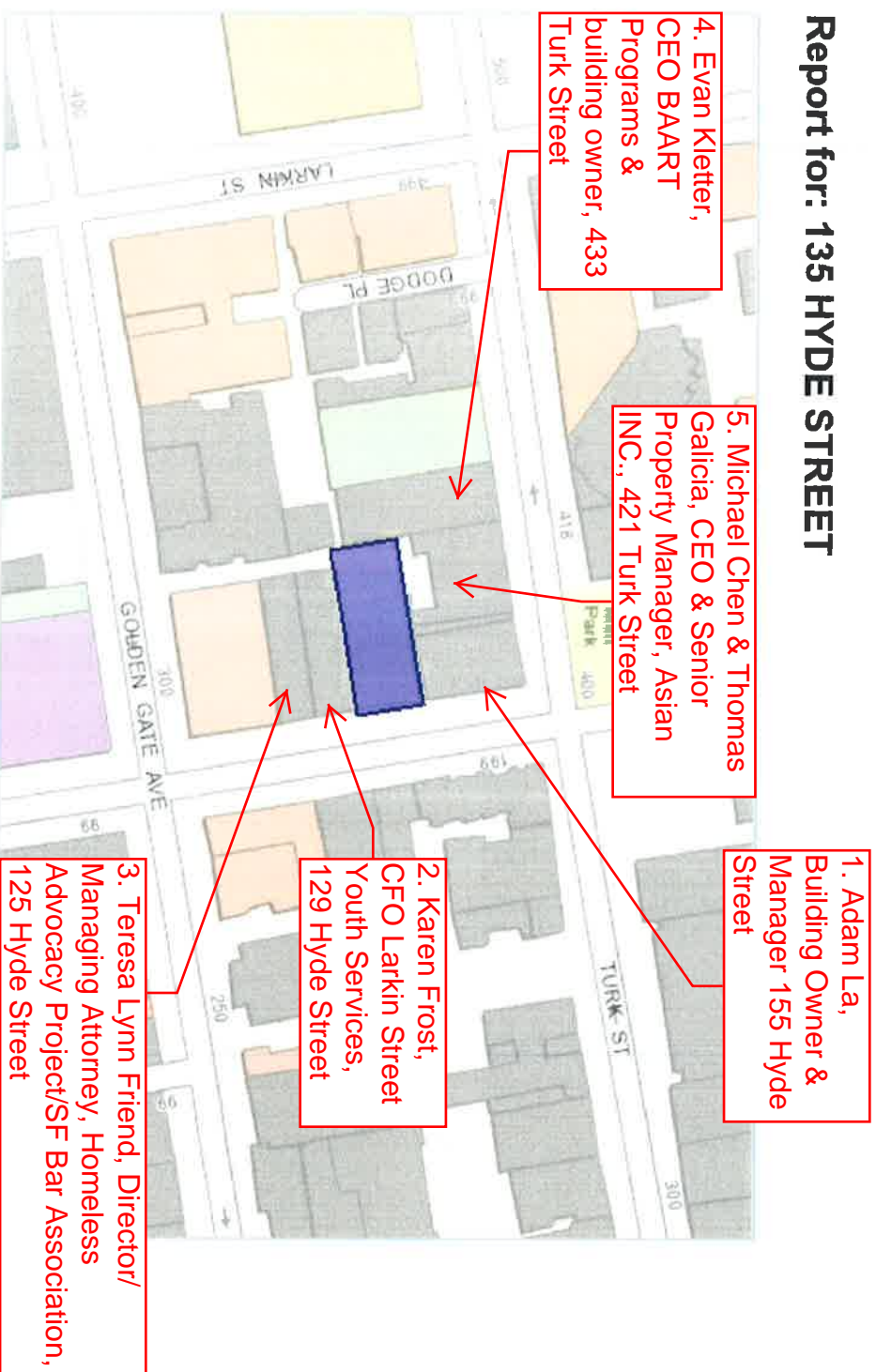
We, the undersigned residents of 155 Hyde Street, San Francisco, CA 94102, neighbors of the proposed development at 135 Hyde Street wish to express our support for the project.





# SAN FRANCISCO PLANNING DEPARTMENT

## Report for: 135 HYDE STREET



*The Disclaimer: The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an 'as is' basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.*

Printed: 2/24/2017

<http://propertymap.sfpplanning.org>

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CASE NUMBER:  
For Staff Use only**AMENDED**  
**APPLICATION FOR**  
**Downtown Project Authorization**

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 455 Potrero SF LLC,	
PROPERTY OWNER'S ADDRESS:  1452 Broadway Street San Francisco, CA 94109	TELEPHONE: (     ) EMAIL: . . .

APPLICANT'S NAME: Jonathan Pearlman, Elevation Architects		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:  1159 Green Street, Suite 4 San Francisco, CA 94109	TELEPHONE: (415 ) 537-1125 EMAIL: jonathan@elevationarchitects.com	

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

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 135 Hyde Street	ZIP CODE: 94102
CROSS STREETS: Turk Street to the North, Golden Gate to the South	

ASSESSORS BLOCK/LOT: 0346 / 002	LOT DIMENSIONS: 137.5' x 55'	LOT AREA (SQ FT): 7,562'	ZONING DISTRICT: C-3-G	HEIGHT/BULK DISTRICT: 80X
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## 3. Project Description

( Please check all that apply ) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Automobile Parking	
		PROPOSED USE: Residential, with 1st floor Commercial	
		BUILDING APPLICATION PERMIT NO.: 2016-11-07-2110 S	DATE FILED: Nov. 7, 2016

#### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS
<b>PROJECT FEATURES</b>				
Dwelling Units	0	0	69	69
Hotel Rooms	0	0	0	0
Parking Spaces	12	0	19	19
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	16'	0	80'	80'
Number of Stories	1	0	8	8
Bicycle Spaces	0	0	75	75
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	0	0	47,173	47,173
Retail	0	0	940	940
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	0	0	0	0
Parking	4,932	0	4,525	4,525
Other (Specify Use)	common area 0	0	915	915
<b>TOTAL GSF</b>	<b>4,932</b>	<b>0</b>	<b>53,553</b>	<b>53,553</b>
<p>Please describe any additional project features that are not included in this table:            ( Attach a separate sheet if more space is needed )</p> <p>Open Space provided:            Ground level: 1,075sq. ft.            Roof Deck: 2,763 sq. ft.            Roof Solarium: 560 sq. ft.</p> <p>Also see attached.</p>				

#### 5. Action(s) Requested (Include Planning Code Section which authorizes action)

Section 309 exemption to rear yard requirements as permitted in Section 134(d).

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## Downtown Project Authorization - Compliance

Pursuant to Planning Code Section 309, the Zoning Administrator is required to determine that the project complies with Planning Code Section 138 (Open Space), Section 412 (Downtown Park Fund), Section 146 (Shadows on Streets), Section 147 (Shadows of Publicly Accessible Open Spaces), Section 429 (Public Art), Section 102.8 (b) (16) (Replacement Short-term Parking), Section 413 (Office Affordable Housing Production Program) and Section 414 (Child Care). Please address the following requirements:

1. **Size and Open Space.** Please submit a full set of dimensioned floor plans of the project identifying areas excluded from the calculation of gross floor area from which the open space requirement is derived.
2. **Design of Open Space.** Please describe the type of open space being provided (i.e. Urban Park, plaza, Greenhouse, etc.) Include a plan of the open space drawn to scale on 11" X 17" sheets:
  - Dimensions of open space including the calculations used to determine the amount of space.
  - Notations as to all levels, if appropriate
  - Calculations of all requirements that have to be quantified (e.g. number of sitting spaces, tables, etc.)
  - Trees and massing of plant material
  - Notations of materials (e.g. for paving)
  - Indication of paving patterns
  - Location and type of food services (cart, separate fixed structure, within project building)
  - Location of rest rooms
  - Diagrams, to demonstrate sun exposure during critical hours appropriate for type of open space
  - Statement of hours of availability
  - Other elements as provided in the Design Guidelines by type (e.g. movable walls for greenhouses etc.)
3. **Downtown Park Fund (Planning Code Section 412).**
  - Please include the amount of square footage applicable to the Downtown Park Fund
  - Please also state the total payment to the Downtown Park Fund
4. **Shadows on Streets (Planning Code Section 146).** Certain streets in the downtown have setback requirements and exceptions may be granted from the requirements (see the exceptions section of this application). On other streets, massing of new construction shall be shaped to minimize shadow impacts on public sidewalks, consistent with good design.
  - Describe streets which are shadowed by the Project, and times of year and hours of such shadows.
5. **Shadows on publicly accessible Open spaces (Planning Code Section 147).** Massing of new construction shall be shaped to minimize shadow impacts on publicly accessible open space not subject to Planning Code Section 295 (Proposition K) requirements consistent with good design.
  - Describe publicly accessible open spaces which are shadowed by the Project, in terms of the amount of area shadowed, the duration of such shadows, and the importance of sunlight to the type of open space being shadowed.
6. **Public Art (Planning Code Section 429).** Projects shall supply publicly visible art work equal to 1% of the construction cost. Describe the work of art or art concept including:
  - Type of art piece (e.g. sculpture, relief, tapestry)
  - Medium (e.g. marble, wood, fiber)
  - Approximate Dimensions
  - Artist's residence by City
  - Budgeted cost for art piece
  - Construction cost of building as determined by the Department of Building Inspection
7. **Office Affordable Housing Production Program (Planning code Section 413).** Describe the number of housing credits required or amount of fee paid. If housing project selected for housing credit purchase, please identify.
8. **Child Care Provision (Planning Code Section 414).** Please describe the method for compliance with the Child Care Provisions. In the case of fee payment, include the amount of fee. For direct provision, describe location and size of facility.

## Downtown Project Authorization - Compliance (cont.)

Please address the requirements from the previous page (add additional sheets if necessary):

**See attachment.**

Blank lined paper for writing.





# Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

See attached.

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

See attached.

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3. That the City's supply of affordable housing be preserved and enhanced;

See attached.

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4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

See attached.

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

See attached.

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

See attached.

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7. That landmarks and historic buildings be preserved; and

See attached.

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

See attached.

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## Estimated Construction Costs

TYPE OF APPLICATION:	
Downtown Project Authorization	
OCCUPANCY CLASSIFICATION:	
R-2	
BUILDING TYPE:	
1-A	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
53,553 GSF	RESIDENTIAL: 32,922 NSF COMMERCIAL: 940 NSF
	PARKING, UTILITIES, EXITING, STRUCTURE: 19,967
	NSF
ESTIMATED CONSTRUCTION COST:	
\$10,000,000	
ESTIMATE PREPARED BY:	
OWNER	
FEE ESTABLISHED:	
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## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: \_\_\_\_\_

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

2/7/18

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

Jonathan Pearlman

Owner / Authorized Agent (circle one)

## Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Photographs (including montages and streetscape)	<input checked="" type="checkbox"/>
Section 309 Compliance Responses	<input checked="" type="checkbox"/>
Request for Planning Code Section 309 Exceptions (if applicable)	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

*BOXES NOT CHECK  
PREVIOUSLY  
SUBMITTED*

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

**After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.**

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

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

## AMENDED ATTACHMENT TO DOWNTOWN PLAN AUTHORIZATION

(135 Hyde Street, San Francisco)

### Preamble

The Project site ("Site") measuring 55' x 137.5' or 7562.5 square feet ("sq. ft.") is located at 135 Hyde Street, San Francisco between Turk Street Golden Gate Avenue (Assessor's Block 3521, Lot 002). The proposed project ("Project") is the demolition of the existing one story parking garage and construction of an eight-story, mixed-use building with 69 residential units, ground floor retail, basement parking for 19 cars, 69 bicycles, 3 motorcycle/scooter spaces, and building services ("Project"). Six Class 2 bicycle spaces will be located on the Hyde Street sidewalk. A copy of the Project's site plan, floor plans, elevations and sections are attached hereto as **Exhibit 1**.

### PROJECT SITE.

The Site is located in a C-3-G zoning district and an 80-X height and bulk district. The Site is improved with an approximately 16' high masonry structure with approximately 4,932 gross square feet ("gsf") that is currently used as a public parking garage. See **Exhibit 2** for copies of the Block Map. The buildings on the Project block bounded by Golden Gate Avenue, Hyde, Turk, and Larkin Streets vary from one story (project site) to eight stories. Immediately to the north of the site is the seven story 149-161 Hyde Street building with 45 units and an to the south of the Site are two two-story commercial buildings and an approved 8-story building with 85 apartments and ground floor commercial at the northwest corner of Hyde Street and Golden Gate Avenue which is not yet under construction. West of the 149-161 Hyde Street building on the Turk Street façade is an eight story residential building at 421 Turk Street with 29 units and three residential hotels ranging from two-, to six-stories with 20, 95 and 109 SRO units, and apartment buildings ranging from a two-flat building to a three-story 14 unit apartment building at the corner of Turk and Larkin Street. All the buildings on Larkin Street between Turk and Golden Gate Avenue are apartment buildings ranging from three- to five-stories with 26 to 111 units. Similarly, all the buildings on this e block along Golden Gate Avenue are apartment building ranging from five-story to the proposed 80' high apartment building mentioned above at Hyde Street and Golden Gate Avenue. See **Exhibit 3** for Aerial Photographs and Photographs of Block Face and Site Vicinity.

The Site is 1 to 2 blocks from the State Building, Federal Building, Hastings College of Law, and the Asian Art Museum. The San Francisco Main Library is 2 1/2 blocks away. The Turk and Hyde Mini Park is 1/4 block away and the Civic Center Plaza is three blocks away. There are neighborhood serving retail, restaurants and other commercial establishments in the immediate vicinity of the Project site. See **Exhibit 3**. The Fulton Street open space between the Civic Center BART Station and Larkin Street is two blocks away. See Sheet A-1.3 of **Exhibit 1** and photographs in **Exhibit 3**.

This Site has easy access to public transit with Muni line Nos 19, 26 and 5 within one or two blocks depending whether it is inbound or outbound. Within three blocks are Muni

line Nos. 47 and 49 on Van Ness venue, the Civic Center BART and Muni Metro Station (Muni lines. J,K,L,M,N.T, and Muni line Nos. 6, 7, 71, 71L, 9, 21, and 26 on Market Street. There is also a City bike Share at Golden Gate Avenue and Hyde Street which is about a two minute walk.

## **PROPOSED PROJECT**

The project sponsor proposes to demolish the existing building and construct an 80' high, eight-story, 53,553 sq. ft. mixed use (residential with ground floor commercial/retail) building with 44,766 sf. attributable to FAR. The Project FAR is 5.92. The project include 69 dwelling units (one studio, 35 nested one-bedroom units, 25 one-bedroom units, and 8 two-bedroom units). The ground floor will contain 5 residential units (one studio, 3 one-bedroom units and one two-bedroom unit), the residential lobby, a 940 sq. ft. commercial/retail space, and the ramp to the basement parking level. The second through eighth floors will each have five nested-bedroom units, three one-bedroom units and one two bedroom unit ( 9 units per floor). The basement level will have 19 off-street parking spaces (including one car share and one ADA handicapped van space), mechanical building services and secure storage for 69 Class 1 bicycles spaces. There will be six Class 2 bicycle spaces located on the sidewalk between the entry lobby and the entrance to the commercial/retail space which is subject to SFMTA approval.

The building facade is divided into three distinct segments, the base, middle, and the top. The ground and second floors form the base of building which is separated from the middle with a string-course. The base of the project matches the height of the string course of the adjacent building. The windows of the top floor of the building are slightly set back to form the top of the building that is capped by a cornice. The height and massing of the Project are similar to the two adjacent buildings to the north. See Exhibit 1, Sheet A-1.5.

The use of two rows of vertical bay windows provides varying planes and shadow lines adding pedestrian interest to the facade. The exterior materials of the façade are stucco on the top floor and the base, and brick cladding for the middle segment of the facade.

Common usable open space will be provided by a roof top 560 sq. ft. solarium and a 2,763 sq. ft. roof deck. The 3,323 sq. ft common usable open space meets the 3,312 sq. ft. required under the Code. In addition, the 1,125 sq. ft. ground level court yard is designed to enhance and expand the exposure of the facing adjacent court yard of the 421 Turk Street building. See Exhibit 1, Sheets A-2.1 and A-2.9

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**THE PROJECT COMPLIES WITH ALL APPLICABLE PLANNING CODE REQUIREMENTS EXCEPT FOR THE REAR YARD REQUIREMENTS AND THE PEDESTRIAN COMFORT LEVEL WIND SPEED REQUIREMENTS.**

(a) **Compliance with Section 138 (Open Space), Section 412 (Downtown Park Fund); Section 146 (Shadow on Streets), Section 147 (Shadow on Publicly Accessible Open Space); Section 429 (Public Art); Section 108.(b)(16) (Replacement Short-term Parking); Section 413 (Office Affordable Housing Production Program), and Section 414A (Child Care).**

(1) ***Size and Open Space.*** Please see Sheets A-2.1 and 2.9 of Exhibit 1 for location and dimensions open space and Sheet A-0.1 for open space calculations.

(2) ***Design of Open Space.*** Open space provided to the residents are in the form of a 1,075 sq. ft. court yard at the ground floor where it is protected from wind, a 560 sq. ft. roof top solarium and a 2,763 sq. ft. roof deck. See **Exhibit 4** for open space plans.

(3) ***Downtown Park Fund.*** The Downtown Park Fund fee only applies to office development in a C-3 district that results in additional office space square footage (Section 412.2 of the Planning Code). The Project is a residential with ground floor commercial/retail mixed use development with no office use. Therefore, the Downtown Park Fund requirement is not applicable.

(4) ***Shadow to Public Sidewalk.*** The Site, on the west side of Hyde Street, does not abut any street listed in Planning Code Table 146. The buildings across the Street range from two- to four- stories high. Due to its orientation facing east, the Project will not affect the morning sun on the sidewalk. In the afternoon even the existing one-story building casts a shadow on the sidewalk. The Project is a rental residential development, any reduction of the height of the building will unduly restrict its development potential in that the reduction in height in a residential development will necessarily decrease the number of on-site affordable units.

(5) ***Shadow on Publicly Accessible Open Space:*** The Site is within is two blocks north of the Fulton Street Plaza that links the United Nation Plaza with the Civic Center Plaza. The Fulton Street open space is adjacent to the 50 Fulton Street Federal Building and the Asian Arts Museum, which are both 4 stories. The Fulton Street Plaza being south of the Project and with intervening buildings, the Project will not cast any shadow on the Fulton Street Open Space, the United Nations Plaza, or the Civic Center Plaza.

(6) ***Public Art.*** The Project will pay an in-lieu fee equal to 1% of the cost of construction. See Section 429(d)(2)(B).

(7) ***Replacement Short-term, Parking.*** Section 108.(b)(16) has been repealed.

(8). ***Office Affordable Housing Production Program.*** The Project is in excess of 50,000



sq. ft. and would fall under Section 413.3(a)(1). However, because the Project is a residential development with ground floor retail, it will not be subject to the fees under Section 413.5, but would be subject to the fees in Table 413.6A and/or Table 413.6B. Under Table 413.6B, there is no fee imposed on residential development. The fee in the amount of \$18.62 per square foot for retail in Table 413.6A is not applicable to this project. See Section 413.2(a)(1).

(9) ***Child Care*** Section 414A of the Planning Code imposes a "Child Care Impact Fee". For a Residential Project with more than 10 units, the fee is \$1.83/sq. ft. For the square footage that was converted from non-residential use to residential use the fee is \$0.26/sq. ft.

(10) ***Affordable Housing Program*** Pursuant to Section 415, the Project is a grandfathered Project and is required to provide 14.5% of the on-site rental units to be affordable to individuals with income not exceeding 55% of AMI. The Project will provide 10 affordable units.

(b) ***Design Review.*** In addition to the requirements set forth in this Code, additional design requirements and limitations (hereafter referred to as modifications) may be imposed on the following aspects of a proposed project, through the imposition of conditions, in order to achieve the objectives and policies of the General Plan or the purposes of this Code:

(1) ***Building sitting, orientation, massing and facade treatment, including proportion, scale, setbacks, materials, cornice, parapet and fenestration treatment, and design of building tops.***

(2) ***Aspects of the project affecting views and view corridors, shadowing of sidewalks and open spaces, openness of the street to the sky, ground-level wind current, and maintenance of predominant street walls in the immediate vicinity.***

The Site is located in an area with no public view corridors. The Project will not impact any private or public view corridor. As discussed above, the Project will not negatively impact sunlight access on sidewalk on public open spaces, or openness of the street to the sky. It will continue the height of the neighboring six story building at the corner of Turk and Hyde Streets and the eight story residential building has been approved at the corner of Hyde Street and Golden Gate Avenue. Exception to the pedestrian comfort level wind speed will be sought which will be discussed in the Exception Requested Section below

(3) ***Aspects of the project affecting parking, traffic circulation and transit operation and loading points.***

The garage entry is off Hyde Street at the north end of the building. Hyde Street is a south bound Street between California and Market Street. With only 19 off-street parking spaces, including one car share space and one handicap space and multiple transit lines within easy walking distance, the Project will not affect the traffic circulation or parking. There is no Muni line on Hyde Street near the Site. Delivery will be provided by Fed Ex, UPS, USPS

and other delivery services already serving the area. During tenant moving-in and out, the Applicant will ensure that the tenants and their movers comply with the applicable DPW rules, regulations and obtain permits to park in the parking lane in front of the Site.

**(4) *Aspects of the project affecting its energy consumption.***

The Project is designed to meet or exceed the minimum Green Point Rating of 75 points, as required by the SF Building Code Chapter 13C and California Title 24 Part 11. As the full building material palette is developed, all efforts will be made to provide building systems of mechanical, electrical and lighting to meet or exceed all energy efficient standards. In addition, the project provides an area of 1,045 sq. ft. for solar panels on the roof which faces the south without obstruction. The solar panels will contribute approximately 16 kW of electrical power to the building, reducing energy usage. All windows facing west have physical shade elements, reducing solar gain and excessive heat in the summer, but provide passive heating during the winter. Most of the south facing facade is solid, without windows, which also reduces heat gain from solar gain. A window is provided at the elevator lobby, reducing the amount of artificial lighting required in the building.

**(5) *Aspects of the project related to pedestrian activity, such as placement of entrances, street scale, visual richness, location of retail uses, and pedestrian circulation, and location and design of open space features.***

The residential lobby is located on the south end of the Project to avoid conflict between pedestrians and vehicles entering or exiting the building or garage. The retail use is between the garage and residential entrances. The facade has been designed to be reminiscent of adjacent and other nearby older buildings by incorporating traditional character defining features of the Uptown Tenderloin Historic District. The Street-level facade is designed to divide the building into distinct parts with a delineated base and the incorporation of a string course separating the base of the building with the body above. The combination of stucco, brick and glazing adds visual richness to the façade. The retail space in the base of the Project will provide an active pedestrian scale and pedestrian interest.

**(6) *Aspects of the project affecting public spaces adjacent to the project, such as the location and type of street trees and landscaping, sidewalk paving material, and the design and location of street furniture as required by Section [138.1](#).***

Based on the San Francisco Street Types Map of the Better Streets Plan, this Site is on a 'Downtown Residential Street'. Numerous elements contribute to an improved urban street environment.

- **Sidewalk Design:** The existing sidewalk will be removed and replaced. One of the two existing curb cuts will be eliminated and the other will meet Planning Code curb cut width requirements. The sidewalk surface will meet the Department of Public Work's guidelines for sidewalk design;

- **Street Trees:** Three (3) Trisaniopsis Laurina or Water Gum trees, which are currently on the DPW's accepted tree list, will be planted per City guidelines on spacing and soil preparation. Cobblestones and DG (decomposed granite) will be used to provide tree basin materials, which allow for stormwater filtering without the trip hazard of tree grates.
- **Bicycle Racks:** Three (3) Class II double-sided metal bike racks for six Class II bicycles will be provided, subject to approval by SFMTA;
- **Street Furniture:** For this location, with the street trees, bicycle racks, PG&E transformer and driveway, there will be no area for additional street furniture such as benches or seating.
- **Lighting:** No new streetlights are proposed. Currently, there are 4 street lights at each intersection (82.6-ft and 137.5-ft away), and 1 street light across Hyde Street. Additional down lighting can be provided at the residential and garage entrances to enhance the pedestrian experience

**(7) *Aspects of the project relating to quality of the living environment of residential units, including housing unit size and the provisions of open space for residents.***

The response in paragraph (10) below discusses the uniqueness of the Tenderloin which influenced the layout of the floor plan of the Project. The Tenderloin is an area in the City that has been able to fight off gentrification while remaining an affordable, ethnically and economically diverse neighborhood.<sup>1</sup> The square footage of the proposed units include a 425 sq. ft studio, one-bedroom units that range from 410 sq. ft. to 500 sq. ft., one-bedroom nested units range from 420 to 505 sq. ft., and two-bedroom units range from 520 sq. ft. to 800 sq. ft. in size. See Exhibit 1, Sheet -2.0 to 2.9. All the units have windows facing the Street or the 25' x 41' interior court yard. Open space is provided in the court yard, a roof deck or the solarium on the roof which protects the residents from rain and/or wind.

