



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: NOVEMBER 19, 2020

Record No.: 2015-015950CUA
Project Address: 955 POST STREET
Zoning: RC-4 (Residential-Commercial, High Density) Zoning District
80-T Height and Bulk District
North of Market Residential Special Use District
Block/Lot: 0302 / 021
Project Sponsor: Pierre Chan
955 Post Street
San Francisco, CA 94109
Property Owner: Frank Wong
1100 Ahwanee Drive
Millbrae, CA 94030
Staff Contact: Andrew Perry – (628) 652-7430
andrew.perry@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would demolish the existing two-story commercial building, last used for automobile repair, and construct an eight-story over basement, 80-foot tall, mixed-use residential building with 69 dwelling units (approximately 68,000 square feet) and approximately 1,538 square feet of ground floor retail. The Project would include 9 off-street vehicle parking spaces (including one car-share space), 80 Class 1 and 6 Class 2 bicycle parking spaces, and provides approximately 6,239 square feet of open space, 4,739 square feet of which is common open space. The Project includes a dwelling-unit mix consisting of 9 three-bedroom units, 36 two-bedroom units, and 24 one-bedroom units.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 253, 271 and 303 to allow construction of a building in excess of 40 feet in height on a lot with more than 50 feet of frontage in an RC District, and to allow a building in excess of the 125-foot maximum diagonal dimension above the streetwall height as established within the “80-T” Height and Bulk District and pursuant to Planning Code Section 132.2.

Issues and Other Considerations

- **Public Comment & Outreach.** The project sponsor has conducted outreach with adjacent neighbors and interested community members both in January 2016 prior to original submittal of the project, and again in October 2019 for the revised project design. Community feedback at these meetings expressed concerns about construction noise and other disturbances to nearby buildings. Planning Department staff received one email inquiring about the project and why this project site was selected as opposed to others in the neighborhood, with concerns about a loss of neighborhood parking and the construction of a residential project with only 9 parking spaces. A letter of support for the project was also received from the San Francisco Housing Action Coalition (SFHAC).
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - The overall shape and massing of the building was changed from an “H-shaped” configuration extending fully to the rear yard setback with interior courts, to an “L-shaped” design. This allows for a larger, more contiguous open space area and better supports the future development of the mid-block open space.
 - The “L-shaped” design also eliminates the original proposal’s need for an exposure variance for a significant number of units. The current proposal does not require any variances.
 - Elimination of a full lot-coverage basement level and proposed roof deck. The rear yard area is now located closer to grade and of a sufficient size to accommodate common shared open space requirements.
 - Incorporation of lightwells along side property lines to allow for additional windows to interior bedrooms.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project results in the addition of 69 residential dwelling units to the City’s housing stock, of which 17 (25 percent) are permanently affordable units. Approximately 65 percent of the units contain at least two bedrooms. The Project proposes to include 9 off-street vehicle parking spaces (including one car-share space) to make units more livable to families who may require use of a private automobile; however, is also located within a transit-rich area that allows residents to complete most of their daily trips through transit or other alternative means. The Project requires a bulk exception for exceeding the maximum diagonal dimension; however, is well

designed, considers the potential for future development in the area, and is compatible with the surrounding neighborhood context. For all these reasons, the Project is necessary and desirable for and compatible with the surrounding neighborhood.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief
- Exhibit G – Inclusionary Affordable Housing Affidavit
- Exhibit H – Anti-Discriminatory Housing Affidavit
- Exhibit I – First Source Hiring Affidavit
- Exhibit J – Accepted Priority Processing Application



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: NOVEMBER 19, 2020

Record No.: 2015-015950CUA
Project Address: 955 POST STREET
Zoning: RC-4 (Residential-Commercial, High Density) Zoning District
80-T Height and Bulk District
North of Market Residential Special Use District
Block/Lot: 0302 / 021
Project Sponsor: Pierre Chan
955 Post Street
San Francisco, CA 94109
Property Owner: Frank Wong
1100 Ahwanee Drive
Millbrae, CA 94030
Staff Contact: Andrew Perry – (628) 652-7430
andrew.perry@sfgov.org

ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 253, 271, AND 303, TO DEMOLISH THE EXISTING TWO-STORY AUTO REPAIR BUILDING AND CONSTRUCT AN EIGHT-STORY OVER BASEMENT (80-FOOT TALL) MIXED-USE RESIDENTIAL BUILDING IN EXCESS OF 40 FEET ON A LOT WITH MORE THAN 50 FEET OF FRONTAGE WITHIN AN RC DISTRICT, AND IN EXCESS OF THE 125-FOOT MAXIMUM BULK DIAGONAL DIMENSION AS ESTABLISHED ABOVE THE STREETWALL HEIGHT WITHIN THE “T” BULK DISTRICT AND PLANNING CODE SECTION 132.2, CONTAINING 69 DWELLING UNITS (CONSISTING OF 24 ONE-BEDROOM UNITS, 36 TWO-BEDROOM UNITS, AND 9 THREE-BEDROOM UNITS), APPROXIMATELY 1,538 SQUARE FEET OF GROUND FLOOR RETAIL, 9 OFF-STREET VEHICLE PARKING SPACES, 80 CLASS 1 BICYCLE PARKING SPACES AND 6 CLASS 2 SPACES, LOCATED AT 955 POST STREET, LOT 021 IN ASSESSOR’S BLOCK 0302, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT, A 80-T HEIGHT AND BULK DISTRICT, AND THE NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 2, 2017, David Silverman of Reuben, Junius & Rose, LLP, on behalf of Frank Wong, filed Conditional Use Authorization Application No. 2015-015950CUA with the Planning Department (hereinafter “Department”) for the demolition of the existing two-story auto repair garage and construction of a nine-story, approximately 84-foot tall building with 118 dwelling units and 7,700 square feet of ground floor retail space. The proposed project and project sponsor team were subsequently revised. On October 17, 2019, Pierre Chan with 955 Post LLC, on behalf of Frank Wong (hereinafter “Project Sponsor”) filed a revised Project Application and Conditional Use Authorization Application (hereinafter “Application”) for the demolition of the existing two-story auto repair garage and construction of an eight-story over basement (80-foot tall) mixed-use residential building with 69 dwelling units, approximately 1,528 square feet of ground floor retail, 9 off-street vehicle parking spaces (including one car-share space), 80 Class 1 bicycle parking spaces and 6 Class 2 spaces (hereinafter “Project”) at 955 Post Street, Lot 021 in Assessor’s Block 0302 (hereinafter “Project Site”).

On September 18, 2020 the Project Sponsor submitted an Application for Priority Application Processing as set forth in Director’s Bulletin No. 2, as a Type 3 Clean Construction Project. On September 21, 2020 the Project was accepted as a Type 3 Clean Construction Project for Priority Application Processing.

On November 9, 2020, the Project was found to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 categorical exemption.

On November 19, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-015950CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-015950CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2015-015950CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of the existing two-story auto repair garage, and new construction of an eight-story over basement (80-ft tall) mixed-use residential building (approximately 68,370 gross square feet) with 69 dwelling units, approximately 1,528 square feet of ground floor retail, 9 off-street vehicle parking spaces (including one car-share space), 80 Class 1 bicycle parking spaces and 6 Class 2 spaces. The Project includes a dwelling unit mix consisting of 24 one-bedroom units, 36 two-bedroom units, and 9 three-bedroom units. The Project includes approximately 6,239 square feet of total usable open space, approximately 4,739 square feet of which is common open space located at the ground floor rear yard setback and additional courtyard area along the western property line.
- 3. Site Description and Present Use.** The Project Site is comprised of a single, regularly shaped, rectangular lot with approximately 100 feet of frontage along Post Street and approximately 137 feet, 6 inches of depth, for a total area of 13,750 square feet. The Project Site contains one existing structure with approximately full lot coverage. The existing building is a two-story over partial-basement structure, though much of the space in the middle of the building is a single story with vaulted ceiling; the basement level is only located at the rear of the building following the downsloping topography of the site. The garage building has been used for automotive repair use dating back approximately 40 years.
- 4. Surrounding Properties and Neighborhood.** The Project Site and many of the blocks in the surrounding area are located within the RC-4 (Residential-Commercial, High Density) Zoning District, characterized by high-density residential uses combined with neighborhood-serving commercial uses at or below the ground floor. For the parcels in the vicinity not zoned RC-4, these are generally within the Polk Street Neighborhood Commercial District (NCD), or the newly created Lower Polk NCD, as the subject property is approximately a block and a half east of Polk Street. The Project Site is located between the Nob Hill neighborhood to the north and the Downtown/Civic Center neighborhood to the south. Approximately five to six blocks to the east, the zoning transitions to the Downtown districts, including the C-3-R District around Union Square. Additionally, the Project Site is located within the Lower Nob Hill Apartment Hotel Historic District. Buildings in the vicinity exhibit a range of sizes from one- and two-story commercial buildings to six- and seven-story mixed-use and residential buildings, with an occasional building taller than 8 stories such as a few seen on nearby Sutter and Geary Streets. The immediate vicinity has a defined streetwall on the opposite Post Street frontage, comprised of buildings mostly four- or five-stories in height. Along the subject frontage however, the streetwall exhibits more variability, with a one-story commercial building and parking lot immediately to the west and a five-story residential building to the east of the Project Site.
- 5. Public Outreach and Comments.** The project sponsor has conducted outreach with adjacent neighbors and interested community members both in January 2016 prior to original submittal of the project, and again in October 2019 for the revised project design. Community feedback at these