With rental costs increasing in the City, two single parent households often share a flat or a two or three-bedroom in order to afford the rent. While the size of the units are small, they are affordable to the working class single parent with a child or two. Similarly, a couple can share a one-bedroom unit or a nested one-bedroom unit. For households with children and individuals who moved out of a SRO to a studio units or a small one bedroom units with another sleeping area, kitchen and bath, these units represents privacy as they no longer have to share a kitchen and bathrooms with others in the building. These small apartment units are akin to first time home buyers purchasing small residential units, such as the micro units for individuals and households moving out of SROs.

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<sup>1</sup> "Gentrifying L.A. without displacing the poor: Lessons from S.F.'s Tenderloin", Op-ed Article by Randy Shaw dated April 17, 2015.

**(8) *Aspects of the design of the project which have significant adverse environmental consequences.***

The Project was issued a Categorical Exemption by the Department on March 5, 2018. Therefore, the design of the Project would not have any significant adverse effect on the environment.

**(9) *Aspects of the project that affect its compliance with the provisions of Sections 1109(c), 1111.2(c), 1111.6(c), and 1113 regarding new construction and alterations in conservation districts.***

The Project is not a rated building or located in a conservation district in Article 11 of the Planning Code. Therefore, the provisions of Article 11 is not applicable to the Project.

**(10) *Other aspects of the project for which modifications are justified because of its unique or unusual location, environment, topography or other circumstances.***

The Site is located in the Tenderloin which is bounded generally by Geary Street to the north, Mason Street to be east, Market Street to the south and Van Ness Street to the west. The Tenderloin has been a downtown residential area since shortly after the Gold Rush in 1849. In the 1920s and continuing into the mid-50's the Tenderloin was the home of billiard halls, boxing gyms, gambling, restaurants, "speakeasies", theaters, and other night life such as the famous Black Hawk jazz club at Turk and Hyde. Housing in the Tenderloin is largely single room occupancy, studio and one bedroom units. The Tenderloin is a poor community bordered by upscale residential neighborhoods of Nob Hill, Union Square, Hayes Valley, Mid-Market and South of Market. After the Vietnam War ended, Vietnamese immigrants settled in the Tenderloin increasing the number of households with minor children. It is not uncommon for a family of 4 to be living in a SRO with shared bath and kitchen.

Tenderloin is the most demographically diverse neighborhood in the City. In 2014, the Tenderloin residents were 35% Asian, 29 % white, 20% Latinos, 10% black, and 6% others with an estimated 30,000 residents.<sup>2</sup> There was a total of 4,931 residential units of which 2,157 (43.74%) were one room units, 889 (18%) two-room units, 1,005 (20.465%) three room units, 624 (12.65%) were four room units. Approximately 25% of the housing in the Tenderloin was owned by non-profit housing organizations and/or had a government rent subsidy.<sup>3</sup> By 2016, City-Data.com using a variety of government and private sources shows that the population in Tenderloin was 33,118, and the median household income in Tenderloin was \$48,693 vs. \$103,081 for the City.<sup>4</sup>

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2 Date is from the 2014 American Community Survey cites in an Article "Who Lives in the Tenderloin" in San Francisco Weekly dated Wednesday January 17, 2018

3 "Gentrifying L.A. without displacing the poor; Lessons from S.F.'s Tenderloin", Article by Randy Shaw. <http://www.latimes.com/opinion/op-ed/la-oe-shaw-tenderlion-20150417-story.html>

4 Tenderloin Neighborhood in San Francisco, California (CA). 94102, 94103, 94109 detailed Profile. <https://www.city-data.com>

Currently, one bedroom market rate units average range from 600 sq. ft. to 800 sq. ft. with average monthly rent at \$3,400 and two-bedroom market rate units are between 850 sq. ft to 1,000+ sq. ft. with an average monthly rent of approximately \$4,492.<sup>5</sup> With over 50% of the dwelling units in the Tenderloin having only one to two rooms, as families achieved economic mobility, they found that they could not afford an apartment unless it was shared with another family or roommate(s). The Project units would be more affordable.

(c) **Request for Planning Code Section Exceptions.**

Pursuant to Section 309 of the Planning Code, the Applicant is requesting exceptions to the rear yard requirements and the pedestrian comfort wind speed in excess of 11mph.

(1) ***Exception to the Rear Yard Requirements.***

Section 134(a)(1) provides that a rear yard equal to 25% of the lot depth is required. Section 134(a)(1)(C) requires that the rear yard begins at the first residential level, but in no case less than 15'. A Code complying rear yard for the Project would be 34.38' x 55' (or 1,890.625 sq. ft.). The Project's 1,125 sq ft (25' x 41') court yard has been designed to mirror the T-shaped court yard of the adjacent 421 Turk Street building which is 17'-3" x 41' (approximately 700 sq. ft) with a 5'-2" x 17'-3" (89 sq.ft) area on both sides. A code complying rear yard would result in an eight-story high, 23.62' wide wall at the common property line next to the court yard of the 421 Turk Street building that would negatively impact the light and air to the windows facing the court yard.

As designed, there are 21 units that do not meet the light and exposure requirement of Section 140,<sup>6</sup> however, all of these units located at the rear of the building would have a window facing the court yard. Therefore, an exception to the rear yard requirements is warranted.

Section 134(d) provides that

"[i]n C-3 Districts, an exception to the rear yard requirements of this Section may be allowed, in accordance with the provisions of Section 309, provided

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<sup>5</sup> <https://www.rentjungle.com/average-rent-in-san-francisco-rent-trends/>

<sup>6</sup> Section 140(a)A(2) provides that "an open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than four feet six inches, chimneys, and those obstructions permitted in Sections 136(c)(14), (15), (16), (19), (20) and (29) of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor, . The units that would require exception from the rear yard requirements are units 105, 107 and 109 and 110; units 205, 206, 207, 209 and 210 on the second floor. Units 306 and 307 on the third floor and Units 406, 407, 506, 507, 606, 607, 706, 707, 806 and 807 the units above the third floor.

that the building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided."

wever, these units all have large windows with exposure to a court yard greater than 25' in depth. The combined depth of both the Project and the 421 Turk Street court yards would be 42' by 41' which would benefit both buildings. Therefore, the light and air to the 21 units not meeting the light and air exposure requirement would be adequate and an exception should be granted under the criteria stated in Section 134(d).

(2) ***Exception to Pedestrian Comfort Level Wind Speed.***

The Applicant retained the service of RWDI to conduct a wind tunnel study based on the original design which included an eight story wing along the rear property line. The design was modified lowering the eight story wing to two stories along the rear property line thereby allowing more light access to the court yard the Project and the 421 Turk Street building. The Applicant and the project architect consulted with RWDI to ascertain if this design change would affect the findings and conclusions of the "Pedestrian Wind Study Wind Tunnel Tests" prepared by RWDI dated December 2, 2016 ("RWDI Report:"). A copy of the RWDI Report is attached hereto as **Exhibit 5**. Responding to inquiry from the Applicant, RWDI stated that since the design change occurs in the rear of the building, the change would not impact the wind tunnel results.

The RWDI Report showed that under existing conditions the pedestrian comfort level wind of less than 11 mph is exceeded in 18 of the 43 locations studied. Under the Existing plus project scenario two additional locations had an increase in wind speed above the comfort level and one location had a decrease in wind speed. New location (#18) on the east side of Hyde Street across from the Project site would exceed the pedestrian comfort wind speed by 3 mph. Location #41, located at northwest corner of the approved 101 Hyde Street building on Golden Gate Avenue would increase the wind speed 1 mph above the pedestrian comfort level. However, the wind speed at location #32 would be decreased by one mph.

Under Cumulative Condition, the wind speed change at Location 18 would be 2 mph, a decrease of 1 mile when compared to Existing plus Project. Two additional new locations (#10 and #11) would exceed the comfort level criteria by 2 mph and 6 mph respectively. The wind speed increase is not excessive under Existing plus Project or Existing plus Cumulative scenarios. Even if the addition of 3 mph under Existing plus Project or Existing plus Cumulative are deemed to be excessive, Section 148 provides that an exception would be granted if required design changes to the shape and other wind baffling measures cannot be adopted to meet the comfort level requirement without unduly restricting the development potential of the of the building site. In this case, the Applicant and the architect have been informed by RWDI that the height of the Project would be limited to four stories or alternatively setting the upper four floors back substantial, which clearly would unreasonably restrict the development of the allowable building envelope to add to the City's housing

stock, for both market rate and affordable units. The Project meets the criteria for an exception for pedestrian comfort wind speed level of 11 mph.



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## VARIANCE FROM THE PLANNING CODE APPLICATION

### Property Owner's Information

Name: 455 Potrero SF LLC

Address: 1452 Broadway Street San Francisco, CA 94109

Email Address:

Telephone:

### Applicant Information (if applicable)

Name: Jonathan Pearlman

Same as above ☐

Company/Organization:

Address: 1159 Green Street, Suite 4, San Francisco, CA 94109

Email Address: 415.537.1125

Telephone: jonathan@elevationarchitects.com

### Please Select Billing Contact:

☒ Owner

☐ Applicant

☐ Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### Please Select Primary Project Contact:

☒ Owner

☐ Applicant

☐ Billing

### Property Information

Project Address: 135 Hyde Street

Block/Lot(s): 94102

Plan Area: 137.5-ft x 55-ft = 7,562.5 sf

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please state which section(s) of the Planning Code from which you are requesting a variance. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. ☒ See Attachment

The proposed Project is the demolition of the existing one-story parking garage, and construction of an eight-story, mixed-use building with 69 residential units, ground-floor retail, basement parking for 19 cars, 69 bicycles, 3 motorcycle/scooters, and building services. The Hyde Street sidewalk in front of the Project (55-ft long) will be reconstructed, removing one curb cut and adjusting one curb cut, adding 3 new street trees, adding six Class 2 bicycle spaces, and reconstructing the sidewalk to City standards. Underground utilities will be adjusted, and a new PG&E electrical vault will be installed.

**Project Details:**

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- ☐ Change of Use      ☒ New Construction      ☒ Demolition      ☐ Facade Alterations      ☐ ROW Improvements
- ☐ Additions      ☐ Legislative/Zoning Changes      ☐ Lot Line Adjustment-Subdivision      ☐ Other \_\_\_\_\_

**Estimated Construction Cost:** \$10,000,000 \_\_\_\_\_

**Residential:**    ☐ Special Needs    ☐ Senior Housing    ☐ 100% Affordable    ☐ Student Housing    ☐ Dwelling Unit Legalization  
☐ Inclusionary Housing Required    ☐ State Density Bonus    ☐ Accessory Dwelling Unit

**Non-Residential:**    ☐ Formula Retail    ☐ Medical Cannabis Dispensary    ☐ Tobacco Paraphernalia Establishment  
☐ Financial Service    ☐ Massage Establishment    ☐ Other: \_\_\_\_\_

**Related Building Permits Applications**

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Building Permit Applications No(s): 2016.1107.2110 S \_\_\_\_\_

## PROJECT AND LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

General Land Use Category		
	Existing (square footage area)	Proposed (square footage area)
Parking GSF	4932	4525
Residential	0	47,173
Retail/Commercial	0	940
Office	0	0
Industrial-PDR	0	0
Medical	0	0
Visitor	common area 0	915
CIE (Cultural, Institutional, Educational)	0	0
Useable Open Space	0	3,323
Public Open Space	0	0

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable	0	10
Hotel Rooms	0	0
Dwelling Units - Market Rate	0	59
Building Number	1	1
Stories Number	1	8
Parking Spaces	12	19 (incl 1 H.C. space & 1 carshare)
Loading Spaces	0	0
Bicycle Spaces	0	75 (69 Class 1 & 6 Class 2)
Car Share Spaces	0	1
Public Art	0	in lieu fee
Other	0	3 motorcycle parking spaces

Land Use - Residential		
	Existing (square footage area)	Proposed (square footage area)
Studios	0	1
One Bedroom	0	60
Two Bedroom	0	8
Three Bedroom (and +)	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO	0	0
Micro	0	0
Accessory Dwelling Unit*  *For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

## VARIANCE FINDINGS

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

See attachment.

2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

See attachment.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

See attachment.

4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity;

See attachment.

5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

See attachment.

## PRIORITY GENERAL PLAN POLICIES FINDINGS

### PLANNING CODE SECTION 101

#### (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

See attachment.

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

See attachment.

3. That the City's supply of affordable housing be preserved and enhanced;

See attachment.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

See attachment.



**Please respond to each policy; if it's not applicable explain why:**

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

See attachment.

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

See attachment.

7. That landmarks and historic buildings be preserved; and

See attachment.

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

See attachment.

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature 

Architect 415.537.1125

Relationship to Project  
(i.e. Owner, Architect, etc.) Phone

Jonathan Pearlman  
Name (Printed)

jonathan@elevationarchitects.com  
Email

# APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature 

3/7/18  
Date

Jonathan Pearlman  
Name (Printed)

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

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

## AMENDED ATTACHMENT TO VARIANCE APPLICATION

(135 Hyde Street, San Francisco)

### Preamble

The Project Site (Site), owned by 455 Potrero SF LLC ("Applicant"), is located at 135 Hyde Street, San Francisco between Turk Street Golden Gate Avenue (Block 3521, Lot 002). The proposed project ("Project") is demolition of the existing one story parking garage and construction of an eight story, 69 residential unit mixed-use building with ground floor retail and basement for 19 cars, 69 bicycle parking spaces, 3 motor cycle/scooter spaces and building services ("Project"). A copy of the Project's site plan, floor plans, elevations and sections are attached hereto as **Exhibit 1**.

### PROJECT SITE.

The Site is located in a C-3-G zoning district, and an 80-X height and bulk district with a maximum Floor Area Ratio of 6 to 1. The Site is improved with an approximately 16' high masonry structure with approximately 4,932 gross square feet ("gsf") that is currently used as a public parking garage. See **Exhibit 2** for copies of the block map. The buildings on the project block bounded by Hyde Street, Golden Gate Avenue, Turk, and Larkin Streets vary from one story (project site) to eight stories. Adjacent to the north of the site is a six story and eight story residential building with 44 and 29 units. To the south of the Site are two two-story commercial buildings and an approved 8-story mixed use building with 85 unit apartments and ground floor commercial at the corner of Hyde Street and Golden Gate Avenue. West of the adjacent buildings to the Site on Turk Street are six to eight story buildings, including three residential hotels with 20, 95 and 109 SRO units and two 14 unit apartment buildings. All the buildings on Larkin Street between Turk and Golden Gate Avenue are apartment buildings ranging from three to five stories high with 26 to 111 apartment units. Similarly, all the building on this block of Golden Gate Avenue are apartment buildings ranging from five stories to the proposed 80' high mixed-use building mentioned above at Hyde and Golden Gate. See **Exhibit 3** for aerial photographs and photographs of block face and site vicinity.

The Site is 1 1/2 blocks from the State Building, Federal Building, Hastings College of Law, and the Asian Art Museum. The San Francisco Main Library is 2 1/2 blocks away. City Hall is 3 1/2 blocks away. The Turk and Hyde Mini Park is 1/4 block away while the Fulton Street Open Space linking the Civic Center BART Station and Civic Center Plaza is three blocks away. The Site vicinity has neighborhood serving restaurant, retail, and commercial services. See Sheet A-1.3 of Exhibit 1 and Exhibit 3.

This Site has easy access to public transit corridors. Muni lines 19, 26 and 5 are within one to two blocks depending whether it is inbound or outbound. Within three blocks are Muni lines 47 and 49 on Van Ness Avenue, BART and Muni lines J,K,L,M,N,T at the Civic Center Station, and Muni lines 6, 7, 71, 71L, 9, 21, and 26 on Market Street.

## **PROPOSED PROJECT**

The project sponsor proposes to demolish the existing building and construct an 80' high, eight-story, 53,553 sq. ft. mixed use (residential-commercial) building with 44,766 sf. attributable to FAR (5.92 FAR).with 69 residential units (one studio, 35 nested one-bedroom units, 25 one-bedroom units, and 8 two-bedroom units).

The ground floor will contain 5 residential units (one studio, 3 one-bedroom units and one two-bedroom unit), the residential lobby, a 940 sq. ft. commercial/retail space, and the ramp to the basement parking level. The second through eighth floors will each have five nested one-bedroom units, three one-bedroom units and one two bedroom unit (9 units per floor). The basement level will have 19 off-street parking spaces, residential entrance lobby, mechanical building services, and 69 Class 1 secure bicycle spaces. There will be six Class 2 bicycle spaces located in front of the building whose location is subject to SFMTA approval.

The building facade is designed with a base, middle, and a top. The ground and second floors form the base of building. The string-course that separates the base from the middle of the building matches the string course of the adjacent building. The 8th floor of the building is capped by a cornice and is slightly set back to form the top of the building. The height and massing of the Project are similar to the two adjacent buildings on Turk Street and the approved building at Hyde and Golden Gate. See Exhibit 1, Sheet A-1.5.

The two rows of vertical bay windows provides varying planes and shadow lines that adds interest to the facade. The exterior materials of the façade are stucco for the base and top floor and brick for the middle.

Common usable open space will be provided by a 560 sq. ft. solarium on the roof and a 2,763 sq. ft. roof deck. The 3,323 sq. ft common usable open space meets the 3,312 sq. ft. required under the Code. In addition, there is a 1,075 sq. ft court yard that matches the court yard of the adjacent building at the ground level. See Exhibit 1, Sheet A-2.1

## **REQUESTED VARIANCE**

This application seeks a variance from the Section 140 dwelling unit exposure requirement.

### **THE REQUIREMENTS OF PLANNING CODE SECTION 303 ARE MET:**

The discussion below demonstrate that the Project warrants exception to the Section 140 light and air exposure requirement.

- 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.*

The aerial photographs attached hereto as Exhibit 3 show that, except for the Site and the court yard of the 421 Turk Street building abutting the rear of the site, all of the other buildings on this square block have either full lot coverage or very small rear yards. There is no interior rear yard open space corridor. As can be seen in the aerial photographs, the vast majority of the residential building on the project block have windows that do not meet the Section 140 exposure requirements. This block pattern is an exceptional or extraordinary circumstance that does not generally apply to other properties in the same zoning district.

***2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.***

Owing to the exceptional circumstance stated above and the adjacent court yard at the rear of the 421 Turk Street building, a code compliant rear yard would have a detrimental effect on the light and air access to many of the windows of the 421 Turk Street building. Literal enforcement of the rear yard provision would result in practical difficulty not created by or attributable to the applicant.

***3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.***

The aerial photographs show that the vast majority of the residential buildings on the project block have windows that do not meet the Section 140 requirements. While a Code complying rear yard would not require a variance from the Section 140 light and air requirements the Project has 21 units that do not meet the light and air exposure requirement.<sup>1</sup> However, those units all have large windows facing the Project court yard. Variance from the Section 140 light and air access requirements are commonly granted for projects with similar conditions.

***4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.***

If the Project were designed with a Code complying rear yard, it would adversely impact the light and air access to the windows at the rear of the 421 Turk Street building as the 135 Hyde project is to the south of the 421 Turk Street Building. Therefore, the Project

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<sup>1</sup> Section 140(a)A(2) provides that "an open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than four feet six inches, chimneys, and those obstructions permitted in Sections 136(c)(14), (15), (16), (19), (20) and (29) of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor, . The units that would require exception from the rear yard requirements are units 105, 107 and 109 and 110; units 205, 206, 207, 209 and 210 on the second floor. Units 306 and 307 on the third floor and Units 406, 407, 506, 507, 606, 607, 706, 707, 806 and 807 the units above the third floor.

would have a materially injurious effect on the 421 Turk Street building.

5. ***That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.***

The requested variance is consistent with the following objectives and policies of the City's General Plan:

### ***AIR QUALITY ELEMENT***

***Objective 2 -- Reduce mobile sources of air pollution through implementation of the transportation element of the general plan.***

The Project is permitted to have 1 off-street parking space for every two units. The Project has 69 units with 19 parking spaces, including one handicapped parking space and one car share space. With only 17 off-street parking spaces (0.24 spaces per unit), the Project will promote the City's Transit First Policy. See also discussion under the Transportation Element and the City's Transit First Policy.

***Objective 3 -- Decrease the air quality impacts of development by coordination of land use and transportation decisions.***

Policy 3.1: Take advantage of the high density development in San Francisco to improve the transit infrastructure and also encourage high density and compact development where an extensive transportation infrastructure exists.

Policy 3.2: Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

*As discussed above, the Site has easy access to public transit corridors. Muni lines 19, 26 and 5 are within one to two blocks depending whether it is inbound or outbound. Within three blocks are Muni lines 47 and 49 on Van Ness Avenue, BART and Muni lines J,K,L,M,N,T at the Civic Center Station, and Muni lines 6, 7, 71, 71L, 9, 21, and 26 on Market Street. The Project provides less than 1 car for every four unit and the site is within walking distance of employment centers in Downtown, South of Market, Mid-Market and Civic Center. Therefore, the Project promotes Objective 3, policy 3.1 and policy 3.2*

***Objective 5 -- minimize particulate matter emissions from road and construction sites.***

Policy 5.1 - Continue policies to minimize particulate matter emissions during road and building construction and demolition.

Policy 5.2 Encourage the use of building and other construction materials and methods which generate minimum amounts of particulate matter during construction

as well as demolition.

*The Project Sponsor and contractor have to comply with all California Green Building Code requirements and the applicable dust control provision of Article 22B and Article 31 of the San Francisco Health Code are implemented.*

***Objective 6 – Link the positive effects of energy conservation and waste management to emission reductions.***

Policy 6.1 Encourage emission reduction through energy conservation to improve air quality. *The Project has assigned 1,045 sq. ft. of the roof for solar panels.*

Policy 6.2 Encourage recycling to reduce emissions from manufacturing of new materials in San Francisco and the region.

*The Project will comply with the San Francisco Construction & Demolition Debris Ordinance.*

**C. COMMUNITY SAFETY ELEMENT**

***Objective 1 – Reduce structural and non-structural hazards to life safety and minimize property damage resulting from future disasters.***

Policy 1.3 - Assure that new construction meets current structural and life safety standards.

*The Project will meet current seismic safety and fire safety standards.*

Policy 1.11 - Continue to promote green stormwater management techniques.

*The proposed project will comply with all California Green Building Code requirements, the San Francisco Stormwater Management Ordinance, and SFPUC's Stormwater Design Guideline. The proposed project will also comply with the San Francisco Green Building Requirements meeting or exceeding the Green Point Rating requirement of 75 points, as required by SF Building Code Chapter 13C and California Title 24 Part 11.*

**D. ENVIRONMENTAL PROTECTION ELEMENT**

***Objective 4 – Assure that the ambient air of San Francisco and the bay region is clean, provides maximum visibility, and meets air quality standards.***

Policy 4.1 - Support and comply with objectives, policies, and air quality standards of the Bay Area Air Quality Management District.

*Prior to issuance of any demolition permit for the existing buildings, the Bay Area Air Quality Management District must inform the Department of Building Inspection that all asbestos containing building materials have been removed and disposed of in*



*accordance of applicable state laws and regulation.*

Policy 4.3 --Encourage greater use of mass transit in the downtown area and restrict the use of motor vehicles where such use would impair air quality.

Policy 4.4 --Promote the development of nonpolluting industry and insist on compliance of existing industry with established industrial emission control regulations.

*As fully discussed above, the Project site is well served by public transit with 18 Muni lines and the Civic Center BART all within 3 blocks. The Site is also with major employment centers in Downtown, South of Market, Mid-Market and Civic Center.*

#### **E. TRANSPORTATION ELEMENT**

***Objective 2 -- use the transportation system as a means for guiding development and improving the environment.***

Policy 2.1: Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

***Objective 11 -- Establish public transit as the primary mode of transportation in San Francisco and as a means through which to guide future development and improve regional mobility and air quality.***

Policy 11.3 - Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

*The Project Site has easy access to public transit and will have 0.24 parking space per dwelling unit.*

***Objective 14 -- Develop and implement a plan for operational changes and land use policies that will maintain mobility and safety despite a rise in travel demand that could otherwise result in system capacity deficiencies.***

Policy 14.7 - Encourage the use of transit and other alternatives modes of travel to the private automobile through the positioning of building entrances and the convenient location of support facilities that prioritizes access from these modes.

Policy 14.8 - Implement land use controls that will support a sustainable mode split, and encourage development that limits the intensification of automobile use.

*The Proposed Project will provide 69 Class 1 off-street secure bicycle parking spaces, 6 class 2 bicycle parking spaces and approximately 0.25 parking space per dwelling unit to encourage use of transit and alternative means of travel mode.. The site is well served by MUNI and BART.*

*site is well served by MUNI and BART.*

***Objective 25 -- Improve the ambience of the pedestrian environment.***

Policy 24.2 - Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.4 - Preserve pedestrian-oriented building frontages.

*The project will plant three street trees and will replace two street trees across the street (with permission of the property owner). The large store front window will enhance the pedestrian-oriented building frontage of the block. The Project architect will work with the Department on other enhancement to the pedestrian environment and the public realm.*

***Objective 30 -- provide secure and convenient parking facilities for bicycles.***

Policy 30.1 - Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 30.3 - Provide parking facilities which are safe, secure, and convenient.

*69 secure Class 1 bicycle parking spaces (one space for each of the dwelling units) will be provided in the garage. Six Class 2 bicycle parking spaces will be provided at the sidewalk in front of the building.*

**G. Housing Element**

***Objective 1 -Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.***

Policy 1.10: Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

*See discussion in the Air Quality Element, Environmental Protection Element, and Transportation Element sections above.*

***Objective 4: Foster a housing stock that meets the needs of all residents across lifecycles.***

The Project site is located in the Tenderloin, a neighborhood with the most diverse ethnic and economic demographic in the City. This Objective is explained as: A diverse housing stock. . . accommodates different types of households, from traditional married couples to cooperative living households, from female-headed households to multigenerational families with adult children who live at home . . . Designing housing that can accommodate all physical abilities is critical to maintaining housing diversity.

A diverse housing stock provides unit types that span financial abilities as well as personal choice, in diverse, economically integrated neighborhoods that offer a positive quality of life. Households should be able to choose the form of tenure most suited to their needs, from either a rental or an ownership housing stock. And they should be able to find suitable, affordable places to live in healthy neighborhoods . . . treatment facilities."

Policy 4.2 -- Provide a range of housing options for residents with special needs for housing support and services.

Policy 4.4 --Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

***Objective 5: Ensure that all residents have equal access to available units.***

Policy 5.4: Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs changed.

Policy 5.4 -- Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.

***Objective 11 --Support and respect the diverse and distinct character of San Francisco's neighbor hoods.***

Policy 11.3:. Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

*The Project is an in-fill development on a site that is under utilized as a public parking garage and is close to public transit and within walking distance to Downtown, Mid-Market, South of Market and the Civic Center.*

Policy 11.5: Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

*The Project's unit design adds to the diversity of housing type in the City for individuals who do not qualify for affordable housing as defined in the Planning Code or those individuals who can not obtain subsidized affordable housing.*

***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.

*See discussion above.*

Policy 12.2: Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The Fulton Street Open Space linking the Civic Center BART Station and Civic

Center Plaza is two blocks away; and the Civic Center Plaza is three blocks away. The Asian Art museum, the Opera House, the Symphony Hall and the San Francisco Jazz Center are all within easy walking distance.

**CONSISTENCY FINDINGS WITH PLANNING CODE SECTION 101.1(B)**

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

The Project will include space for a neighborhood serving retail uses, where none currently exist on the Site. The Project will enhance the neighborhood and will provide future residents employment or ownership of such a businesses. Therefore, the Project is consistent with the policies of Section 101.1(b)(1).

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

The Project Site will be a residential development with ground floor retail on a block with primarily residential buildings. The building has been designed to complement the existing neighborhood character, and the project unit design will preserve and enhance the cultural and economic diversity of the neighborhood. Therefore, the Project is consistent with the policies of Section 101.1(b)(2).

3. *That the City's supply of affordable housing be preserved and enhanced.*

Currently the Project Site has no residential units. The Project will add 10 low income housing units to the City's housing stock. Therefore, the Project is consistent with the policies of Section 101.1(b)(3).

4. *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.*

This Site has easy access to public transit corridors. Muni lines 19, 26 and 5 are within on to two blocks depending whether it is inbound or outbound. Within three blocks are Muni lines 47 and 49 on Van Ness Street, BART and Muni lines J,K,L,M,N,T at the Civic Center Station, and Muni lines 6, 7, 71, 71L, 9, 21, and 26 on Market Street. With nineteen on-site parking spaces, including one car share space and one handicapped parking space, (0.24 per residential unit) in a transit rich area, the Project will not overburden the City Streets. The major employment centers of the City are easily accessed by public transit, bicycle or walking from the Site. The Project will not overburden neighborhood on-street parking. The Project, therefore, is consistent with the policies of Section 101.1(b)(4).

5. *That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future*

*opportunities for resident employment and ownership in these sectors be enhanced.*

The Project which is a residential mixed use project replaces a public parking garage. In a C-3-G zoning district, heavy industrial and service sector uses are not permitted. Therefore, the Project is consistent with the policies of Section 101.1(b)(5).

6) *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.*

The Project will replace an existing building that does not meet current seismic and fire safety standards with a new structure that will meet or exceed all seismic building code requirements.. Therefore the Project will promote the policies of Section 101.1(b)(6).

7) *That landmarks and historic buildings be preserved.*

This Site is in the Uptown Tenderloin Historic District. The existing building is an unrated building. A Phase 1 Historic Evaluation Report was prepared and submitted to the Planning Department. The Department determined that the existing building is not a historic resource and there are no landmark or historic buildings nearby. Therefore, construction of the Project will have no effect on any historic resources or historic district. The Project is consistent with the policies of Section 101.1(b)(7).

8) *That our parks and open space and their access to sunlight and vistas be protected from development.*

The closest public open space is the Turk and Hyde Street Mini Park which is 1/4 block from the Project Site. The Department has determined that with the intervening buildings, the Project will not cast any shadow on the Mini Park. The Project is 2 1/2 blocks northeast of the Civic Center Plaza and the Fulton Street open space that links the Civic Center BART Station, the UN Plaza and the Civic Center. With the intervening buildings, the Project will not cast new shadow on these open spaces. The Project, therefore, is consistent with the policies of Section 101(b)(8).



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

### Chapter 83

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

#### Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
135 Hyde Street		0346/002	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
201611072110			
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Elevation Architects	Jonathan Pealman	415 537 1125	
ADDRESS			
1159 Green Street, Suite 4, San Francisco, CA, 94109			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA, 94109		Jonathan@elevationarchitects.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
69	888	30ft / 8	\$8,000,000
ANTICIPATED START DATE			
2019			

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

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

Continued...

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

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	u/k		5	Laborer	u/k		5
Boilermaker				Operating Engineer			
Bricklayer				Painter	u/k		6
Carpenter				Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer	u/k		10	Plumber and Pipefitter	u/k		4
Electrician	u/k		5	Roofer/Water proofer	u/k		2
Elevator Constructor	u/k		3	Sheet Metal Worker			
Floor Coverer				Sprinkler Fitter	u/k		2
Glazier				Taper	u/k		2
Heat & Frost Insulator				Tile Layer/ Finisher	u/k		2
Ironworker	u/k		2	Other:			
		<b>TOTAL:</b>	<b>25</b>			<b>TOTAL:</b>	<b>23</b>

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

*These are unknown, no contractors on project*

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

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
<i>Wesley Alderman</i>	<i>wesley@oldmanpartnership.com</i>	<i>415 255 9524</i>
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)	(DATE)	
<i>Wesley Alderman</i>	<i>9/20/2012</i>	

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

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



# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <b>455 Potrero SF LLC</b>		TELEPHONE: <b>(415) 255 9024</b>
PROPERTY OWNER'S ADDRESS: <b>1452 Broadway San Francisco CA 94109</b>		EMAIL:
APPLICANT'S NAME:		Same as Above <input checked="" type="checkbox"/>
APPLICANT'S ADDRESS:		TELEPHONE: ( )
		EMAIL:
CONTACT FOR PROJECT INFORMATION: <b>Elevation Architects</b>		Same as Above <input type="checkbox"/>
ADDRESS: <b>1159 Green Street, Suite 4 San Francisco CA 94109</b>		TELEPHONE: <b>(415) 537 1125</b>
		EMAIL: <b>Jonathan@elevationarchitects.com</b>
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:		TELEPHONE: ( )
		EMAIL:

## 2. Location and Project Description

STREET ADDRESS OF PROJECT: <b>135 Hyde Street</b>		ZIP CODE: <b>94102</b>
CROSS STREETS: <b>Turk Street &amp; Golden Gate Ave</b>		
ASSESSORS BLOCK/LOT: <b>0346 / 002</b>	ZONING DISTRICT: <b>C-3-G</b>	HEIGHT/BULK DISTRICT: <b>80-X</b>
PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other: _____	<b>0</b>	<b>69</b>
		<b>69</b>



## Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California?

☐ YES ☒ NO

1a. If yes, in which States? \_\_\_\_\_

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest?

☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?

☐ YES ☐ NO

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

Human Rights Commission contact information  
**Mullane Ahern at (415)252-2514 or [mullane.ahern@sfgov.org](mailto:mullane.ahern@sfgov.org)**

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: \_\_\_\_\_

Date: 9/24/2017

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

WESLEY DUNKE

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):**

2016.11.07.2110, 2016.11.22.3301

**DATE FILED:**

11/7/16, 11/22/16

**RECORD NUMBER:**

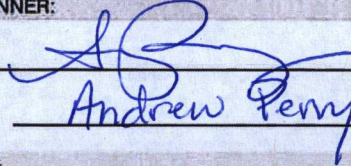
2015-015203DNXVAR

**DATE FILED:**

12/14/16, 11/9/17

**VERIFIED BY PLANNER:**

Signature: \_\_\_\_\_



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

3/8/18

Printed Name: \_\_\_\_\_

Andrew Perry

Phone: \_\_\_\_\_

(415) 575-9017

**ROUTED TO HRC:**

**DATE:**

☒ Emailed to: mullane.ahern@sfgov.org

3/8/18



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# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



**San Francisco  
Planning**

SAN FRANCISCO PLANNING DEPARTMENT  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 858-8378 SFPLANNING.ORG

Date: August 16, 2016  
To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*  
From: San Francisco Planning Department  
Re: **Compliance with the Inclusionary Affordable Housing Program**

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

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

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

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

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

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

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

The Project contains: <b>69</b> UNITS	The zoning of the property is: <b>C-3-G</b>	Complete EEA was submitted on: <b>12/31/2015</b>
--	--	---

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

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

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

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

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

**AFFIDAVIT****COMPLIANCE WITH THE  
INCLUSIONARY AFFORDABLE  
HOUSING PROGRAM****PLANNING CODE SECTION 415 & 419****San Francisco  
Planning**SAN FRANCISCO PLANNING DEPARTMENT  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6376 SFPLANNING.ORG9/20/2017  
DateI, WESLEY DURKE  
do hereby declare as follows:**A** The subject property is located at (address and block/lot):135 Hyde Street  
Address0346/002  
Block / Lot**B** The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

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

2015-015203 PRJ  
Planning Case Number201611072110  
Building Permit Number

This project requires the following approval:

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

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

Andrew Peery  
Planner Name

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

☐ Yes ☒ No  
(If yes, please indicate Affordable Housing Tier)This project is exempt from the *Inclusionary Affordable Housing Program* because:

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

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

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

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

☐ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.

☒ **Rental.** Exemption from Costa Hawkins Rental Housing Act.<sup>1</sup> The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:

☐ Direct financial contribution from a public entity.

☒ Development or density bonus, or other public form of assistance.

☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

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

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

**F** Affordability Levels:

No. of Affordable Units:	% Affordable Units:	AMI Level:
10	14.5%	

No. of Affordable Units:	% Affordable Units:	AMI Level:

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

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

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

Executed on this day in:

San Francisco  
Location

9/20/2017  
Date

Sign Here

  
Signature

Wesley Duarte  
Name (Print), Title

415 255 9024  
Contact Phone Number

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

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

## UNIT MIX TABLES

### Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
69		1	60	8	

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

☒ **On-site Affordable Housing Alternative** Planning Code Section 415.6): calculated at 14.5 % of the unit total.

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

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
10			9	1	

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

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

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

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

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

1. Fee  % of affordable housing requirement.

2. On-Site  % of affordable housing requirement.

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

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

3. Off-Site  % of affordable housing requirement.

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

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



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

455 PotreroSF LLC

Company Name

WESLEY BURKE

Name (Print) of Contact Person

1452 Broadway

Address

415 255 9024

Phone / Fax

SF, CA, 94109

City, State, Zip

wesley@dolmenpropertygroup.com

Email

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

**Sign Here**

Signature:



Name (Print), Title:

WESLEY BURKE

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

**Sign Here**

Signature:

Name (Print), Title:

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.








11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

WALL TYPES

	NEW
1 HOUR RATED WALL	=====
2 HOUR RATED WALL	=====
	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

BUILDING DEPARTMENT NOTES

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.

HEIGHT OF BUILDING FROM LOWEST POINT OF FIRE DEPT. ACCESS: 60'-0" TO TOP OF ELEV. PENTHOUSE

OCCUPANCY CLASSIFICATION:  
COMMERCIAL B  
RESIDENTIAL: R-2

OCCUPANCY SEPARATION:  
VERTICAL SHAFTS: 2-HOUR  
1ST FLOOR: 3-HOUR  
RESIDENTIAL 1-HOUR

CONSTRUCTION TYPE: V-A

EXITING REQUIREMENTS: 2 MEANS OF EGRESS

PERMITS

SITE PERMIT  
BUILDING PERMIT WITH:  
ADDENDUM 1: FOUNDATION AND STRUCTURAL  
ADDENDUM 2: ARCHITECTURAL AND MECHANICAL  
ADDENDUM 3: FIRE SPRINKLER  
FIRE SPRINKLER WORK TO BE DESIGN/BUILD.  
APPLICATION FOR PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

BUILDING: 2016 CBC  
MECHANICAL: 2016 CMC  
PLUMBING: 2016 CPC  
ELECTRICAL: 2016  
FIRE: CURRENT NFPA 13  
ENERGY: 2016 CEC (TITLE 24, PART 6)  
GREEN: 2016 GBC  
WITH ALL SAN FRANCISCO AMMENDMENTS

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
C	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PTD	PLYWOOD PAINTED
DIA	DIAMETER	RAD	RADICAL
DIM.	DIMENSION	REF	REFRIGERATOR
DIMS.	DIMENSIONS	REQ.	REQUIRED
DN	DOWN	RB	RUBBER BASE
DWG	DRAWING	RM	ROOM
(E), EX.	EXISTING	RO	ROUGH OPENING
EA.	EACH	RDWD	REDWOOD
EJ	EXPANSION JOINT	SC	SOLID CORE
ELEC	ELECTRIC	SHTG	SHEETING
EL., ELEV.	ELEVATION	SHT	SHEET
EMB.	EMBEDDED	SIM	SIMILAR
EQ	EQUAL	SQ	SQUARE
EXT	EXTERIOR	S.S.D.	SEE STRUCTURAL DWGS
FA	FIRE ALARM	STL	STEEL
FD	FLOOR DRAIN	ST.STL	STAINLESS STEEL
FF	FINISH FLOOR	STOR	STORAGE
FLR	FLOOR	STRL	STRUCTURAL
F.O.S.	FACE OF STUD	STV	SHEET VINYL
F.O.M.	FACE OF MASONRY	T&G	TONGUE AND GROOVE
GA	GAUGE	T.C.	TOP OF CURB
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS	T.O.S.	TOP OF STEEL
GND	GROUND	T.O.W.	TOP OF WALL
GSM	GALVANIZED SHEET METAL	TYR	TYPICAL
GYP. BD.	GYP. BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GWV	GYP. WALLBOARD	VCT	VINYL COMPOSITION TILE
HB	HOSE BIB	VERT.	VERTICAL
HC	HANDICAPPED	V.I.F.	VERIFY IN FIELD
HM	HOLLOW METAL	WD	WOOD
H.P.	HOUSE PANEL	W/D	WASHER AND DRYER
HT	HEIGHT	W/	WITH
INS.	INSULATION	WC	WATER CLOSET
INSUL.	INSULATION	WH	WATER HEATER
INT	INTERIOR	WP	WATERPROOF
JAN	JANITOR CLOSET		
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

SCOPE OF WORK

1 NEW 8-STORY RESIDENTIAL BUILDING WITH 69 APARTMENT UNITS  
GROUND FLOOR COMMERCIAL SPACE, AND UNDERGROUND PARKING

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 135 HYDE STREET  
BLOCK/LOT: 0346/002  
TOTAL LOT AREA: 7,562.5 SF  
ZONING: C - 3 - G  
HEIGHT AND BULK: 80-X

SETBACKS:  
FRONT: NONE  
SIDE: NONE  
REAR: REQUIRED: 25% OF LOT: 55' X 137'-4" = 1,888 SF  
PROVIDED: AS PER SECTION 309 DOWNTOWN AUTHORIZATION

PROPOSED BUILDING USE :  
BASEMENT : ACCESSORY PARKING & UTILITIES  
1-ST FLOOR : COMMERCIAL, AMENITIES & UTILITIES  
1-ST THRU 8-TH FLOOR : RESIDENTIAL, AMENITIES & UTILITIES  
ROOF : MECHANICAL, SOLARIUM & OPEN SPACE ROOF DECK

FAR LIMIT: 6.0 : 1  
7,562.5 SF x 6.0 = **45,375 GSF ALLOWED**

PROPOSED BUILDING AREA (BASED ON ZONE C-3 DEFINITIONS) :

BASEMENT 7,490 GSF  
1 ST FLOOR 6,136 GSF  
2 ND FLOOR 6,226 GSF  
3 RD FLOOR 5,496 GSF  
4TH FLOOR 5,496 GSF  
5TH FLOOR 5,474 GSF  
6TH FLOOR 5,474 GSF  
7TH FLOOR 5,437 GSF  
8TH FLOOR 5,320 GSF  
SOLARIUM & PENTHOUSE 1,004 GSF  
**TOTAL 53,553 GSF**

REDUCTIONS FOR BUILDING SERVICES & ACCESSORY PARKING  
- 6,727 SF BASEMENT (= 7,490 - 763)  
- 620 SF RAMP AREA (PART OF FIRST FLOOR VOLUME)  
REDUCTION FOR FIRST FLOOR ELEMENTS  
- 940 SF COMMERCIAL  
REDUCTION FOR ROOFTOP EQUIPMENT  
- 444 SF STAIR/ELEV  
REDUCTION FOR 8 BAY WINDOWS  
- 56 SF (= 1/3 OF BAY WINDOW = (3' x 9')/3...  
BUT LIMITED TO 7 SF/WNDW)  
= 7 GSF FLOOR AREA x 8 BAY WINDOWS

53,553 - 6,727 - 620 - 940 - 444 - 56 = **44,766 NSF PROPOSED**

OPEN SPACE REQUIRED : TABLE 135B: 36 SF x 1.33 = 48 SF PER UNIT  
OPEN SPACE REQUIREMENT = 1.33 X PRIVATE SPACE

REQUIRED COMMON OPEN SPACE:  
REQUIRED : 69 UNITS X 48 SF = **3,312 SF**  
PROVIDED : 560 SF SOLARIUM + 2,763 SF AT ROOF DECK = **3,323 SF**

BELOW MARKET RATE UNITS 69 UNITS X 14.5 % => **10 UNITS**  
UNIT LOCATIONS TO BE DETERMINED

PROPOSED PARKING : 19 ACCESSORY SPACES, UNDERGROUND

BICYCLE PARKING (SEC. 155.2: 1/UNIT)  
REQUIRED: **69 CLASS 1** RESIDENTIAL  
**6 CLASS 2** (2 RESIDENTIAL, 4 COMMERCIAL)

PROVIDED: **69 CLASS 1** RESIDENTIAL  
**6 CLASS 2** (2 RESIDENTIAL, 4 COMMERCIAL)

SOLARIUM REQUIREMENTS : SEE A2.9 PROPOSED ROOF PLAN

PUBLIC ART PROGRAM : PROJECT WILL PAY AN 'IN LIEU FEE' OF 1% OF CONSTRUCTION COST

PROJECT TEAM

Building Owner:  
455 Potrero SF LLC  
1452 Broadway Street  
San Francisco, CA 94109

Architect:  
Elevation Architects  
1159 Green Street, Suite 4  
San Francisco, CA 94109  
Contact: Jonathan Pearlman  
(415) 537-1125  
jonathan@elevationarchitects.com

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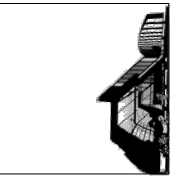
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UNIT SUMMARY (NSF AVERAGES LISTED)

FL	STUDIO	ONE-BDRM	TWO-BDRM	TOTAL/FL	AREA/FL
1	1 @ 425 NSF	3 @ 425 NSF	1 @ 565 NSF	5	2,265 NSF
2		9 @ 463 NSF	1 @ 800 NSF	10	4,967 NSF
3		8 @ 474 NSF	1 @ 520 NSF	9	4,310 NSF
4		8 @ 474 NSF	1 @ 520 NSF	9	4,310 NSF
5		8 @ 474 NSF	1 @ 520 NSF	9	4,310 NSF
6		8 @ 474 NSF	1 @ 520 NSF	9	4,310 NSF
7		8 @ 470 NSF	1 @ 520 NSF	9	4,280 NSF
8		8 @ 458 NSF	1 @ 510 NSF	9	4,170 NSF
					<b>I 60 8 69 32,922 NSF</b>



VICINITY MAP



ELEVATIONarchitects

1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 :v  
www.elevationarchitects.com :w



New Residential Building

135 Hyde Street  
San Francisco, CA 94102

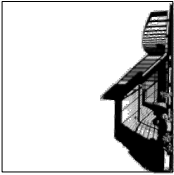
APPLICATION # 2016.1107.2110

#	date	issue
	02.28.18	SEC. 309 SET

Cover Sheet

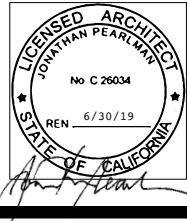
project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

A-0.1



ELEVATIONarchitects  
1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 :v  
www.elevationarchitects.com :w



New Residential Building  
135 Hyde Street  
San Francisco, CA 94102

#	date	issue
	02.28.18	SEC. 309 SET

Green Energy Form


project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

A-0.2

## Green Building: Site Permit Checklist

### BASIC INFORMATION:

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

Project N135 Hyde Residential Bldg	Block/Lot 0346 / 002	Address 135 Hyde Street
Gross Building Area 54,450 SF	Primary Occupancy Residential	Design Professional/Applicant: Sign & Date  07.17.17
# of Dwelling 69 Units	Height to highest occupied floor 80'-0"	Number of occupied floors 8

### Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

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

### AND

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

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	
Water Efficient Irrigation - Projects that include ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance	
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	
Recycling by Occupants - Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 085 for details.	