meetings expressed concerns about construction noise and other disturbances to nearby buildings. Planning Department staff received one email inquiring about the project and why this project site was selected as opposed to others in the neighborhood, with concerns about a loss of neighborhood parking and the construction of a residential project with only 9 parking spaces. A letter of support for the project was also received from the San Francisco Housing Action Coalition (SFHAC).

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. **Use and Density.** Planning Code Section 209.3 states that residential uses are permitted within the RC-4 District at a density up to one unit per 200 square feet of lot area. Additionally, within Subarea No.1 of the North of Market Residential SUD, the density ratio shall be up to one unit per 125 square feet of lot area.

The Project Site contains approximately 13,750 square feet of lot area and therefore may principally permit up to 110 residential dwelling units, per the standards of Subarea No. 1 of the North of Market Residential SUD. The Project proposes 69 dwelling units, consistent with the allowable density permitted in the RC-4 District at one unit per 200 square feet of lot area.

- B. **Required Minimum Dwelling Unit Mix..** Planning Code Section 207.7 requires that all projects that propose creation of 10 or more dwelling units shall provide no less than 25% of the total number of proposed dwelling units as having at least two bedrooms, and that no less than 10% of the total number of proposed dwelling units as having at least three bedrooms.

The Project proposes the creation of 69 dwelling units, therefore the minimum dwelling unit mix requirements apply. The Project is required to include no fewer than 17 dwelling units with at least two bedrooms, and no fewer than 7 dwelling units with at least three bedrooms. The Project includes 45 units with at least two bedrooms, of which, 9 are units with at least three bedrooms; therefore, the Project complies with this requirement.

- C. **Floor Area Ratio.** Planning Code Sections 124 and 209.3 state that the basic floor area ratio ("FAR") within the RC-4 District is limited to a ratio of 4.8 to 1. Further, in RC Districts, FAR limits shall not apply to dwellings or to other residential uses.

The Project consists primarily of residential uses. At the ground floor, a commercial space containing approximately 1,538 square feet is proposed, resulting in a building FAR of approximately 0.1 to 1; therefore, the Project complies with the basic floor area ratio limit.

- D. **Rear Yard.** Planning Code Section 134 requires that projects in the RC-4 District provide a minimum rear yard depth equal to 25 percent of lot depth at the lowest story containing a dwelling unit and above.

The Project Site has a lot depth of approximately 137 feet, 6 inches, with a required rear yard setback of approximately 34 feet, 5 inches at the lowest story containing a dwelling unit. Dwelling units are proposed at all levels of the subject building including the basement level, which at the back of the building is at the same grade as the rear yard. The Project proposes a Code-compliant rear yard

setback of 34'-6" beginning at grade level. The rear of the proposed building also includes multiple bay windows at floors 1 through 8, which project out beyond the rear yard setback line, all of which comply with the permitted obstructions for bay windows as specified in Planning Code Section 136(c)(2). Not part of the required rear yard setback area, the Project also includes an additional setback area adjacent to the required rear yard and along the western side property line that measures approximately 37 feet by 35 feet.

- E. Residential Open Space.** Planning Code Section 135 requires 36 square feet of private usable open space per dwelling unit or 48 square feet of common usable open space per dwelling unit within the RC-4 District. Any space credited as private usable open space shall have a minimum horizontal dimension of 6 feet and minimum area of 36 square feet if located on a deck, balcony, porch or roof; additionally, the area credited on a deck, balcony, porch or roof must either face a street, face or be within a rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space. Common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

The Project provides areas of private usable open space for five units located on the sixth floor at the front of the building. The open space terrace is created through the proposed 15-foot front setback beginning at that sixth-floor level. Each private terrace overlooks Post Street and measures approximately 15 feet by 20 feet with vegetative planters separating the private spaces, thus complying with the private open space requirements for these units. The remaining 64 dwelling units in the proposed Project require a total of 3,072 square feet of common usable open space. Common open space is provided within the rear yard setback as well as the additional setback area along the western property line and adjacent to the rear yard, as described in subsection E, above. In total, these areas contain more than 4,700 square feet of common usable open space; therefore, the Project complies with residential usable open space requirements.