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	

### Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 71 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

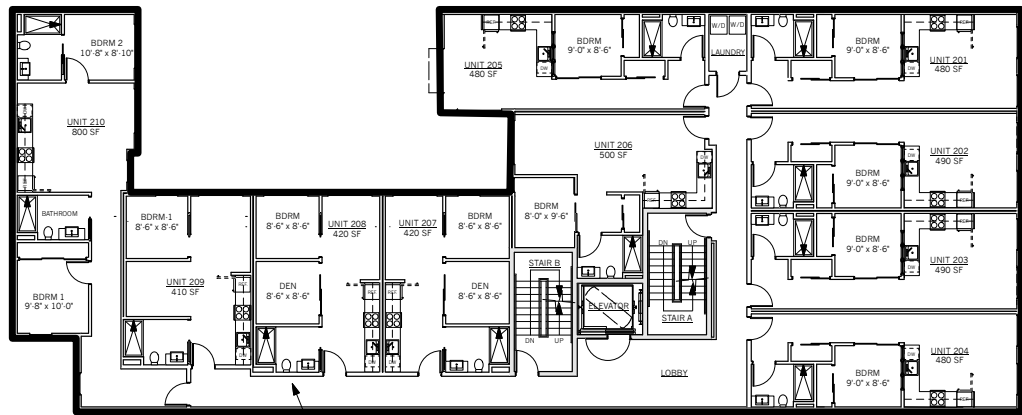
LEED PROJECTS						
	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60		50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2.3 points					Meet C&D ordinance only	
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points					LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3		Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points		n/r		Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1.4.2, 4.3, and 4.4		n/r				
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS04.2. (13C 5.106.4)		n/r See San Francisco Planning Code 155			n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C 5.106.5)					n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gals/day, or more than 100 gals/day if in building over 50,000 sq ft. (13C 5.504.3)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C 5.504.5.3)		n/r	n/r		n/r	n/r
Air Filtration: Provide at least MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r			n/r	n/r	n/r
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C 5.507.4)		See CBC 1207			n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >500,000 <sup>2</sup>
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after <sup>3</sup>		
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C 5.201.1-1)		n/r
Bicycle Parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS04.2). (13C 5.106.4)		
Low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C 5.106.5)		
Water Meters: Provide submeters for spaces projected to consume >1,000 gals/day, or >100 gals/day if in buildings over 50,000 sq ft.		
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C 5.504.3)		
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C 5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.		(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C 5.504.3)		
Adhesives, sealants and caulks: Comply with VOC limits in SCAQMD Rule 1168 (VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C 5.504.4.1)		
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C 5.504.4.3)		
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C 5.504.4.4)		
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C 5.504.4.5)		
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C 5.504.4.6)		
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C 5.504.7)		
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C 5.504.5.3)		Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C 5.507.4)		See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C 5.508.1)		
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management: Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)		Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r

Attachment C-2 -  
Green Building:  
Site Permit Submittal  
Version: July 18, 2012

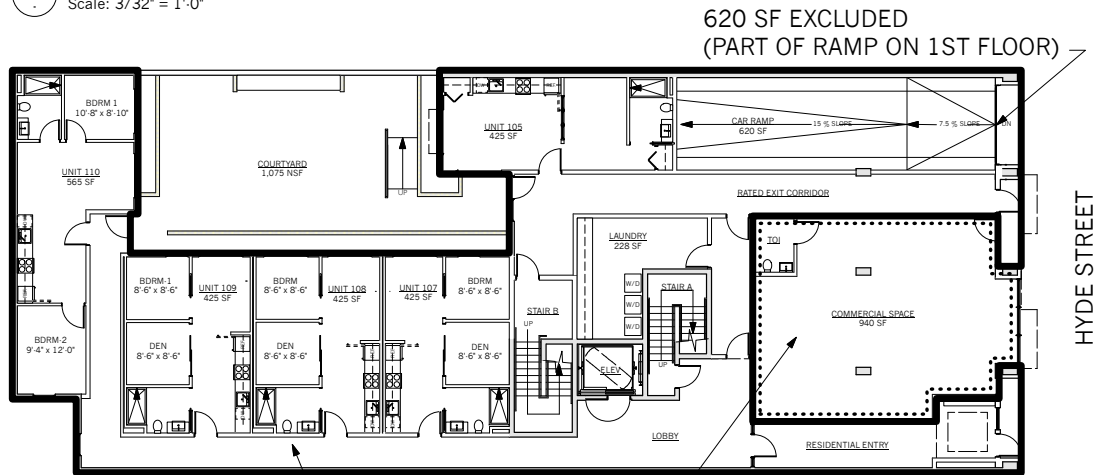
135 Hyed Street Residential Building





6,226 SF INCLUDED  
IN GROSS FLOOR AREA

3 PROPOSED 2ND FLOOR TOTAL AREA = 6,226 GSF  
Scale: 3/32" = 1'-0"

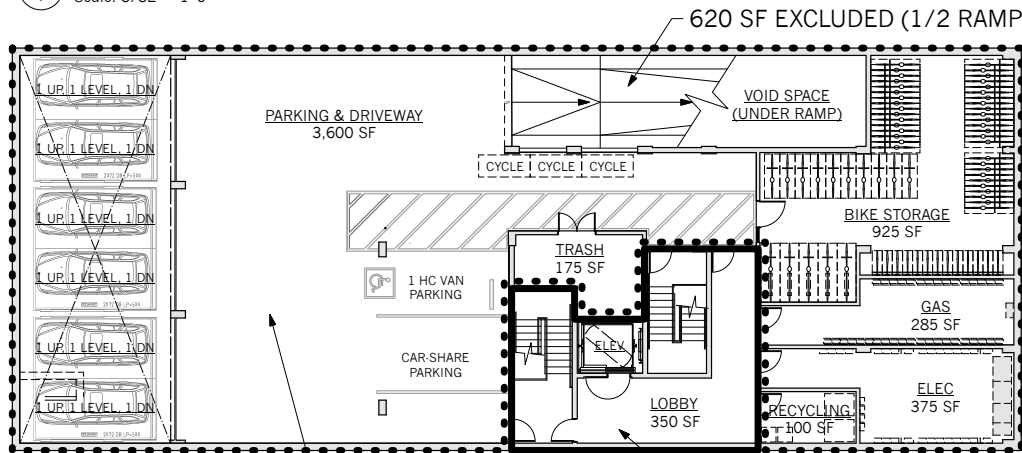


5,196 SF INCLUDED  
IN GROSS FLOOR AREA

620 SF EXCLUDED  
(PART OF RAMP ON 1ST FLOOR)

940 SF EXCLUDED

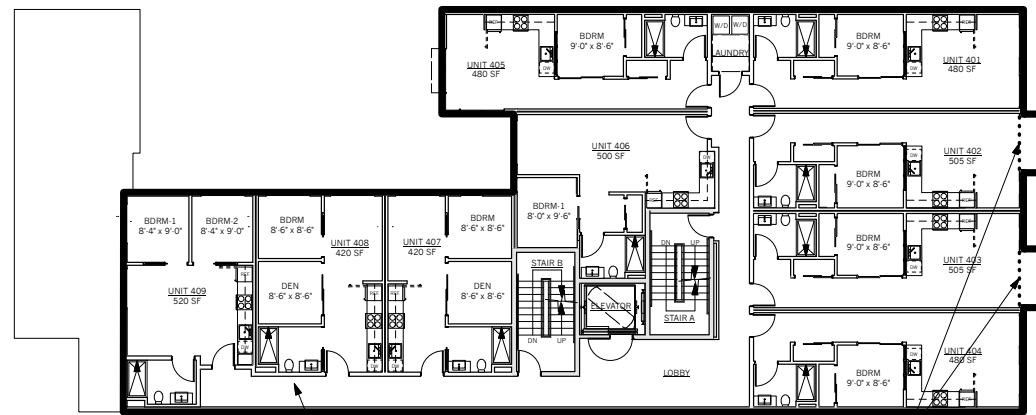
2 PROPOSED 1ST FLOOR TOTAL AREA = 7,398 GSF  
Scale: 3/32" = 1'-0"



6,727 SF EXCLUDED

763 SF INCLUDED  
IN GROSS FLOOR AREA

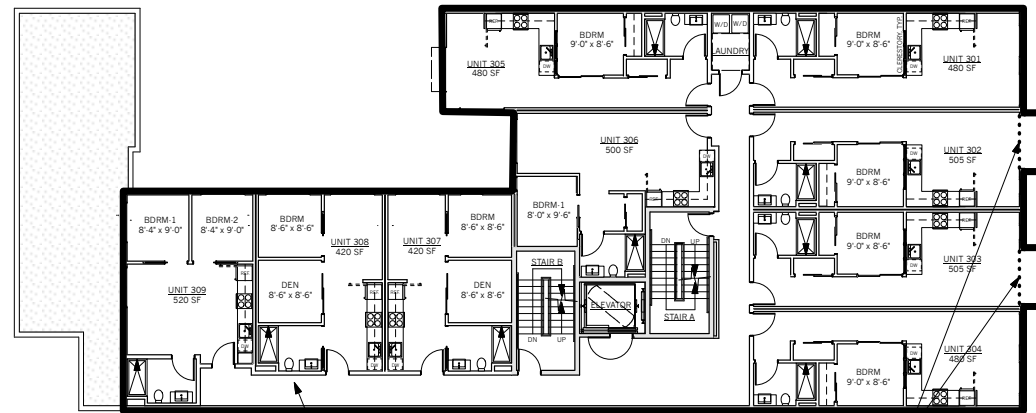
1 PROPOSED BASEMENT TOTAL AREA = 7,490 GSF  
Scale: 3/32" = 1'-0"



5,482 SF INCLUDED  
IN GROSS FLOOR AREA

14 SF EXCLUDED  
(7 SF MAX IN EACH OF 2 BAY WINDOWS)

5 PROPOSED 4TH FLOOR TOTAL AREA = 5,496 GSF  
Scale: 3/32" = 1'-0"



5,482 SF INCLUDED  
IN GROSS FLOOR AREA

14 SF EXCLUDED  
(7 SF MAX IN EACH OF 2 BAY WINDOWS)

4 PROPOSED 3RD FLOOR TOTAL AREA = 5,496 GSF  
Scale: 3/32" = 1'-0"

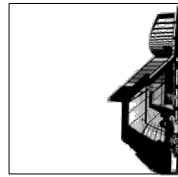
**PROJECT AREA NOT ATTRIBUTABLE TO FLOOR-AREA-RATIO**  
(b) "Gross Floor Area" shall not include the following:

- Basement and cellar space used only for storage or services necessary to the operation or maintenance of the building itself;
- Elevator or stair penthouses, accessory water tanks or cooling towers, and other mechanical equipment, appurtenances, and areas necessary to the operation or maintenance of the building itself, if located at the top of the building or separated there from only by other space not included in the gross floor area;
- Mechanical equipment, appurtenances, and areas necessary to the operation or maintenance of the building itself  
(A) if located at an intermediate story of the building and forming a complete floor level; or  
(B) in C-3 Districts, if located on a number of intermediate stories occupying less than a full floor level, provided that the mechanical equipment, appurtenances, and areas are permanently separated from occupied floor areas and in aggregate area do not exceed the area of an average floor as determined by the Zoning Administrator.
- Floor space dedicated to parking that does not exceed the amount principally permitted as accessory, and is located underground;
- In C-3 Districts, floor space dedicated to parking which does not exceed the amount principally permitted as accessory, and is located underground.
- Bicycle parking that meets the standards of Sections 155.1 through 155.4 of this Code;
- Balconies, porches, roof decks, terraces, courts and similar features, except those used for primary access as described in Paragraph (a)(6) above, provided that:  
(A) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than three feet eight inches high) or by such walls and interior lot lines, and the clear space is less than 15 feet in either dimension, the area shall not be excluded from Gross Floor Area unless it is fully open to the sky (except for roof eaves, cornices, or belt courses that project not more than two feet from the face of the building wall).  
(B) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than 3'-8" high), or by such walls & interior lot lines, & clear space is 15 feet or more in both dims:  
(i) The area shall be excluded from Gross Floor Area if it is fully open to the sky (except for roof eaves, cornices, or belt courses that project no more than two feet from the face of the building wall); and  
(ii) The area may have roofed areas along its perimeter which are also excluded from Gross Floor Area if the minimum clear open space between any such roof and the opposite wall or roof (whichever is closer) is maintained at 15 feet (with above exceptions) & the roofed area does not exceed 10 feet in depth;  
(iii) In addition, when the clear open area exceeds 625 square feet, a canopy, gazebo, or similar roofed structure without walls may cover up to 10 percent of such open space without being counted as gross floor area.

- (10) Continued...
- (C) If, however, 70 percent or less of the perimeter of such an area is enclosed by building walls (exclusive of a railing or parapet not more than 3'-8" high) or by such walls and interior lot lines, & open side or sides face on a yard, street or court whose dimensions satisfy requirements of this Code and all other applicable codes for instances in which required windows face upon such yard, street, or court, the area may be roofed to the extent permitted by such codes in instances in which req'd windows are involved;
- On lower, nonresidential floors, elevator shafts and other life-support systems serving exclusively the residential uses on the upper floors of a building;
  - One-third of that portion of a window bay conforming to the requirements of Sec.136(d)(2) that extends beyond the plane formed by the face of the facade on either side of the bay, but not to exceed seven square feet per bay window as measured at each floor;
  - Ground floor area in the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), and C-3-G Districts devoted to building or pedestrian circulation and building service;
  - In the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), and C-3-G Districts, space devoted to personal services, restaurants, and retail sales of goods intended to meet the convenience shopping and service needs of downtown workers and residents, not to exceed 5,000 occupied square feet per use and, in total, not to exceed 75 percent of the area of the ground floor of the building plus the ground level, on-site open space. Said uses shall be located on the ground floor except that, in order to facilitate the creation of more spacious ground floor interior spaces, a portion of the said uses, in an amount to be determined pursuant to the provisions of Section 309, may be located on a mezzanine level;
  - An interior space provided as an open space feature in accordance w/ req'ts of Section 138;
  - Any area devoted to bicycle parking, bicycle maintenance rooms, or car share spaces when such features are provided as part of a Development Project's compliance with the Transportation Demand Management Program set forth in Section 169 of the Planning Code.

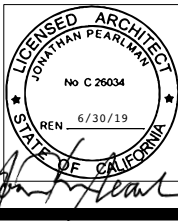
**BUILDING AREA SUMMARY (GSF)**

FLOOR	TOTAL/FLOOR	EXCLUDED	TYPE OF AREA	INCLUDED
BASEMENT	7,490 GSF	7,490 GSF	PARKING, UTILITIES	763 GSF
1	6,136 GSF	1,560 GSF	COMMERCIAL	5,196 GSF
2	6,226 GSF	- GSF		6,226 GSF
3	5,496 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
4	5,496 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
5	5,474 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
6	5,474 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
7	5,437 GSF	- GSF		5,437 GSF
8	5,320 GSF	- GSF		5,320 GSF
ROOF	1,004 GSF	444 GSF	ELEV, STAIRS	560 GSF
TOTAL	44,766 GSF	7,000 GSF		53,553 NSF



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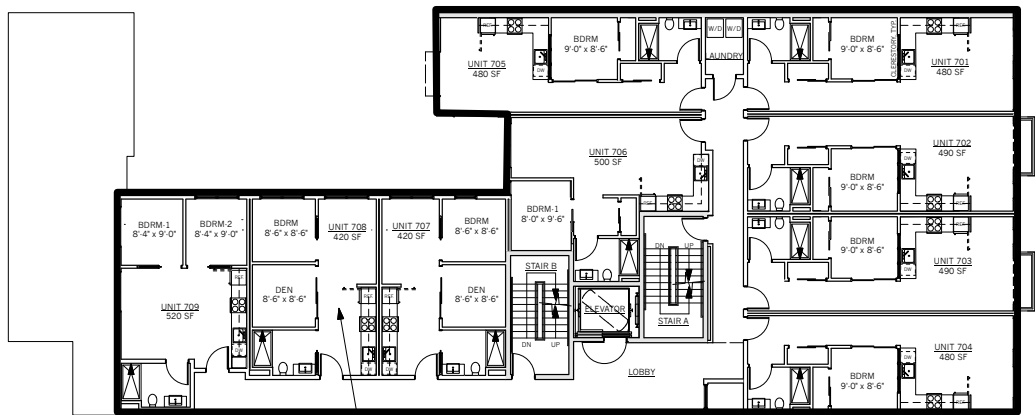
**New Residential Building**  
135 Hyde Street  
San Francisco, CA 94102

#	date	issue
	02.28.18	SEC. 309 SET

**Building Area Calcs,**  
Floors B, 1, 2, 3, 4

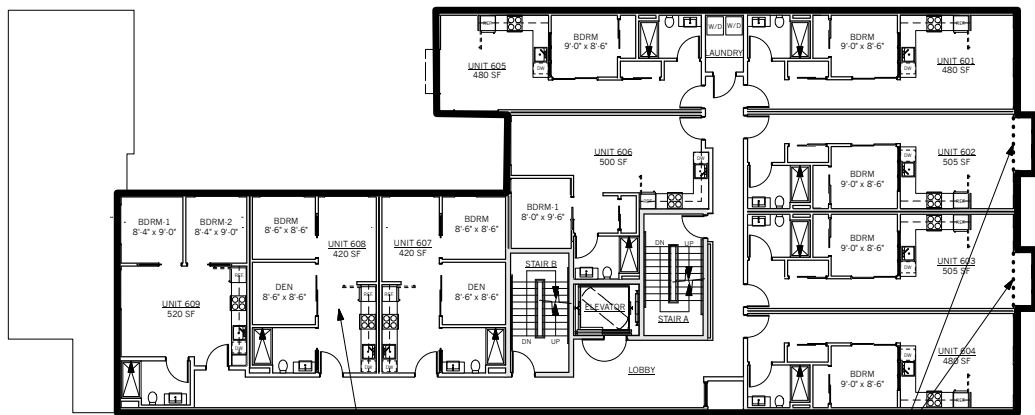
project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

**A-0.3**



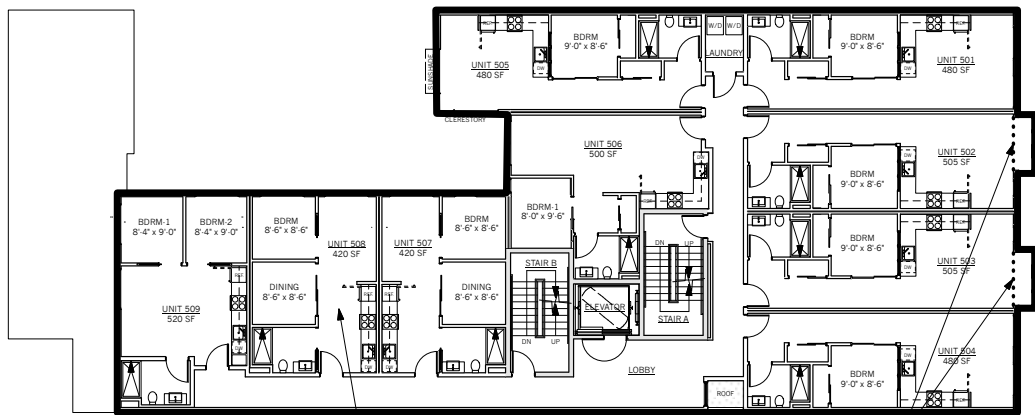
3 PROPOSED 7TH FLOOR  
Scale: 3/32" = 1'-0"

5,437 SF INCLUDED  
IN GROSS FLOOR AREA  
TOTAL AREA = 5,437 GSF



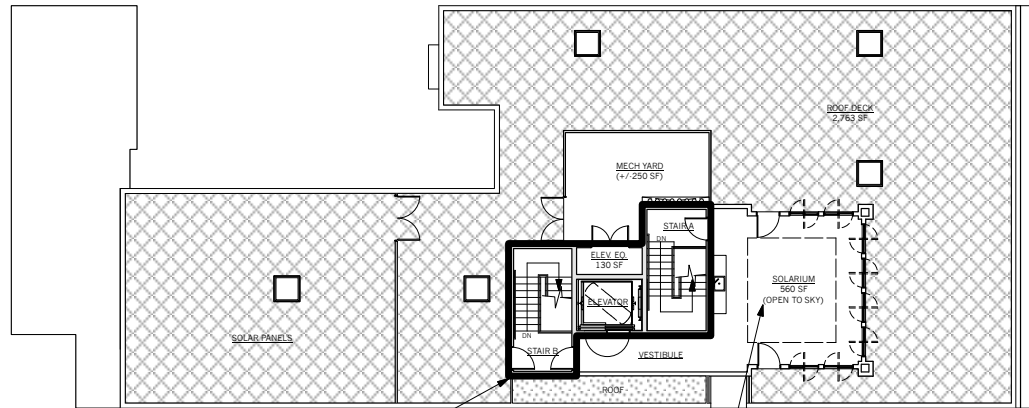
2 PROPOSED 6TH FLOOR  
Scale: 3/32" = 1'-0"

5,482 SF INCLUDED  
IN GROSS FLOOR AREA  
14 SF EXCLUDED  
(7 SF MAX IN EACH OF 2 BAY WINDOWS)  
TOTAL AREA = 5,474 GSF



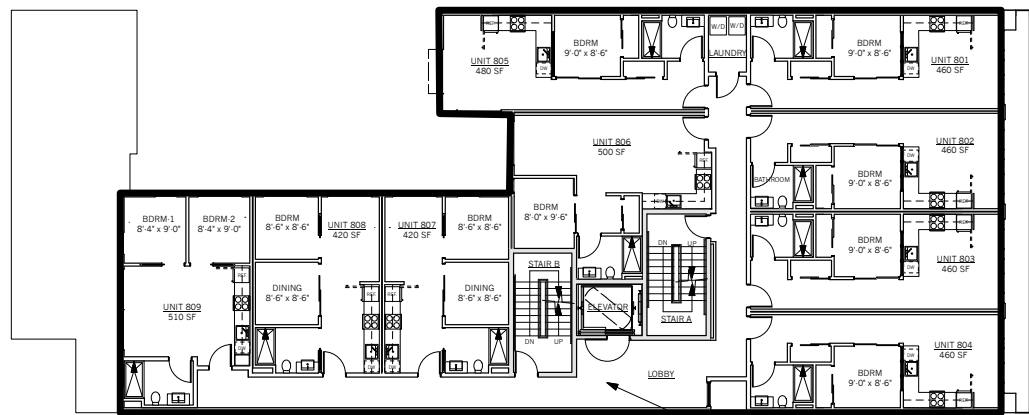
1 PROPOSED 5TH FLOOR  
Scale: 3/32" = 1'-0"

5,482 SF INCLUDED  
IN GROSS FLOOR AREA  
14 SF EXCLUDED  
(7 SF MAX IN EACH OF 2 BAY WINDOWS)  
TOTAL AREA = 5,474 GSF



5 PROPOSED ROOF PLAN  
Scale: 3/32" = 1'-0"

444 SF EXCLUDED (ELEVATOR, STAIRS)  
1,004 SF INCLUDED  
IN GROSS FLOOR AREA  
TOTAL AREA = 1,004 GSF



4 PROPOSED 8TH FLOOR  
Scale: 3/32" = 1'-0"

5,320 SF INCLUDED  
IN GROSS FLOOR AREA  
TOTAL AREA = 5,320 GSF

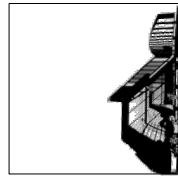
**PROJECT AREA NOT ATTRIBUTABLE TO FLOOR-AREA-RATIO**  
(b) "Gross Floor Area" shall not include the following:

- Basement and cellar space used only for storage or services necessary to the operation or maintenance of the building itself;
- Elevator or stair penthouses, accessory water tanks or cooling towers, and other mechanical equipment, appurtenances, and areas necessary to the operation or maintenance of the building itself, if located at the top of the building or separated there from only by other space not included in the gross floor area;
- Mechanical equipment, appurtenances, and areas necessary to the operation or maintenance of the building itself  
(A) if located at an intermediate story of the building and forming a complete floor level; or  
(B) in C-3 Districts, if located on a number of intermediate stories occupying less than a full floor level, provided that the mechanical equipment, appurtenances, and areas are permanently separated from occupied floor areas and in aggregate area do not exceed the area of an average floor as determined by the Zoning Administrator.
- Floor space dedicated to parking that does not exceed the amount principally permitted as accessory, and is located underground;
- In C-3 Districts, floor space dedicated to parking which does not exceed the amount principally permitted as accessory, and is located underground.
- Bicycle parking that meets the standards of Sections 155.1 through 155.4 of this Code;
- Balconies, porches, roof decks, terraces, courts and similar features, except those used for primary access as described in Paragraph (a)(6) above, provided that:  
(A) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than three feet eight inches high) or by such walls and interior lot lines, and the clear space is less than 15 feet in either dimension, the area shall not be excluded from Gross Floor Area unless it is fully open to the sky (except for roof eaves, cornices, or belt courses that project not more than two feet from the face of the building wall);  
(B) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than 3'-8" high), or by such walls & interior lot lines, and clear space is 15 feet or more in both dims:  
(i) The area shall be excluded from Gross Floor Area if it is fully open to the sky (except for roof eaves, cornices, or belt courses that project no more than two feet from the face of the building wall); and  
(ii) The area may have roofed areas along its perimeter which are also excluded from Gross Floor Area if the minimum clear open space between any such roof and the opposite wall or roof (whichever is closer) is maintained at 15 feet (with above exceptions) & the roofed area does not exceed 10 feet in depth; in addition, when the clear open area exceeds 625 square feet, a canopy, gazebo, or similar roofed structure without walls may cover up to 10 percent of such open space without being counted as gross floor area.

- (10) Continued...
- (C) If, however, 70 percent or less of the perimeter of such an areas enclosed by building walls (exclusive of a railing or parapet not more than 3'-8" high) or by such walls and interior lot lines, & open side or sides face on a yard, street or court whose dimensions satisfy requirements of this Code and all other applicable codes for instances in which required windows face upon such yard, street, or court, the area may be roofed to the extent permitted by such codes in instances in which req'd windows are involved;
- On lower, nonresidential floors, elevator shafts and other life-support systems serving exclusively the residential uses on the upper floors of a building
  - One-third of that portion of a window bay conforming to the requirements of Sec.134(d)(2) that extends beyond the plane formed by the face of the façade on either side of the bay, but not to exceed seven square feet per bay window as measured at each floor;
  - Ground floor area in the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), and C-3-G Districts devoted to building or pedestrian circulation and building service;
  - In the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), and C-3-G Districts, space devoted to personal services, restaurants, and retail sales of goods intended to meet the convenience shopping and service needs of downtown workers and residents, not to exceed 5,000 occupied square feet per use and, in total, not to exceed 75 percent of the area of the ground floor of the building plus the ground level, on-site open space. Said uses shall be located on the ground floor except that, in order to facilitate the creation of more spacious ground floor interior spaces, a portion of the said uses, in an amount to be determined pursuant to the provisions of Section 309, may be located on a mezzanine level;
  - An interior space provided as an open space feature in accordance w/ req'ts of Section 138;
  - Any area devoted to bicycle parking, bicycle maintenance rooms, or car share spaces when such features are provided as part of a Development Project's compliance with the Transportation Demand Management Program set forth in Section 169 of the Planning Code.

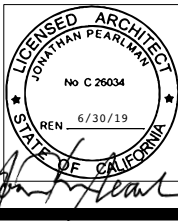
**BUILDING AREA SUMMARY (GSF)**

FLOOR	TOTAL/FLOOR	EXCLUDED	TYPE OF AREA	INCLUDED
BASEMENT	7,490 GSF	7,490 GSF	PARKING, UTILITIES	763 GSF
1	6,136 GSF	1,560 GSF	COMMERCIAL	5,196 GSF
2	6,226 GSF	- GSF		6,226 GSF
3	5,496 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
4	5,496 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
5	5,474 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
6	5,474 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
7	5,437 GSF	- GSF		5,437 GSF
8	5,320 GSF	- GSF		5,320 GSF
ROOF	1,004 GSF	444 GSF	ELEV, STAIRS	560 GSF
TOTAL	44,766 GSF	7,000 GSF		53,553 NSF



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**Building Area Calcs,**  
Floors 5, 6, 7, 8, Roof

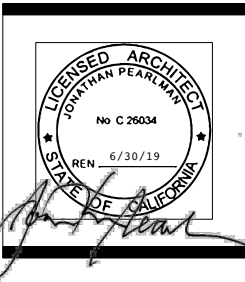
project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

**A-0.4**



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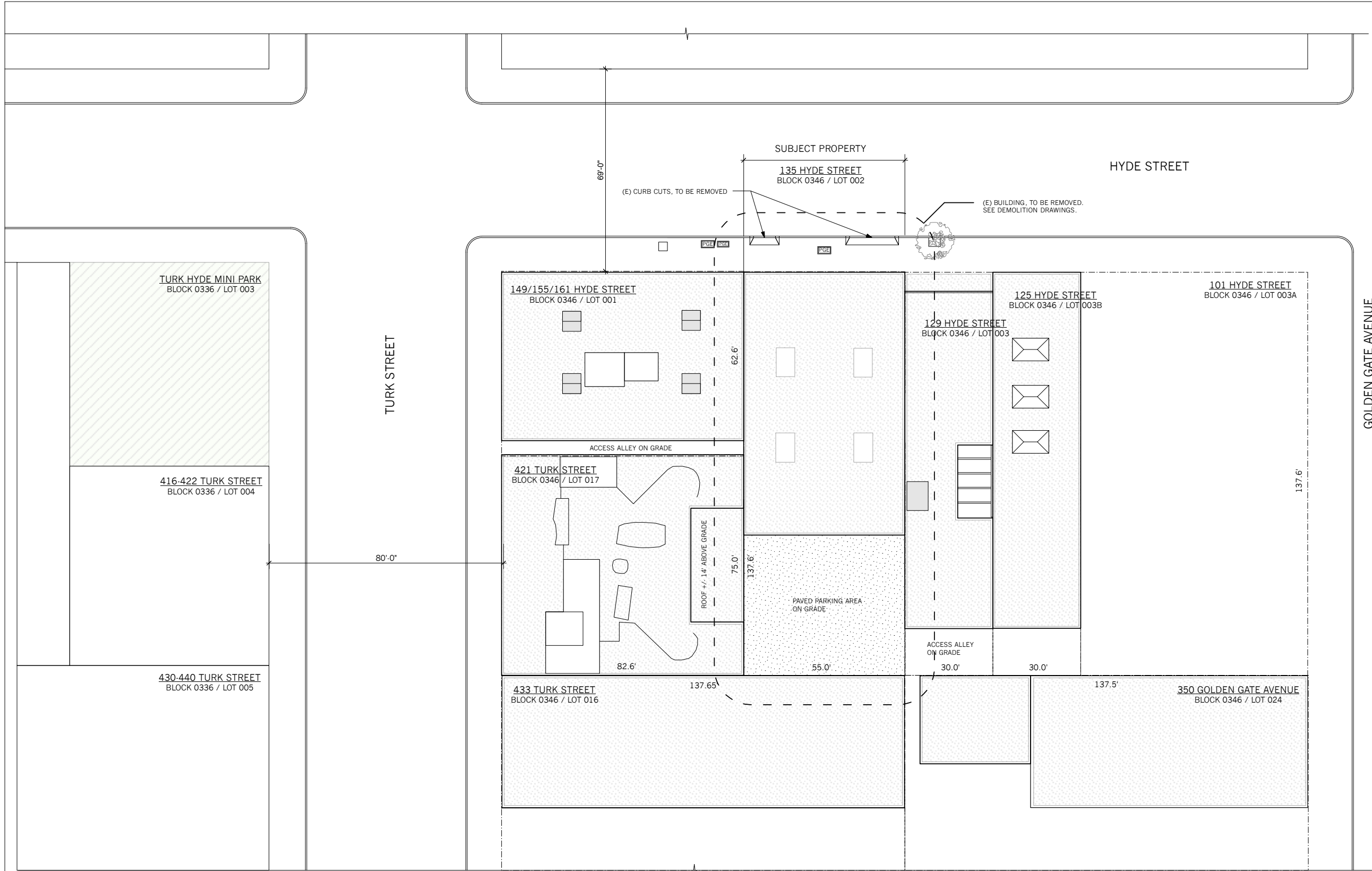
**New Residential Building**  
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San Francisco, CA 94102

#	date	issue
	02.28.18	SEC. 309 SET

EXISTING SITE PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

A-1.1



2 EXISTING SITE PLAN  
Scale: 1/16" = 1'-0"

SEE SITE SURVEY FOR ADDITIONAL DETAILS





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```

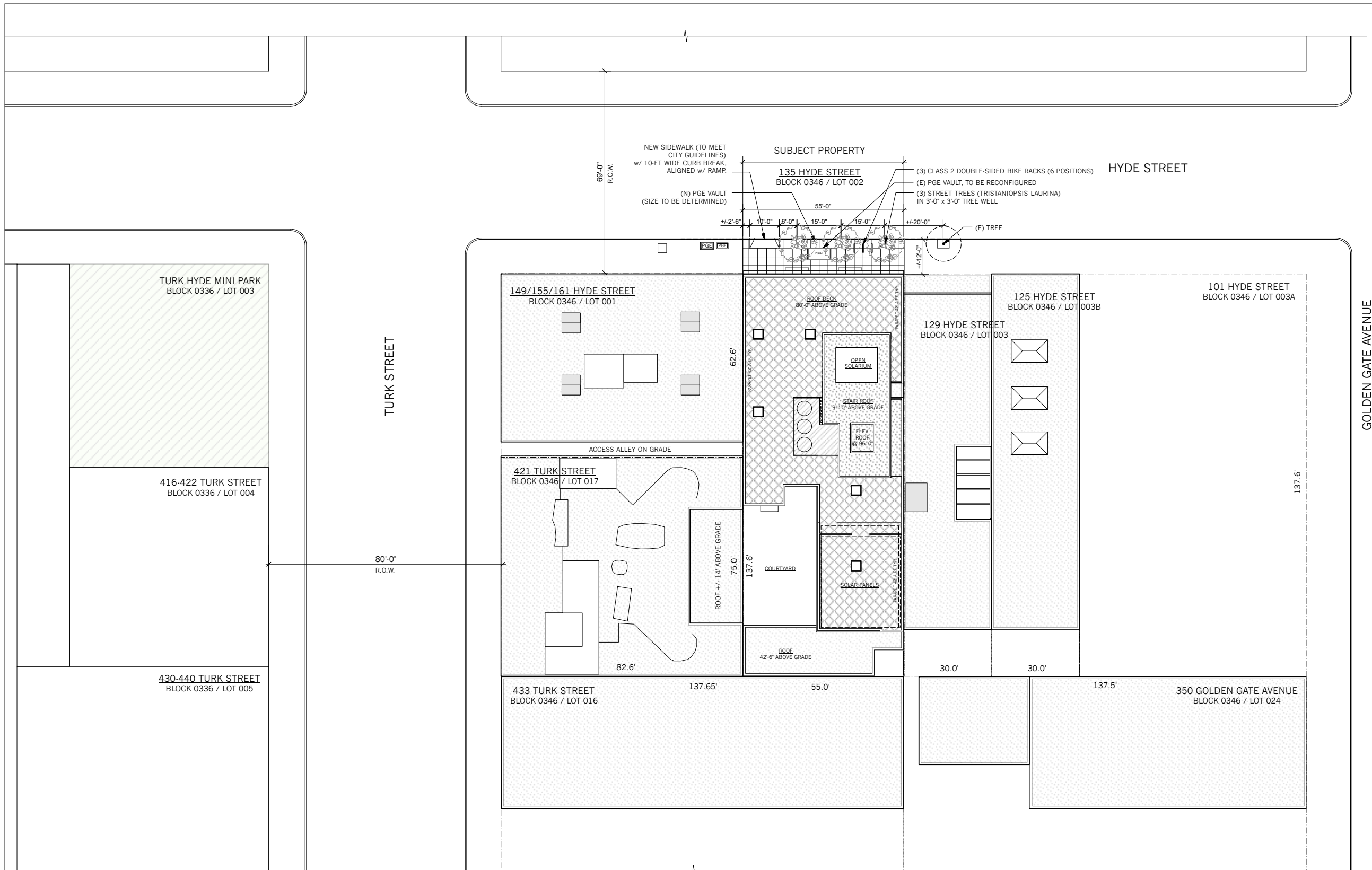
**New Residential Building**  
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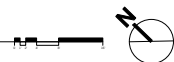
## PROPOSED SITE PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

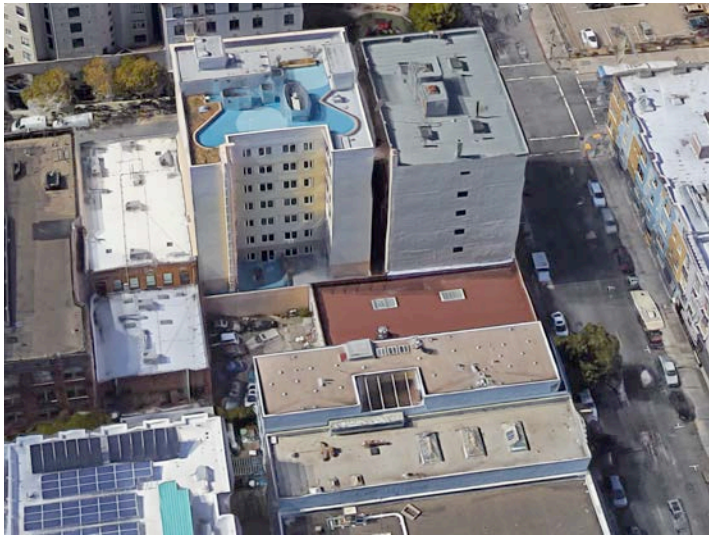
## A-1.2



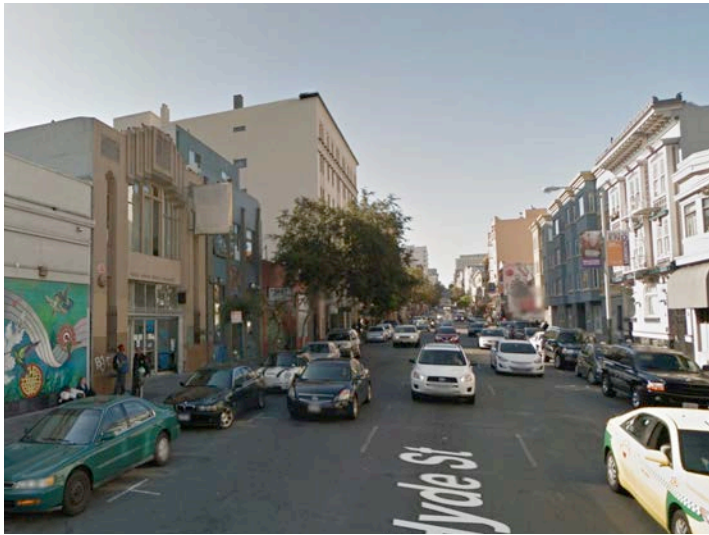
2 PROPOSED SITE PLAN  
Scale: 1/16" = 1'-0"



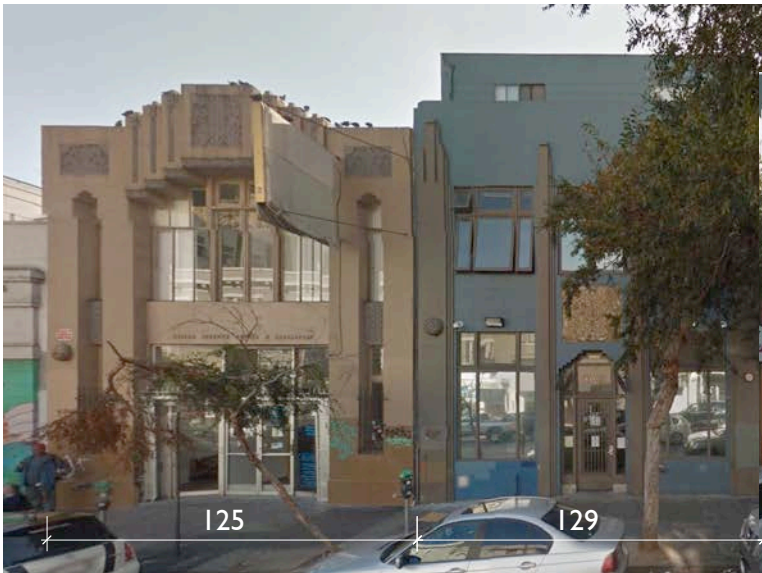




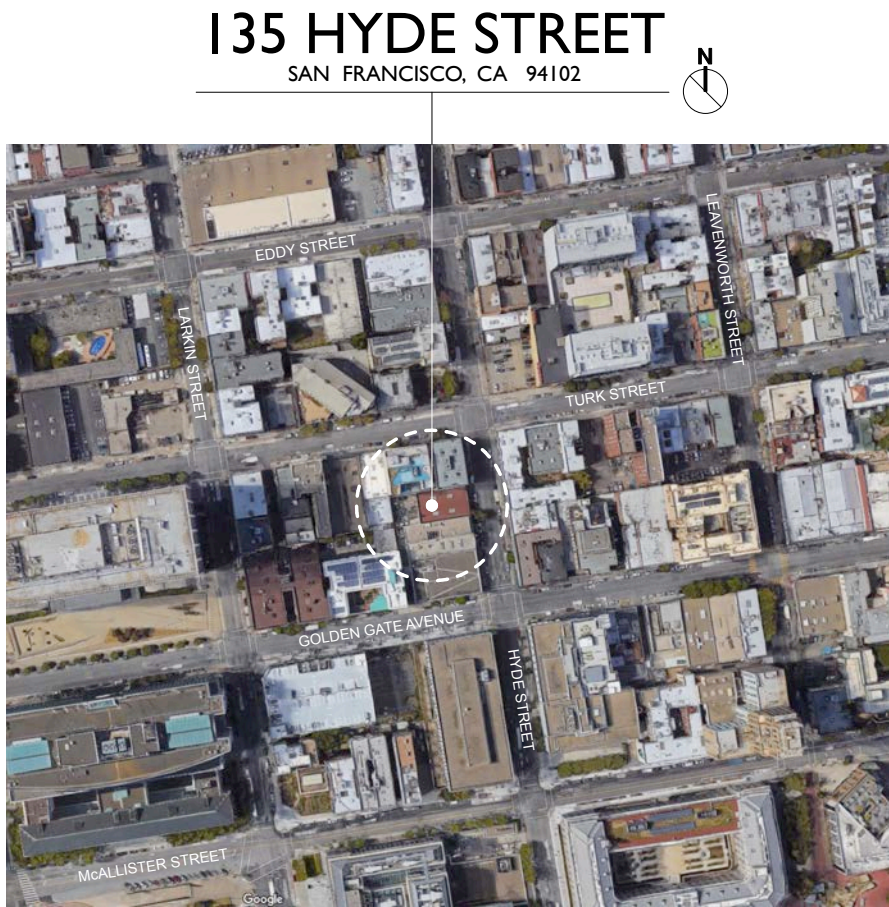
AERIAL VIEW FROM THE SOUTH



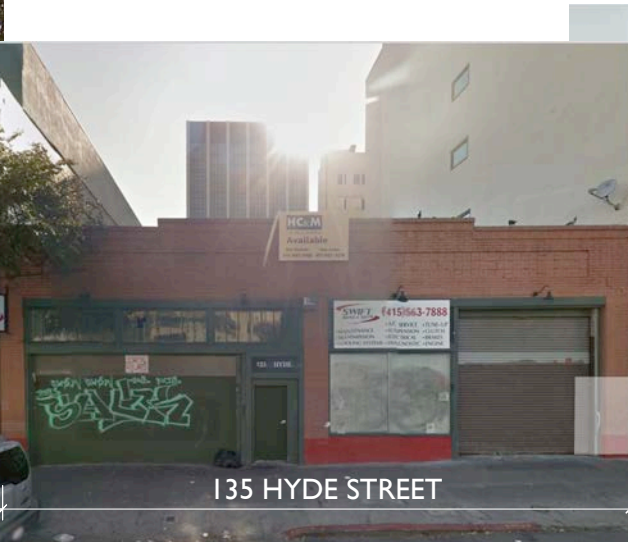
HYDE STREET VIEW FROM THE SOUTH



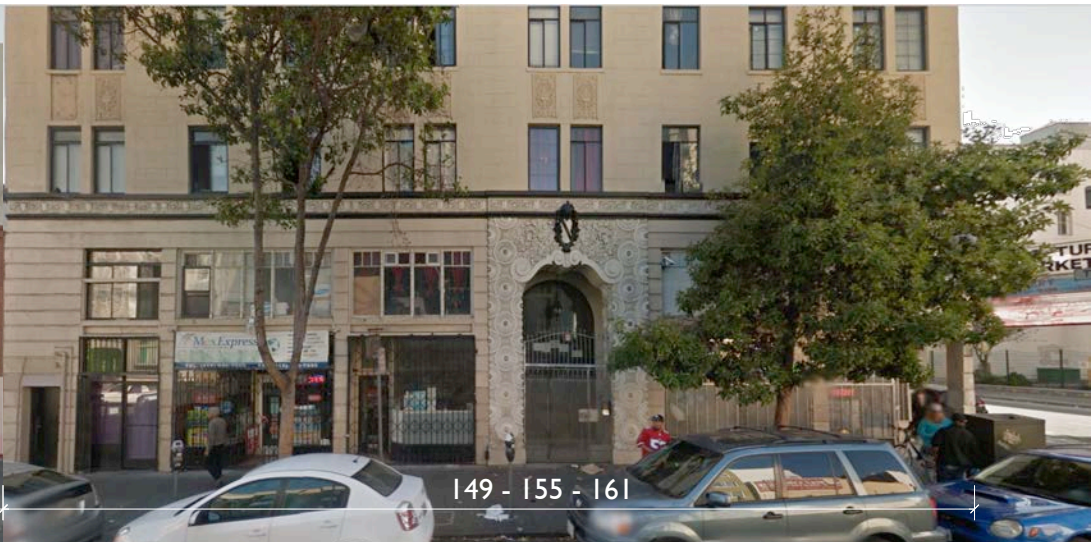
EYE LEVEL VIEW ON HYDE STREET



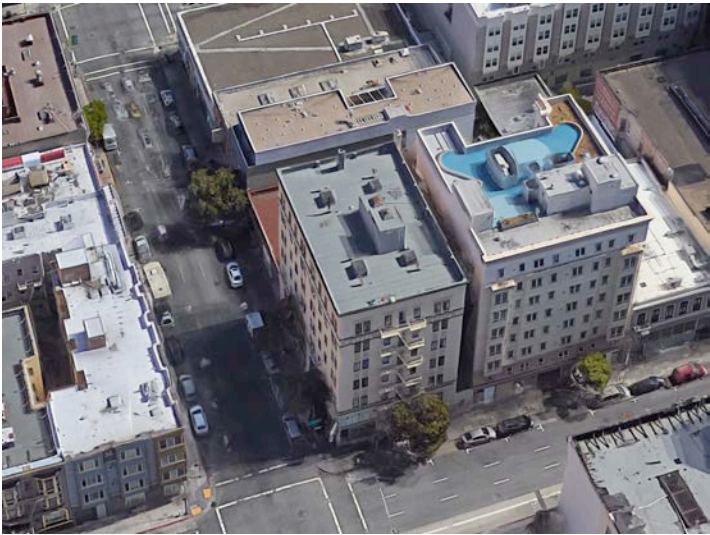
AERIAL VIEW FROM ABOVE



135 HYDE STREET



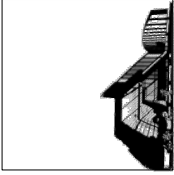
149 - 155 - 161



AERIAL VIEW FROM THE NORTH

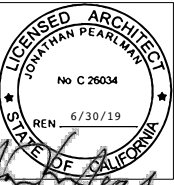


HYDE STREET VIEW FROM THE NORTH



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**PHOTOGRAPHS OF EXISTING CONDITIONS**

project:	16.08
drawn by:	CT
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scale:	

**A-1.3**





SIDEWALK VIEW FROM THE SOUTHEAST (trees not shown for clarity)



MID-HEIGHT AERIAL VIEW



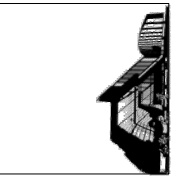
SIDEWALK VIEW FROM THE NORTHEAST (trees not shown for clarity)



AERIAL VIEW OF ROOF

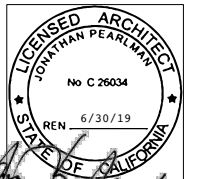


AERIAL VIEW FROM ACROSS THE STREET



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#	date	issue
02.28.18	SEC. 309 SET	

#### CONCEPT IMAGES

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

**A-1.4**

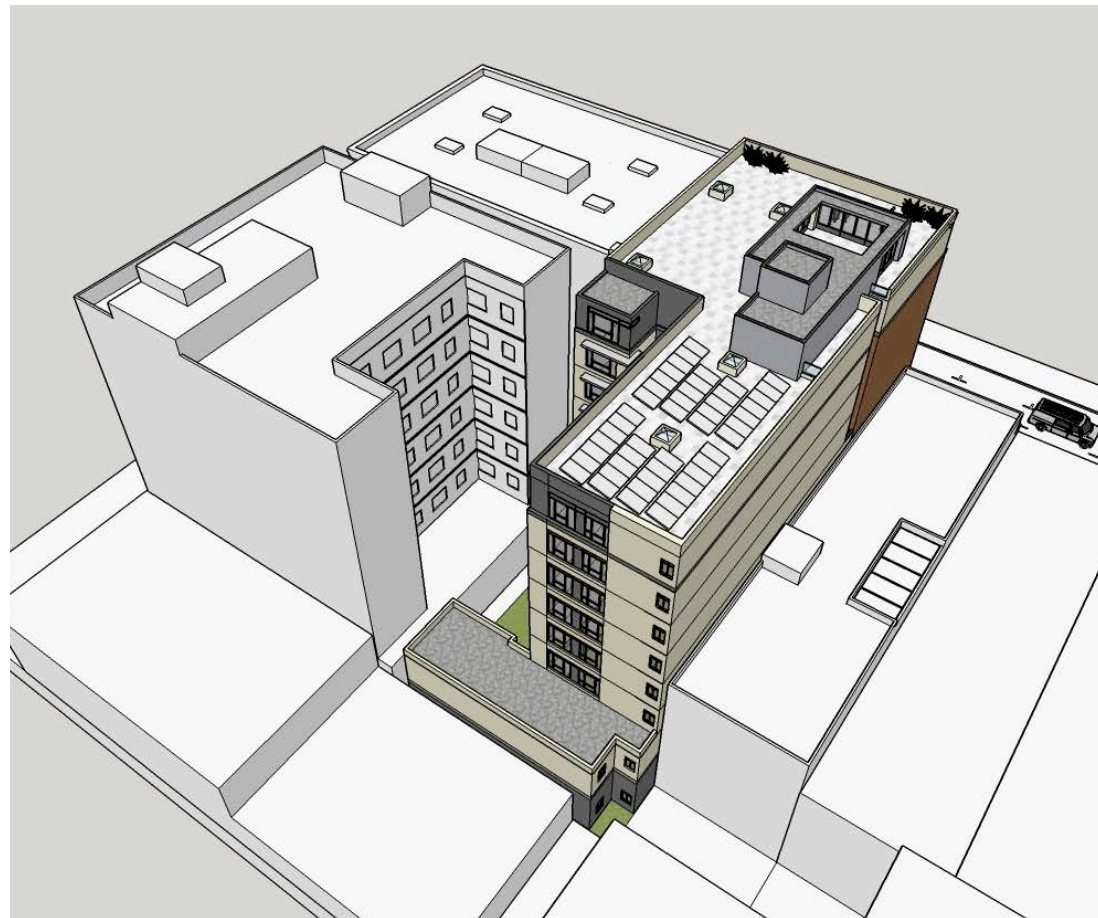




STREET VIEW FROM THE SOUTHEAST



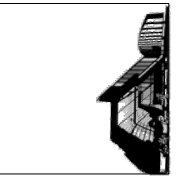
AERIAL VIEW FROM THE SOUTHEAST



AERIAL VIEW FROM THE SOUTHWEST



STREET VIEW FROM THE NORTHEAST



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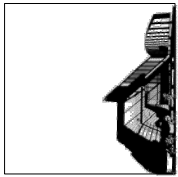
#	date	issue
	02.28.18	SEC. 309 SET

#### CONCEPT IMAGES

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drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

**A-1.5**

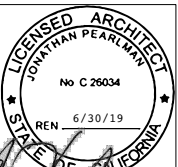




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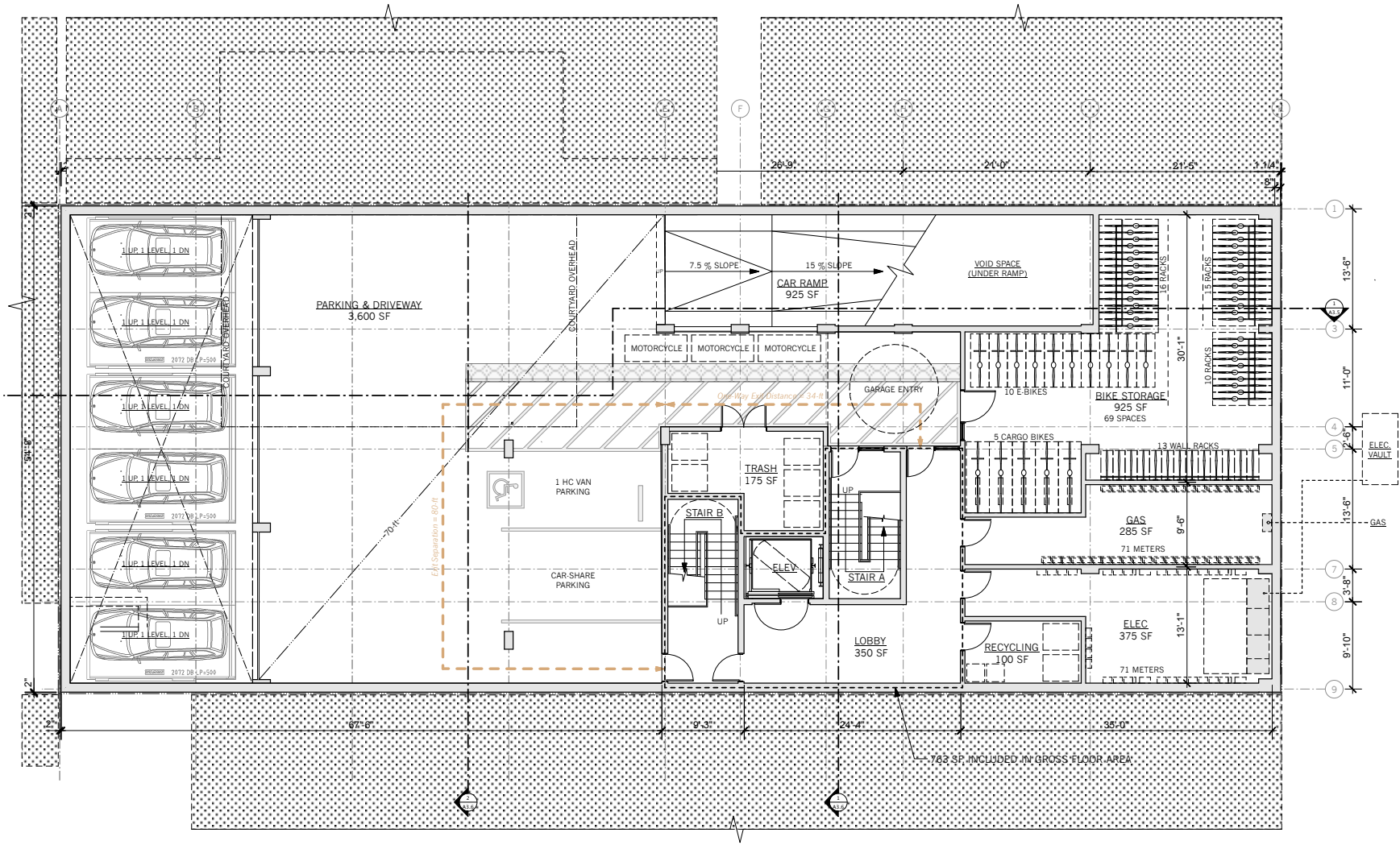
New Residential Building  
135 Hyde Street  
San Francisco, CA 94102

#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED BASEMENT  
FLOOR PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

A-2.0



1 PROPOSED BASEMENT  
Scale: 1/8" = 1'-0"

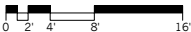
MOTOR VEHICLES

STANDARD CARS	17 Net Spaces 3-Level Automated System (1 Open Space Required For Operation)
	1 Space For Car-Share
HANDICAP VAN	1 Space w/ Loading Zone
TOTAL CAR PARKING =	19 Spaces
SCOOTERS / CYCLES	3 Spaces Self-Park

BIKE STORAGE

BASEMENT	41 Stack Racks Class 1	
	13 Wall Racks Class 1	
	10 E-Bikes On Floor Class 1	
	5 Cargo Bikes Class 1	
TOTAL	69 Bikes	
ON-STREET	6 Sidewalk Locations Class 2	

7,490 GSF





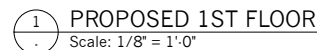
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San Francisco, CA 94102

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17

## A-2.1



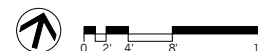
**TOTAL** = 2,265 SF

**GROSS FLOOR** = 6,136 SF

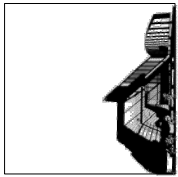
Concrete Shear Wall      

Interior Steel Stud & Drywall      

FRONTAGE REQUIRING 'ACTIVE' FENESTRATION  
60% OF (55' · 14') = 24'·7"  
WINDOWS/DOORS PROVIDED = 26'·7"



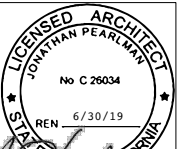




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#	date	issue
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PROPOSED  
2nd FLOOR PLAN

project:	16.08
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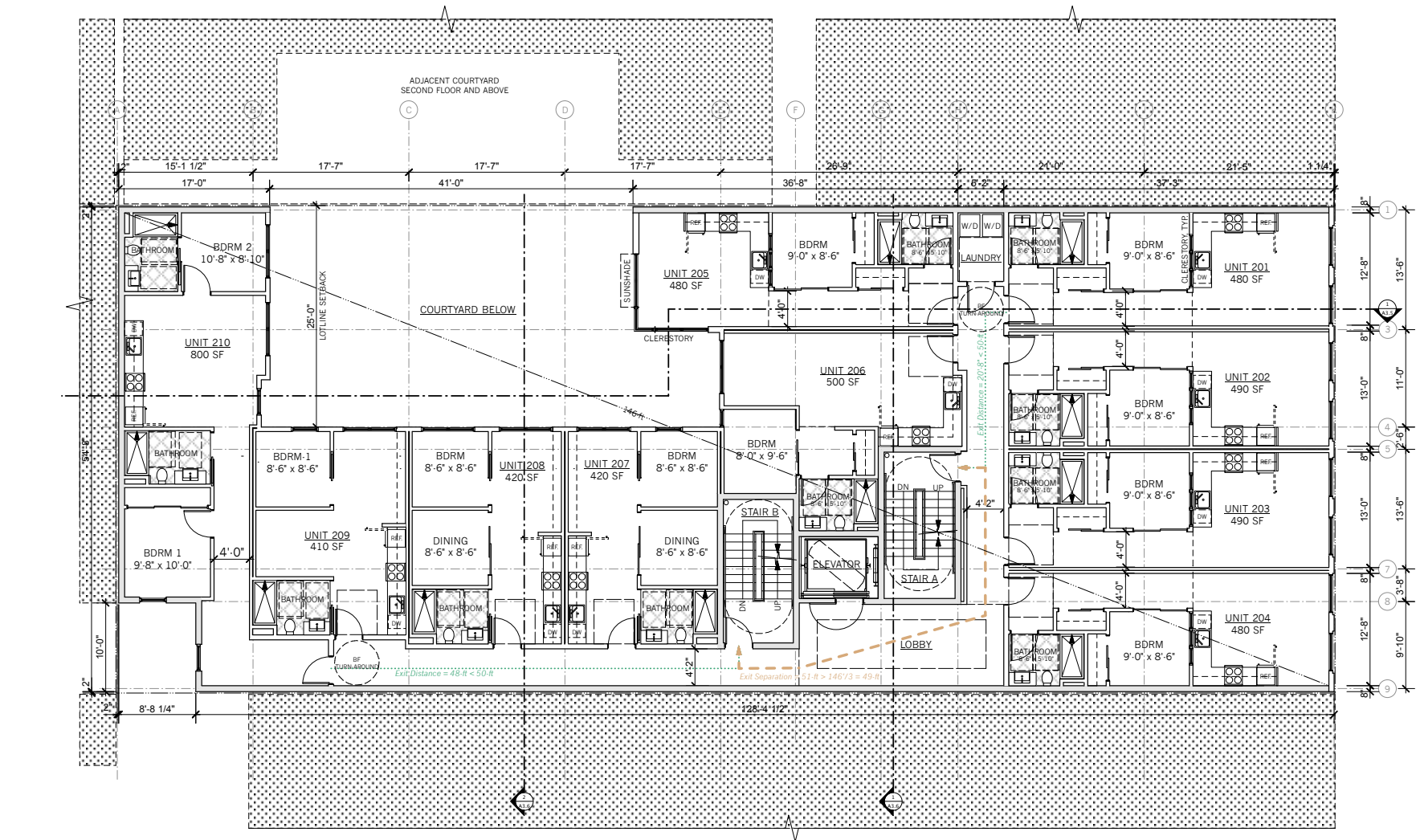
drawn by:	CT
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checked by:	JP
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date:	07.17.17
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scale:	
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A-2.2



1 PROPOSED 2ND FLOOR  
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 201	480 SF	1 BEDROOM
UNIT 202	490 SF	1 BEDROOM
UNIT 203	490 SF	1 BEDROOM
UNIT 204	480 SF	1 BEDROOM
UNIT 205	480 SF	1 BEDROOM
UNIT 206	500 SF	1 BEDROOM
UNIT 207	420 SF	1 BEDROOM
UNIT 208	420 SF	1 BEDROOM
UNIT 209	410 SF	1 BEDROOM
UNIT 210	800 SF	2 BEDROOM

TOTAL = 4,970 SF

GROSS FLOOR = 6,226 SF

WALL TYPES

Concrete Shear Wall

Interior Steel Stud & Drywall

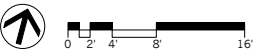
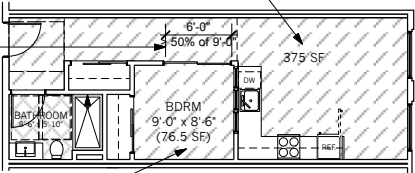
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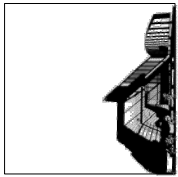
MIN. GLAZED AREA AT EXTERIOR WALL  
EQUAL TO 8% OF FLOOR AREA OF ROOM  
• 30 SF REQUIRED IN THIS CONFIGURATION  
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN  
TO LIGHT (GLAZED) w/ OPENING  
EQUAL TO 1/10th OF INTERIOR  
ROOM (BDRM) OR 25 sf,  
WHICHEVER IS GREATER  
(10% OF 76.5 sf = 7.65 sf  
25 sf DOOR OPENING REQ'D  
42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM  
MIN. 70 SF, TYP.

ADJOINING SPACES  
NATURAL LIGHTING PER  
SFBC SECTION 1 205.2

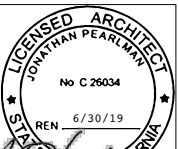




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#	date	issue
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02.28.18	SEC. 309 SET
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PROPOSED  
3rd FLOOR PLAN

project:	16.08
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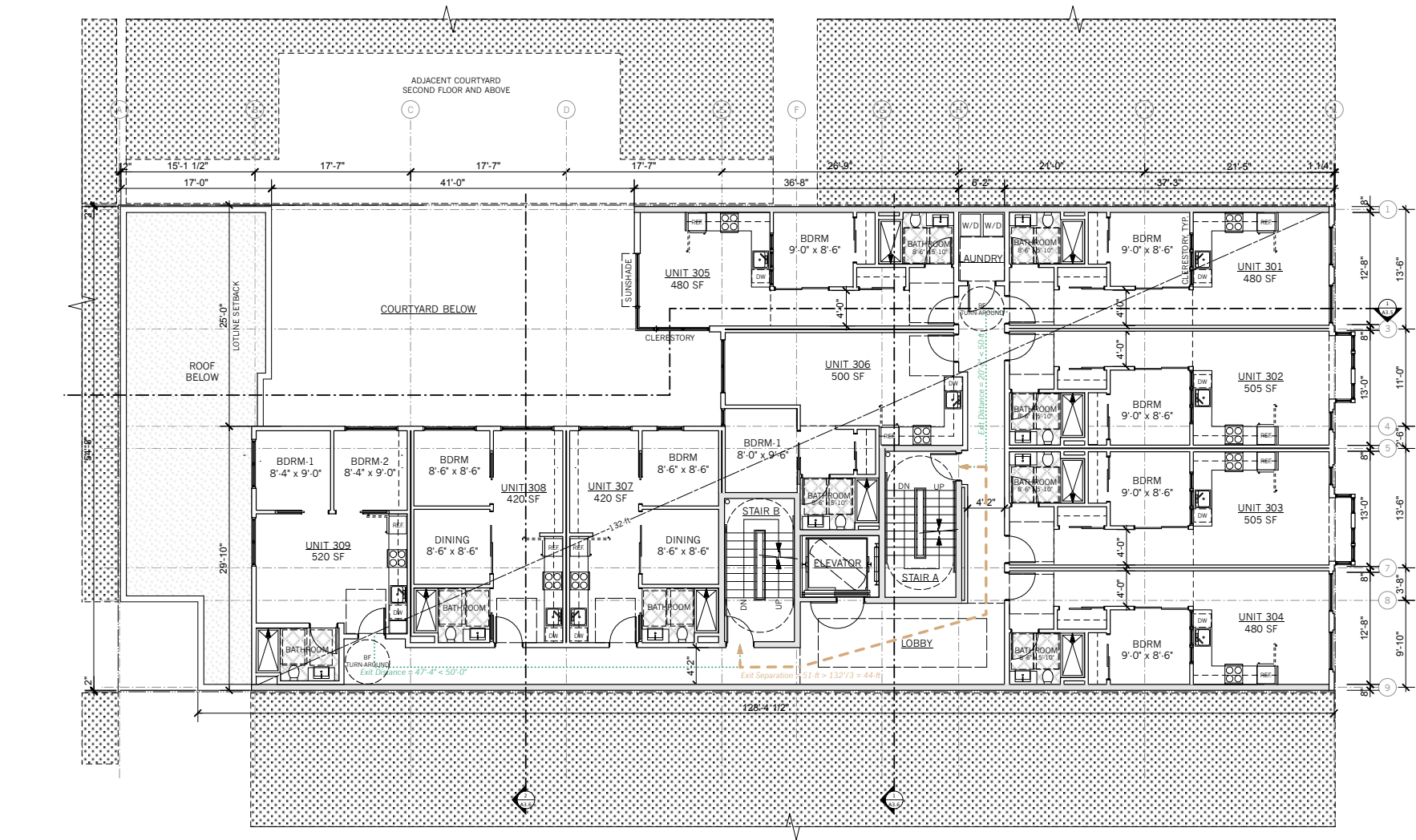
drawn by:	CT
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checked by:	JP
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date:	07.17.17
-------	----------

scale:
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A-2.3



1 PROPOSED 3RD FLOOR  
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 301	480 SF	1 BEDROOM
UNIT 302	505 SF	1 BEDROOM
UNIT 303	505 SF	1 BEDROOM
UNIT 304	480 SF	1 BEDROOM
UNIT 305	480 SF	1 BEDROOM
UNIT 306	500 SF	1 BEDROOM
UNIT 307	420 SF	1 BEDROOM
UNIT 308	420 SF	1 BEDROOM
UNIT 309	520 SF	2 BEDROOM

TOTAL = 4,310 SF

GROSS FLOOR = 5,496 SF

WALL TYPES

Concrete Shear Wall

Interior Steel Stud & Drywall

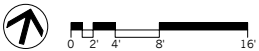
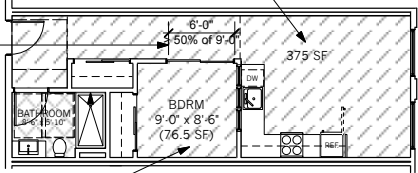
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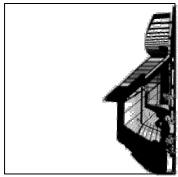
MIN. GLAZED AREA AT EXTERIOR WALL  
EQUAL TO 8% OF FLOOR AREA OF ROOM  
• 30 SF REQUIRED IN THIS CONFIGURATION  
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN  
TO LIGHT (GLAZED) w/ OPENING  
EQUAL TO 1/10th OF INTERIOR  
ROOM (BDRM) OR 25 sf,  
WHICHEVER IS GREATER  
(10% OF 76.5 sf = 7.65 sf  
25 sf DOOR OPENING REQ'D  
42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM  
MIN. 70 SF, TYP.

ADJOINING SPACES  
NATURAL LIGHTING PER  
SFBC SECTION 1 205.2

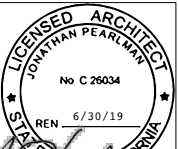




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#	date	issue
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02.28.18	SEC. 309 SET
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PROPOSED  
4th FLOOR PLAN

project:	16.08
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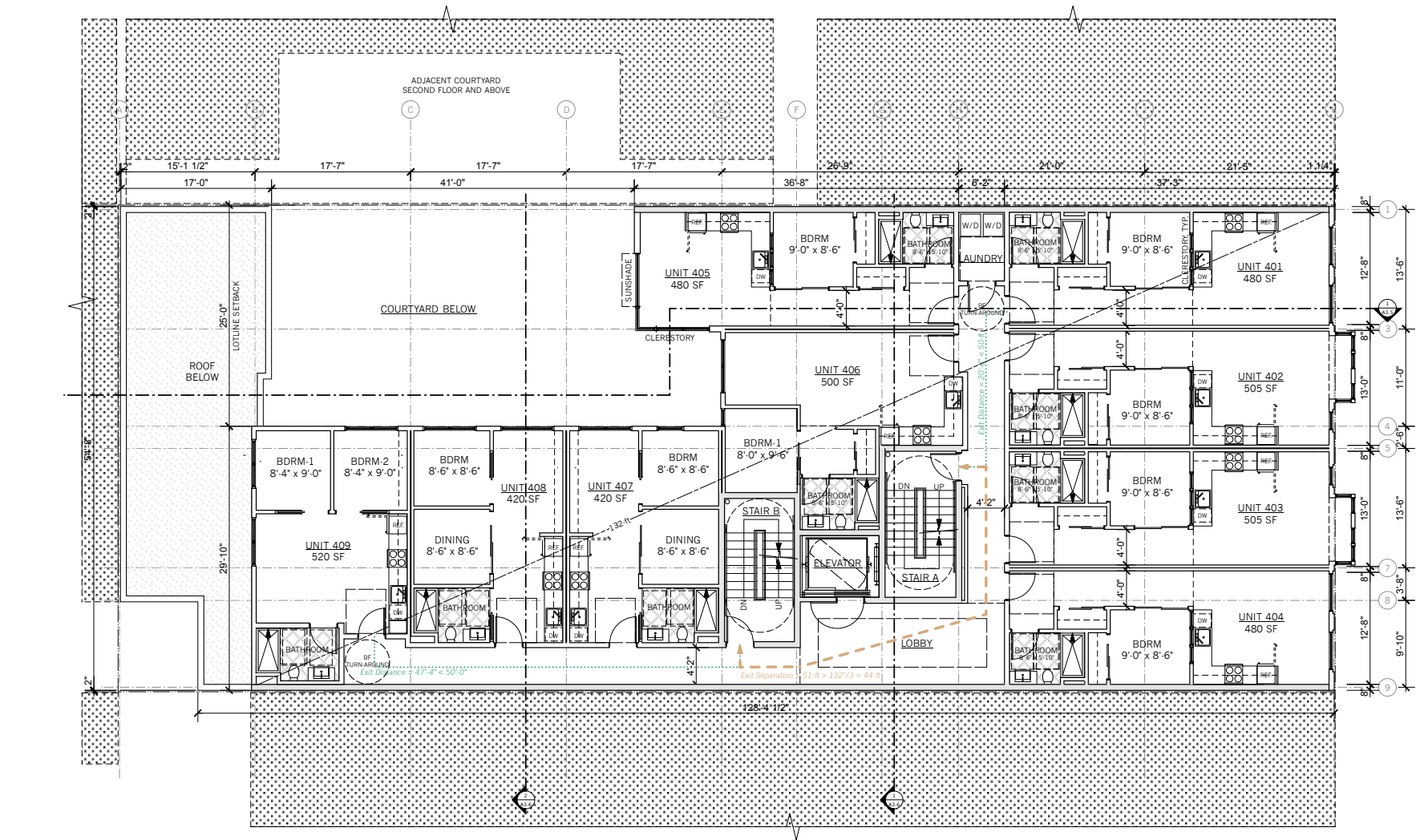
drawn by:	CT
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checked by:	JP
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date:	07.17.17
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scale:	
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A-2.4



1 PROPOSED 4TH FLOOR  
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 401	480 SF	1 BEDROOM
UNIT 402	505 SF	1 BEDROOM
UNIT 403	505 SF	1 BEDROOM
UNIT 404	480 SF	1 BEDROOM
UNIT 405	480 SF	1 BEDROOM
UNIT 406	500 SF	1 BEDROOM
UNIT 407	420 SF	1 BEDROOM
UNIT 408	420 SF	1 BEDROOM
UNIT 409	520 SF	2 BEDROOM

TOTAL = 4,310 SF

GROSS FLOOR = 5,496 SF

WALL TYPES

Concrete Shear Wall

Interior Steel Stud & Drywall

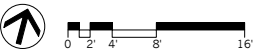
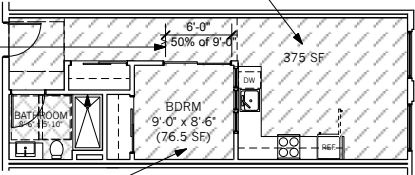
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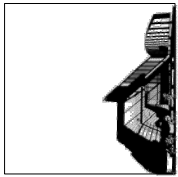
MIN. GLAZED AREA AT EXTERIOR WALL  
EQUAL TO 8% OF FLOOR AREA OF ROOM  
• 30 SF REQUIRED IN THIS CONFIGURATION  
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN  
TO LIGHT (GLAZED) w/ OPENING  
EQUAL TO 1/10th OF INTERIOR  
ROOM (BDRM) OR 25 sf,  
WHICHEVER IS GREATER  
(10% OF 76.5 sf = 7.65 sf  
25 sf DOOR OPENING REQ'D  
42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM  
MIN. 70 SF, TYP.

ADJOINING SPACES  
NATURAL LIGHTING PER  
SFBC SECTION 1 205.2

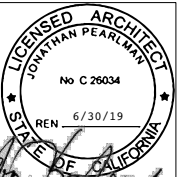




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#	date	issue
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02.28.18	SEC. 309 SET
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PROPOSED  
5th FLOOR PLAN

project:	16.08
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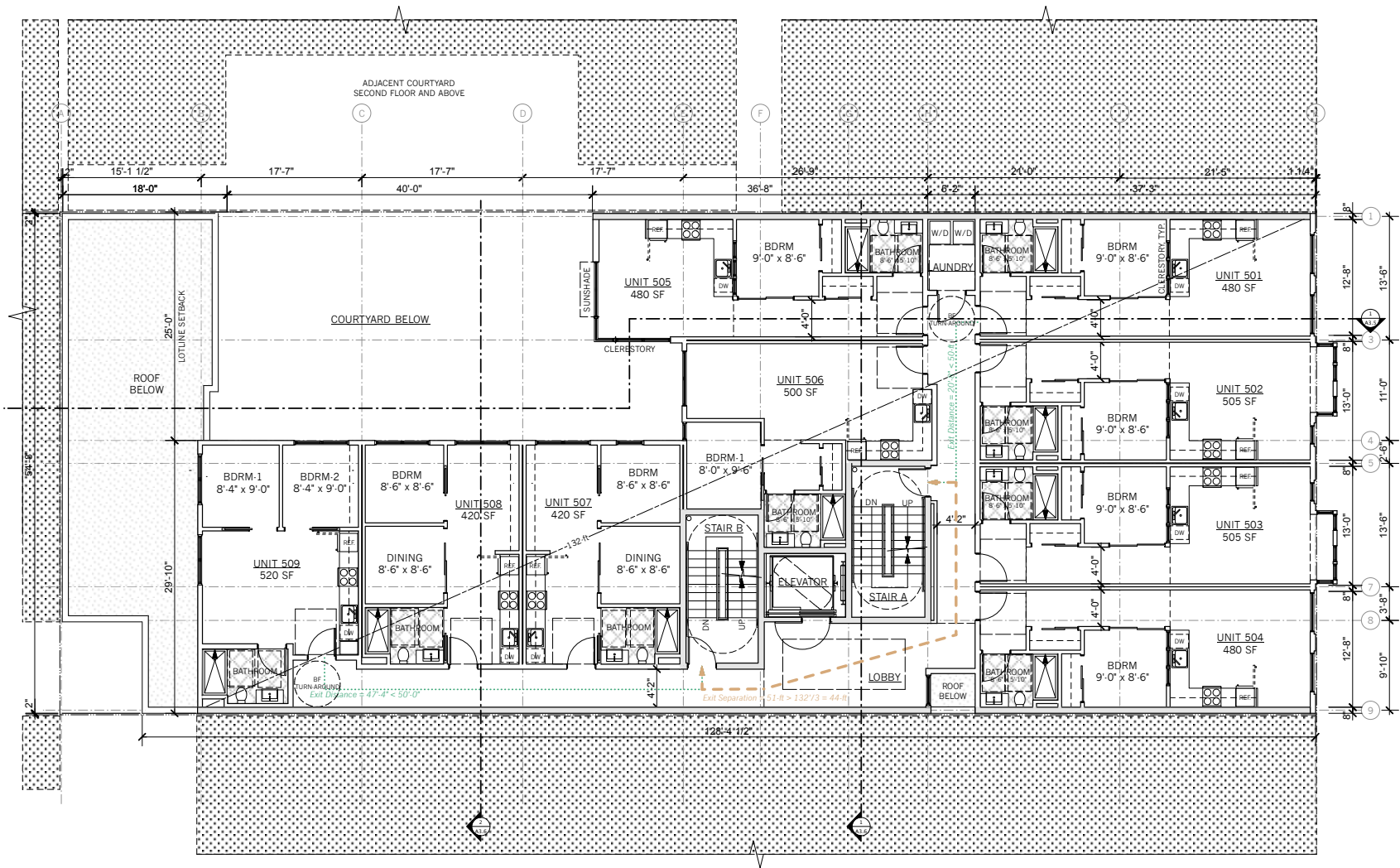
drawn by:	CT
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checked by:	JP
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date:	07.17.17
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scale:	
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A-2.5



1 PROPOSED 5TH FLOOR  
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 501	480 SF	1 BEDROOM
UNIT 502	505 SF	1 BEDROOM
UNIT 503	505 SF	1 BEDROOM
UNIT 504	480 SF	1 BEDROOM
UNIT 505	480 SF	1 BEDROOM
UNIT 506	500 SF	1 BEDROOM
UNIT 507	420 SF	1 BEDROOM
UNIT 508	420 SF	1 BEDROOM
UNIT 509	520 SF	2 BEDROOM

TOTAL = 4,310 SF

GROSS FLOOR = 5,474 SF

WALL TYPES

Concrete Shear Wall

Interior Steel Stud & Drywall

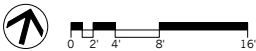
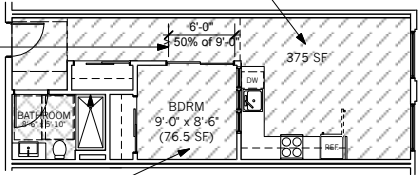
CODE DIAGRAM

MIN. GLAZED AREA AT EXTERIOR WALL  
EQUAL TO 8% OF FLOOR AREA OF ROOM  
• 30 SF REQUIRED IN THIS CONFIGURATION  
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN  
TO LIGHT (GLAZED) w/ OPENING  
EQUAL TO 1/10th OF INTERIOR  
ROOM (BDRM) OR 25 sf,  
WHICHEVER IS GREATER  
(10% OF 76.5 sf = 7.65 sf  
25 sf DOOR OPENING REQ'D  
42 sf (6'-0" x 7'-0") PROVIDED)

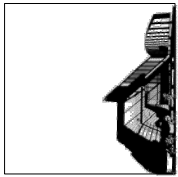
NESTED ROOM  
MIN. 70 SF, TYP.

ADJOINING SPACES  
NATURAL LIGHTING PER  
SFBC SECTION 1 205.2





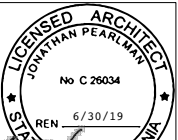




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#	date	issue
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02.28.18	SEC. 309 SET
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PROPOSED  
7th FLOOR PLAN

project:	16.08
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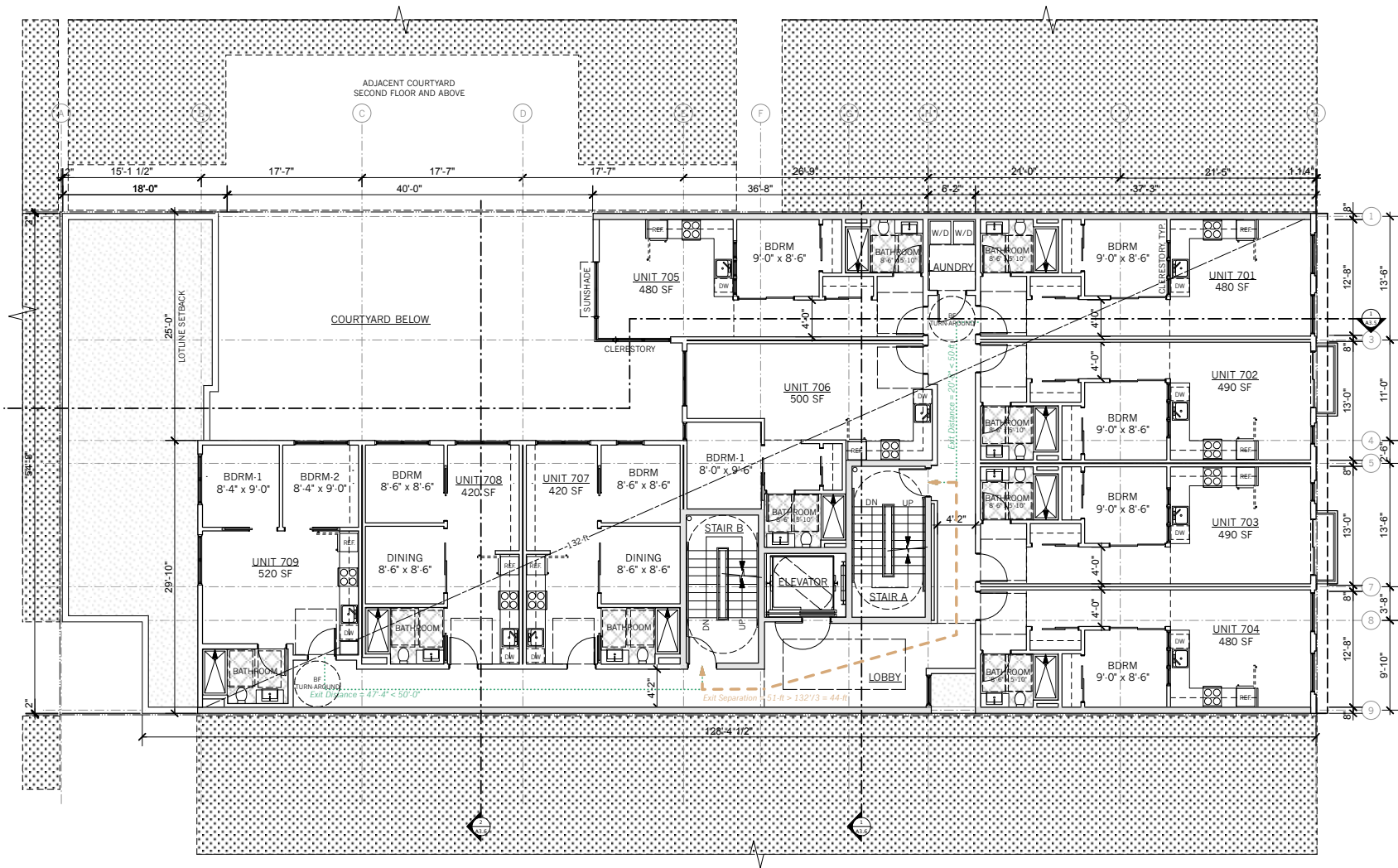
drawn by:	CT
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checked by:	JP
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date:	07.17.17
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scale:	
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A-2.7



1 PROPOSED 7TH FLOOR  
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 701	480 SF	1 BEDROOM
UNIT 702	490 SF	1 BEDROOM
UNIT 703	490 SF	1 BEDROOM
UNIT 704	480 SF	1 BEDROOM
UNIT 705	480 SF	1 BEDROOM
UNIT 706	500 SF	1 BEDROOM
UNIT 707	420 SF	1 BEDROOM
UNIT 708	420 SF	1 BEDROOM
UNIT 709	520 SF	2 BEDROOM

TOTAL = 4,280 SF

GROSS FLOOR = 5,437 SF

WALL TYPES

Concrete Shear Wall

Interior Steel Stud & Drywall

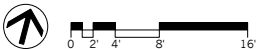
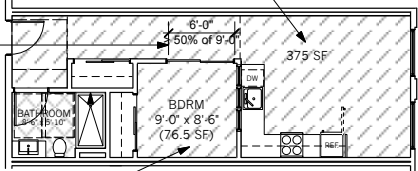
CODE DIAGRAM

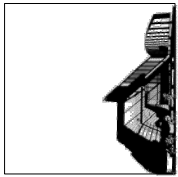
MIN. GLAZED AREA AT EXTERIOR WALL  
EQUAL TO 8% OF FLOOR AREA OF ROOM  
• 30 SF REQUIRED IN THIS CONFIGURATION  
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN  
TO LIGHT (GLAZED) w/ OPENING  
EQUAL TO 1/10th OF INTERIOR  
ROOM (BDRM) OR 25 sf,  
WHICHEVER IS GREATER  
(10% OF 76.5 sf = 7.65 sf  
25 sf DOOR OPENING REQ'D  
42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM  
MIN. 70 SF, TYP.

ADJOINING SPACES  
NATURAL LIGHTING PER  
SFBC SECTION 1 205.2

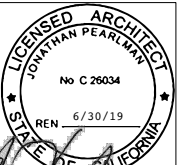




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02.28.18	SEC. 309 SET
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PROPOSED  
8th FLOOR PLAN

project:	16.08
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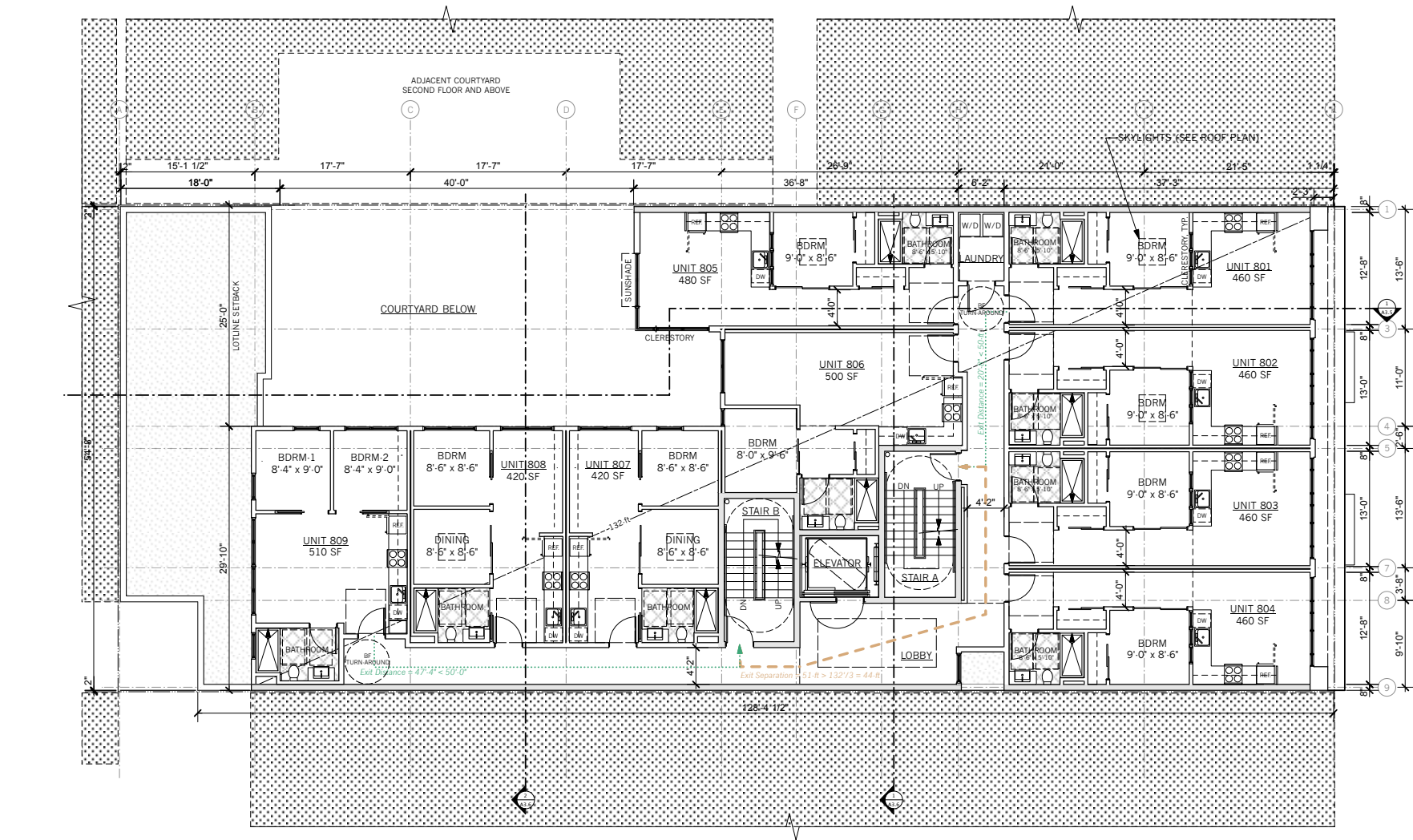
drawn by:	CT
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checked by:	JP
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date:	07.17.17
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scale:

A-2.8



1 PROPOSED 8TH FLOOR  
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 801	460 SF	1 BEDROOM
UNIT 802	460 SF	1 BEDROOM
UNIT 803	460 SF	1 BEDROOM
UNIT 804	460 SF	1 BEDROOM
UNIT 805	480 SF	1 BEDROOM
UNIT 806	500 SF	1 BEDROOM
UNIT 807	420 SF	1 BEDROOM
UNIT 808	420 SF	1 BEDROOM
UNIT 809	510 SF	2 BEDROOM

TOTAL = 4,170 SF

GROSS FLOOR = 5,320 SF

WALL TYPES

Concrete Shear Wall	==
Interior Steel Stud & Drywall	==
36" X 36" TRANSLUCENT SKYLIGHT, 5 TOTAL	- - - -

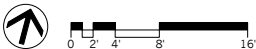
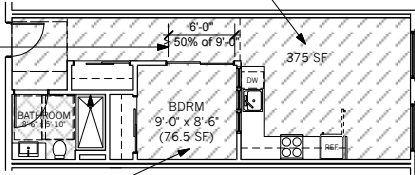
CODE DIAGRAM

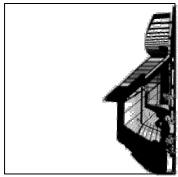
MIN. GLAZED AREA AT EXTERIOR WALL  
EQUAL TO 8% OF FLOOR AREA OF ROOM  
• 30 SF REQUIRED IN THIS CONFIGURATION  
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN TO LIGHT (GLAZED) w/ OPENING  
EQUAL TO 1/10th OF INTERIOR ROOM (BDRM) OR 25 sf, WHICHEVER IS GREATER  
(10% OF 76.5 sf = 7.65 sf  
25 sf DOOR OPENING REQ'D  
42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM  
MIN. 70 SF, TYP.

ADJOINING SPACES  
NATURAL LIGHTING PER  
SFBC SECTION 1 205.2

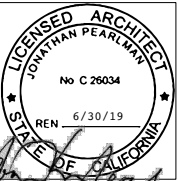




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#	date	issue
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PROPOSED  
ROOF PLAN

project:	16.08
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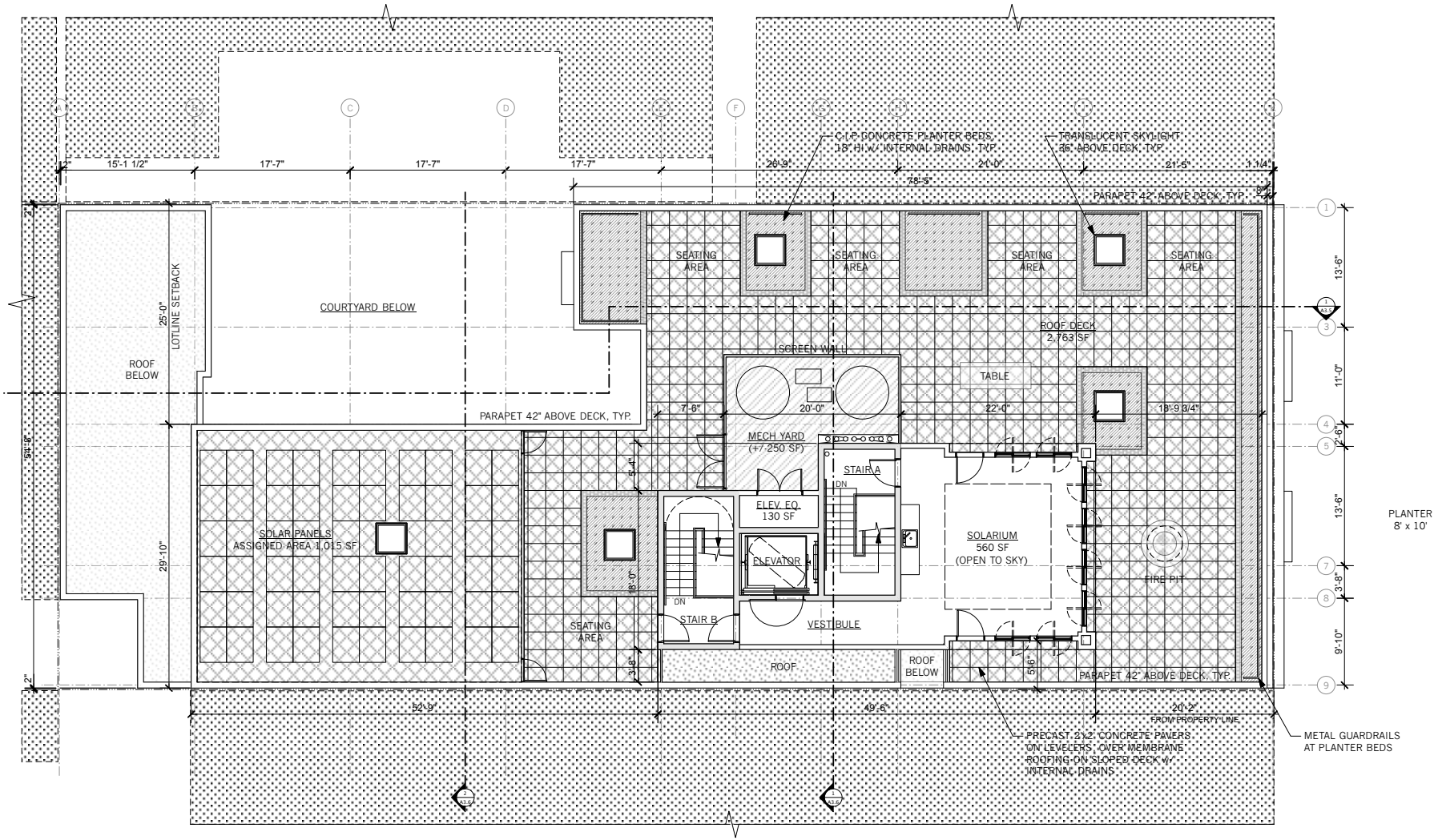
drawn by:	CT
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checked by:	JP
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date:	07.17.17
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scale:
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A-2.9



1 PROPOSED ROOF PLAN  
Scale: 1/8" = 1'-0"

COMMON OPEN SPACE REQUIREMENTS

48 SF REQUIRED PER UNIT 48 X 69 UNITS	3,312 SF
COURTYARD ON GRADE	- SF
SOLARIUM	560 SF
ROOF DECK	2,763 SF
PROVIDED	3,323 SF

SOLAR PANEL AREA

TOTAL ROOF AREA: 2ND FLOOR ROOF 8TH FLOOR ROOF	773 GSF 5,475 GSF 6,248 GSF
MIN. 15% OF ROOF:	937 SF
SOLAR PANEL AREA:	1,015 SF

SOLARIUM REQUIREMENTS

TOTAL UPPER ROOF	5,475 GSF
STRUCTURES LIMITED TO 20% OF ROOF	1,095 GSF
SOLARIUM ELEVATOR & STAIRS PROVIDED	560 SF 444 SF 1,004 SF

WINDOW/SKYLIGHT REQUIREMENTS

30% PERIMETER W/GLASS (85 LF x .3 = 26 LF)  
PROVIDED: 8 x 4 LF + 6 LF = 38 LF

30% ROOF W/SKYLIGHTS (560 SF x .3 = 168 SF)  
PROVIDED: 168 SF (OPEN TO SKY)

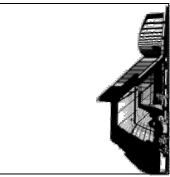
25% PERIMETER OPERABLE (85 LF x .25 = 21 LF)  
PROVIDED: 8 x 2 LF + 3 x 2 LF = 22 LF

WALL TYPES

Concrete Shear Wall	=====
Interior Steel Stud & Drywall	=====

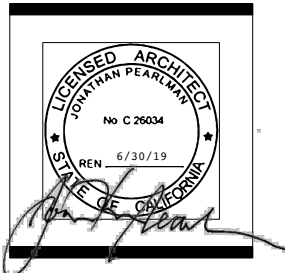


1 PROPOSED EAST ELEVATION  
Scale: 1/8" = 1'-0"



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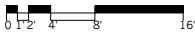
New Residential Building  
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#	date	issue
	02.28.18	SEC. 309 SET

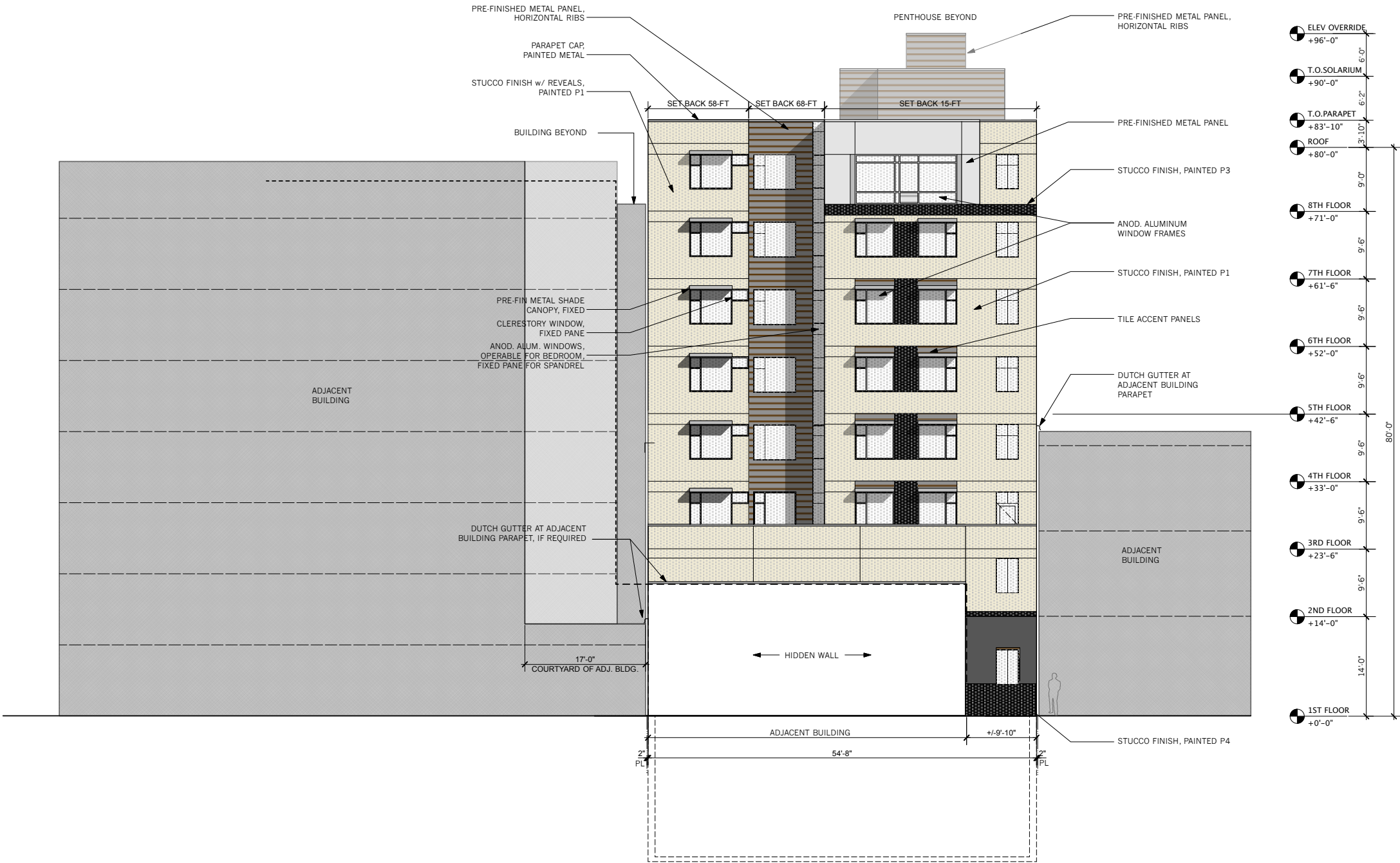
PROPOSED  
EAST ELEVATION

project:	16.08
drawn by:	CT
checked by:	JP
date:	06.17.17
scale:	

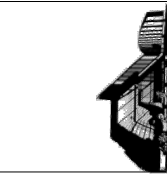
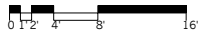
A-3.1





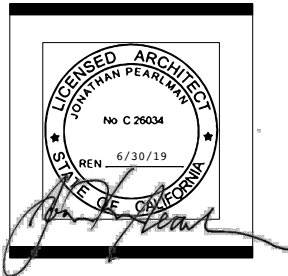


1 PROPOSED WEST ELEVATION  
Scale: 1/8" = 1'-0"



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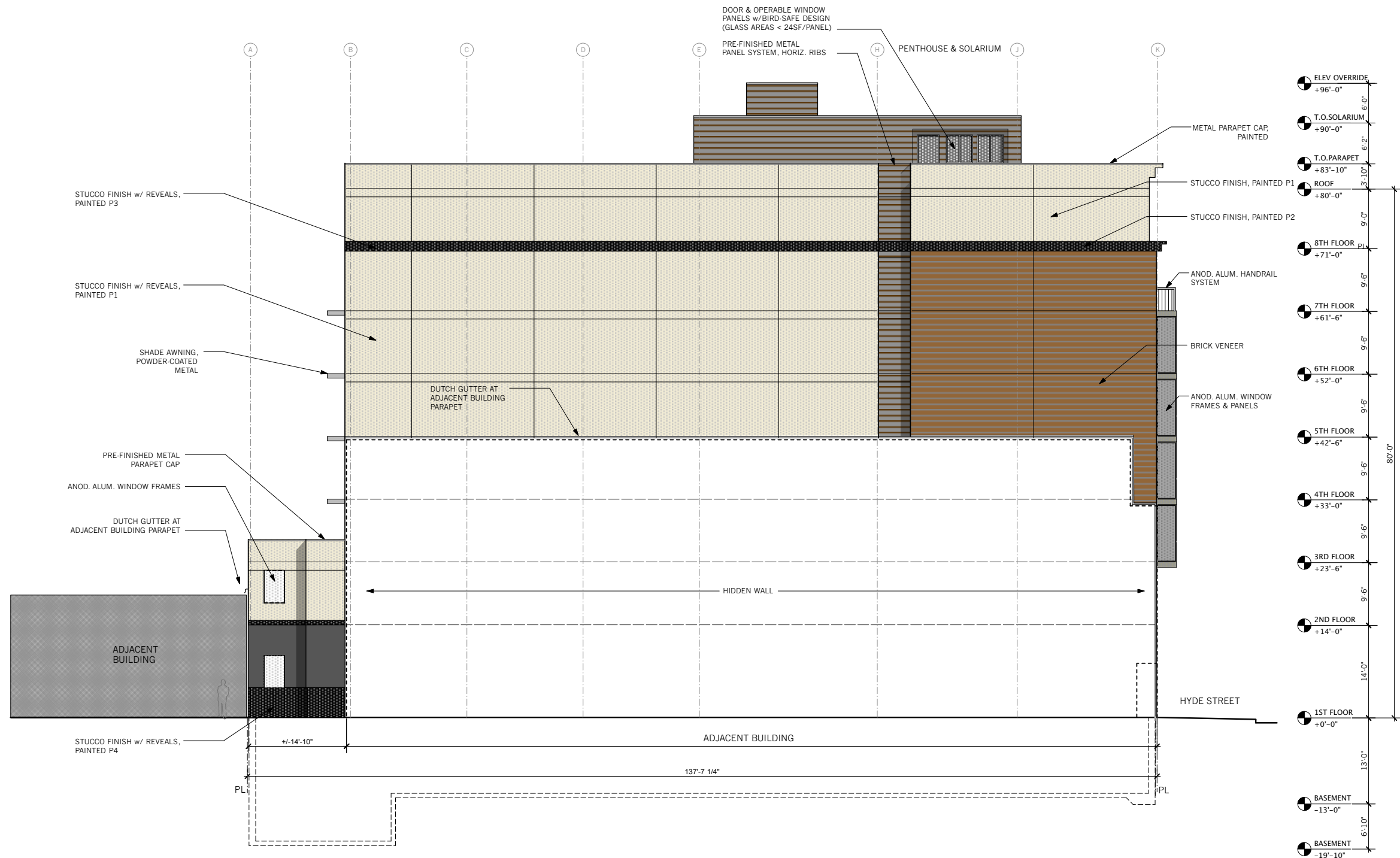
#	date	issue
	02.28.18	SEC. 309 SET

PROPOSED  
WEST ELEVATION

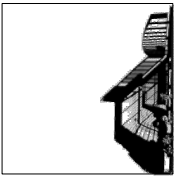
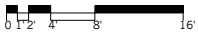
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drawn by: CT  
checked by: JP  
date: 06.17.17  
scale:

A-3.2



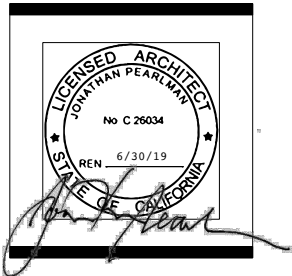


1 PROPOSED SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



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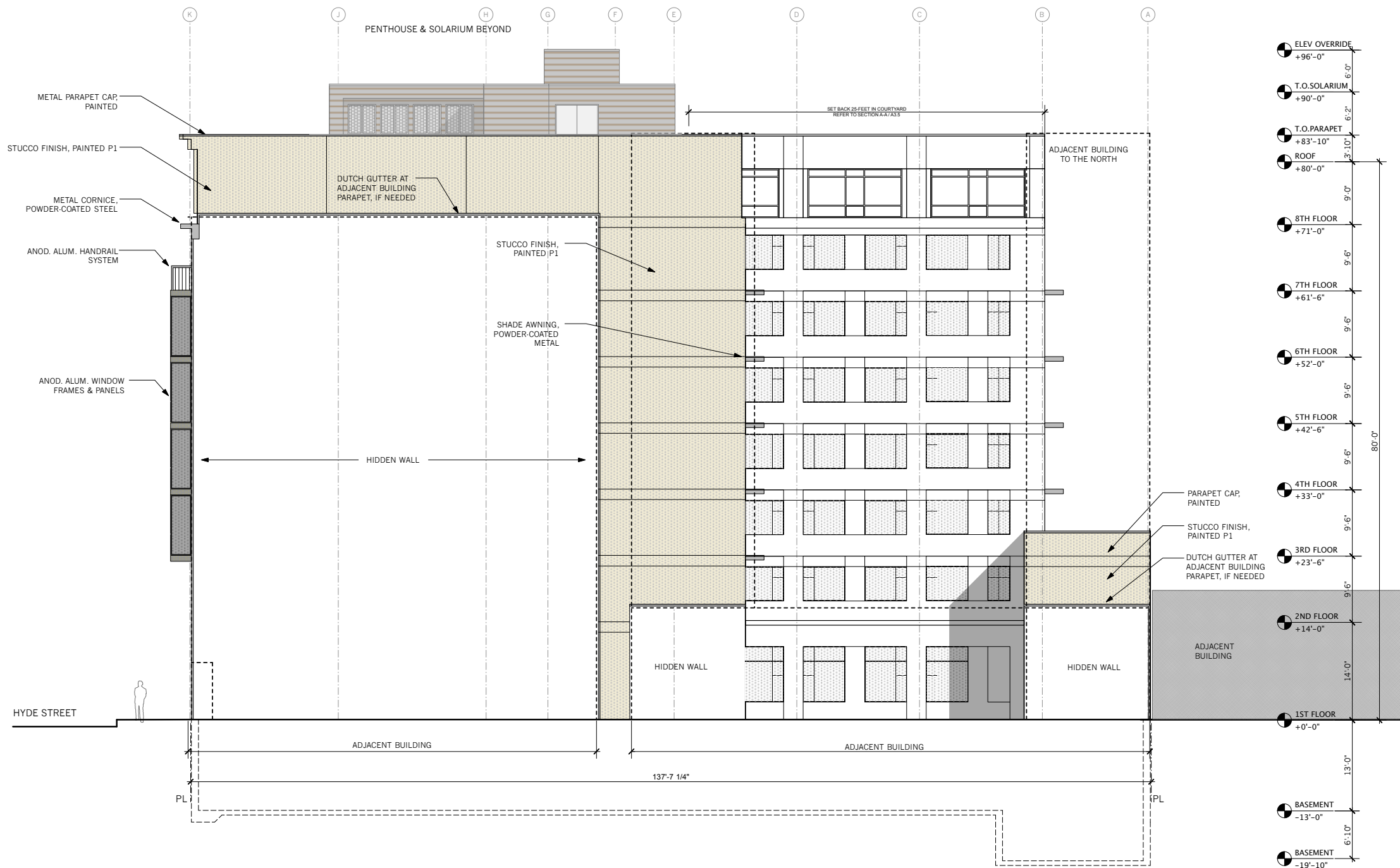
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#	date	issue
	02.28.18	SEC. 309 SET

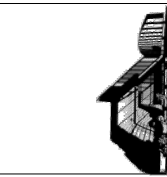
PROPOSED  
SOUTH ELEVATION

project:	16.08
drawn by:	CT
checked by:	JP
date:	06.17.17
scale:	

A-3.3

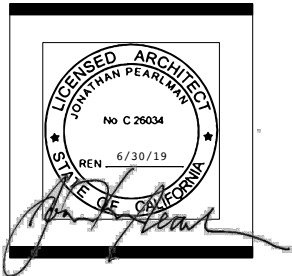


1 PROPOSED NORTH ELEVATION  
Scale: 1/8" = 1'-0"



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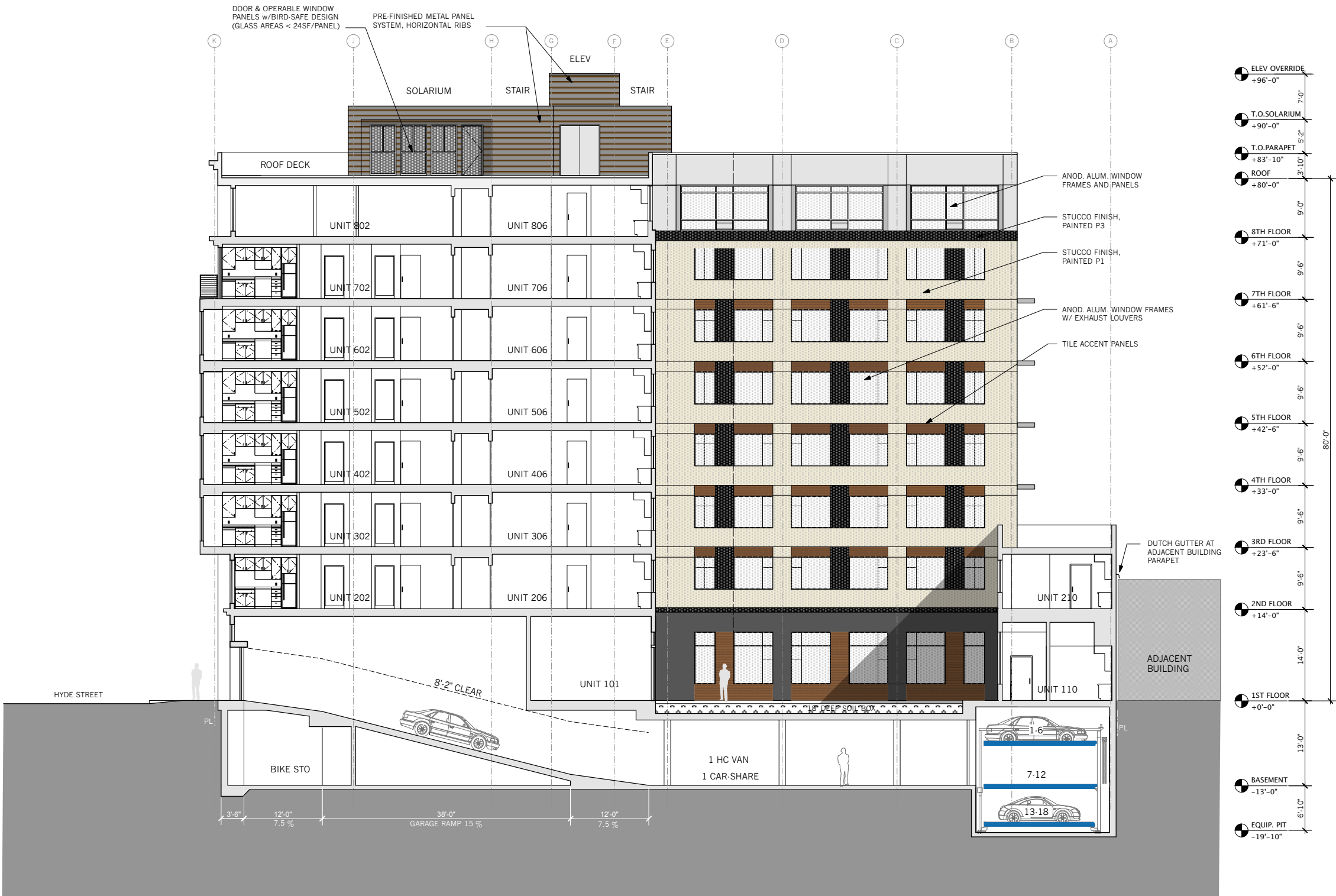
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#	date	issue
	02.28.18	SEC. 309 SET

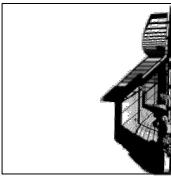
PROPOSED  
NORTH ELEVATION

project:	16.08
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checked by:	JP
date:	06.17.17
scale:	

A-3.4

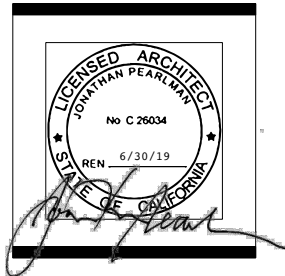


1 SECTION A-A LOOKING SOUTH  
Scale: 1/8" = 1'-0"



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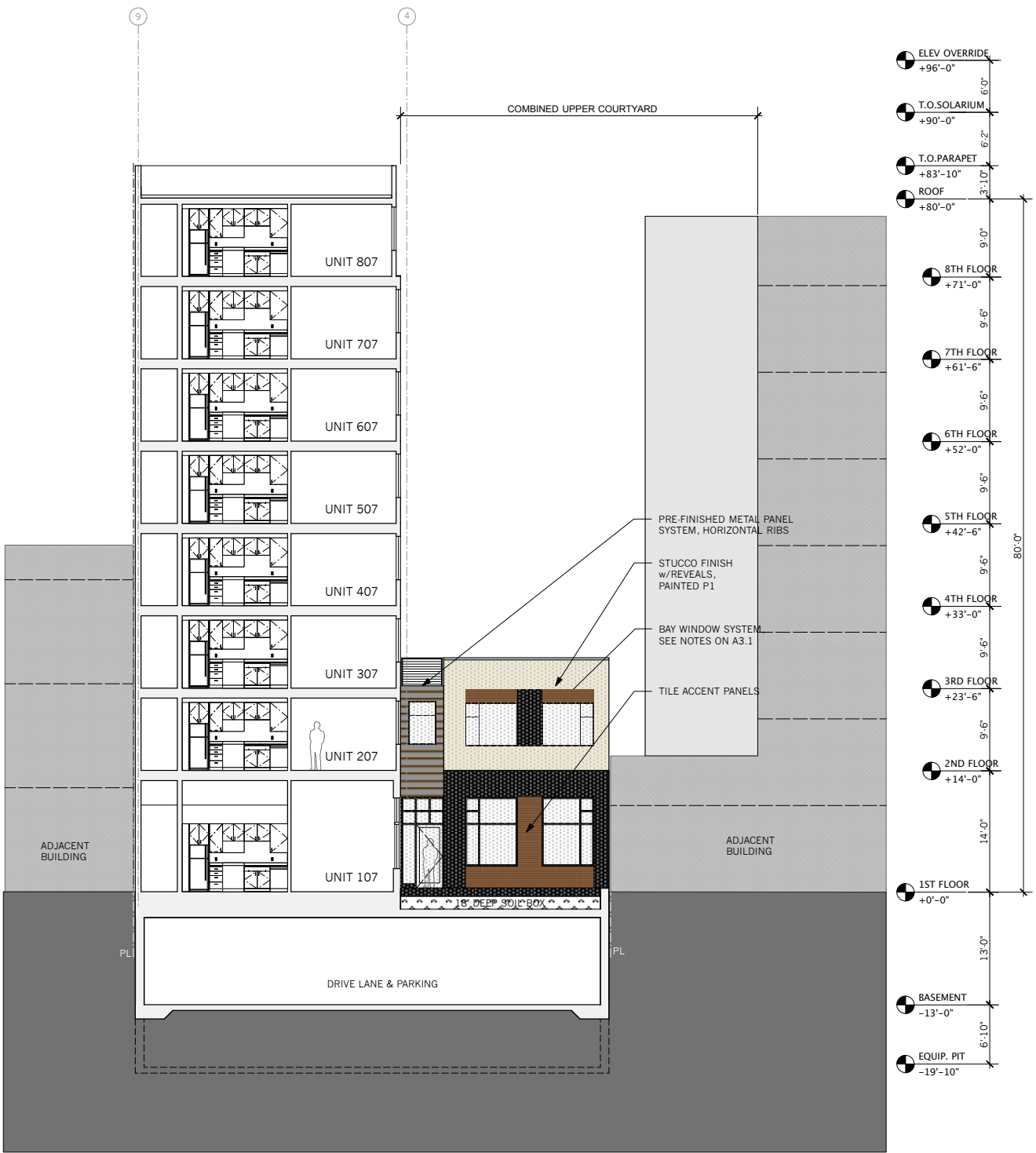
#	date	issue
	02.28.18	SEC. 309 SET

PROPOSED  
BUILDING SECTION A-A

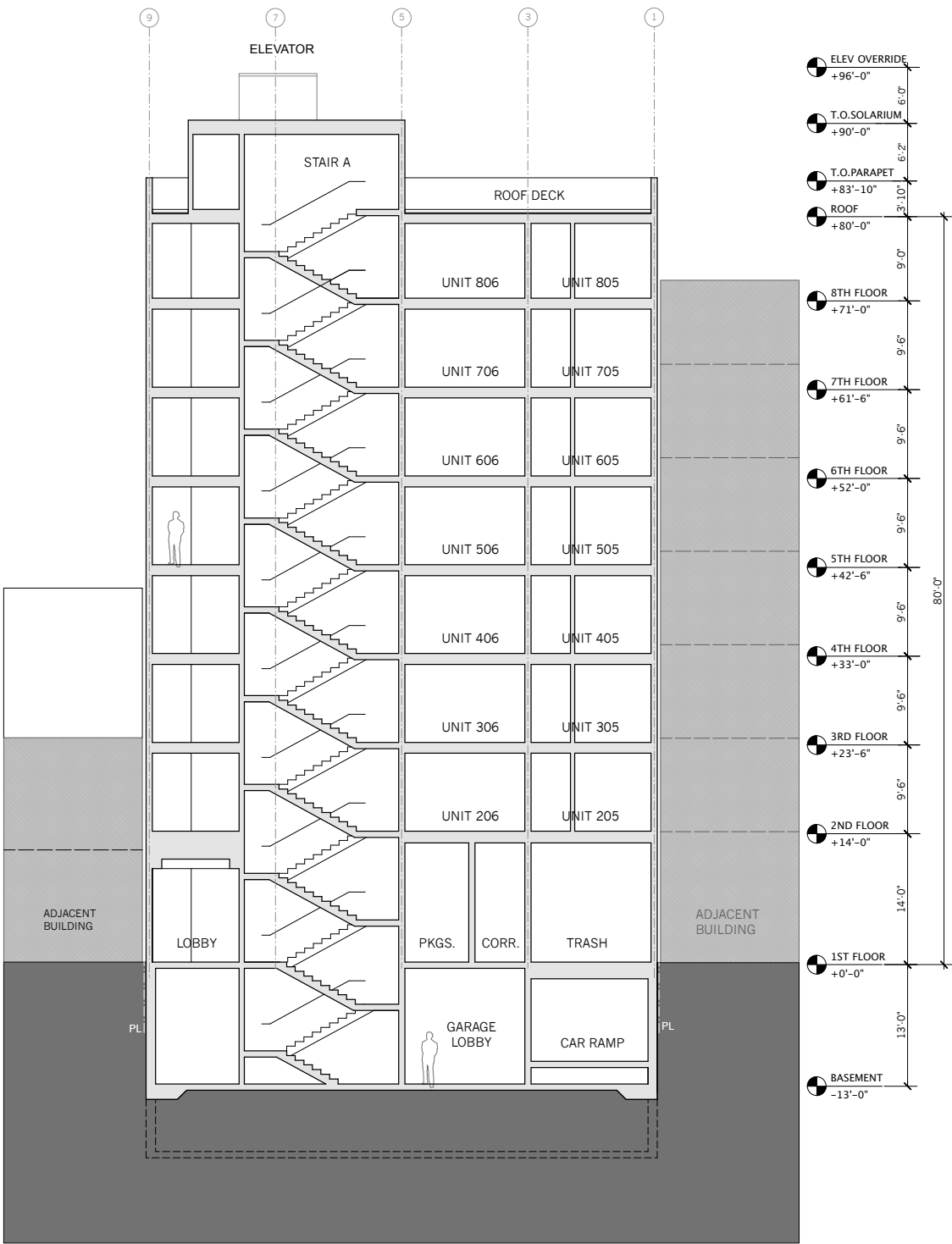
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drawn by: CT  
checked by: JP  
date: 06.17.17  
scale:

A-3.5

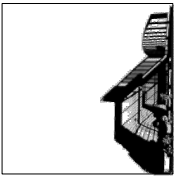
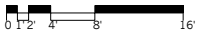




2 SECTION C-C THROUGH COURTYARD  
Scale: 1/8" = 1'-0"

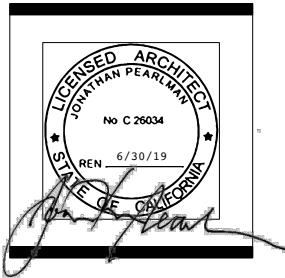


1 SECTION B-B THROUGH EAST STAIRWAY  
Scale: 1/8" = 1'-0"



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	02.28.18	SEC. 309 SET

PROPOSED  
BUILDING SECTION B-B,  
BUILDING SECTION C-C  
project: 16.08  
drawn by: CT  
checked by: JP  
date: 06.17.17  
scale:

A-3.6