- F. Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

The Project proposes to construct 69 dwelling units and the general interior layout of the building is such that most units face either directly out onto Post Street or the Code-compliant rear yard. At floors 1 through 8 of the building, there is one additional one-bedroom unit at each floor that faces onto the Code-complying rear yard, through means of a connecting outer court, and so is set back approximately 37 feet from the actual line of the rear yard setback. This court provides a visual and spatial connection to the rear yard and measures approximately 35 feet wide. As the width of this court is greater than 25 feet, the units facing onto the outer court have sufficient connection to the rear yard and are considered code complying with respect to exposure.

- G. Street Frontages in Residential-Commercial Districts.** Planning Code Section 145.1(c)(3) requires space for "active uses" be provided within the first 25 feet of building depth on the ground floor, and first 15 feet above the ground floor. Building systems including mechanical, electrical and plumbing may be exempted from this requirement by the Zoning Administrator in instances where those

features are provided in such a fashion as to not negatively impact the quality of the ground floor space. Planning Code Section 145.1(c)(4) requires that ground floor non-residential uses in RC Districts have a minimum floor-to-floor height of 14 feet. Planning Code Section 145.1(c)(6) requires frontages with active uses that are not residential or PDR to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level to allow visibility to the inside of the building.

The Project proposes residential dwelling units at the second floor and above, which are considered active uses. At the ground floor, the Project proposes an approximately 7-foot wide residential lobby entry gate, a 10-foot wide garage entry door, a 3-foot wide entry dedicated for access to waste receptacles and a required second means of egress, and the remainder of the ground floor is allocated to the proposed commercial space thereby meeting the requirement for active uses. The Project proposes a floor-to-floor height of 14 feet at the ground floor, as required in the RC District. In total, the Project contains 100 feet of frontage along Post Street, of which approximately 76 feet are devoted to active uses. The ground floor is fenestrated with transparent windows and doorways for approximately 60 feet of the total width, or 79 percent of the active use frontage, exceeding the Code requirement.

- H. **Off-Street Parking.** Planning Code Section 151.1 does not require off-street parking for any use within RC Districts; however, accessory residential parking within RC Districts is principally permitted in an amount up to one space for each two dwelling units.

The Project includes 69 dwelling units and eight off-street accessory residential parking spaces located at the basement garage level, a parking ratio of approximately 0.12; therefore the Project complies with limits on accessory off-street parking.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit for buildings with fewer than 100 units, and one Class 2 bicycle parking space per each 20 units. Additionally, for unspecified retail uses this Section requires one Class 1 space for every 7,500 square feet of Occupied Floor Area, and one Class 2 space for every 2,500 square feet of Occupied Floor Area or a minimum requirement of at least 2 Class 2 spaces.

The Project proposes 69 dwelling units and therefore requires 69 Class 1 bicycle parking spaces and 3 Class 2 bicycle parking spaces for the residential uses. Additionally, the proposed 1,538 square foot commercial space requires the minimum of two Class 2 spaces. In total, the Project proposes to provide 80 Class 1, and 6 Class 2 bicycle parking spaces, exceeding the Code requirement.

- J. **Car Share.** Planning Code Section 166 requires one car share parking space for residential projects with between 50 and 200 dwelling units. The required car share parking space 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 with a garage for off-street vehicle parking and therefore requires one car share parking space. One car share space will be provided in the basement level garage.

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

of the first Building Permit or Site Permit. As proposed, the Project must achieve a target of 8 points.

The Project's Environmental Evaluation Application was deemed complete on December 9, 2016. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 8 points. As currently proposed, the Project will achieve 19 points, in excess of the required 8 points through the following TDM measures:

- Unbundled Parking
- Parking Supply
- Bicycle Parking (Option A)
- Car Share Parking
- On-Site Affordable Housing

- L. **Height in RH, RM, or RC Districts.** Planning Code Section 253 requires that wherever a height limit of more than 40 feet in an RH District, or more than 50 feet in an RM or RC District is prescribed by the height and bulk district in which the property is located, any building or structure exceeding those heights shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of the Code.

The Project would result in an 8-story structure with a finished roof height of 80 feet; therefore, Conditional Use Authorization is required. For further discussion and consideration of the Project's height and bulk, see subsection (L), below. See Section 7, below, for Section 303 findings.

- M. **Height and Bulk.** The Project is located within an 80-T Height and Bulk District, which limits buildings to a height of 80 feet. Pursuant to Planning Code Section 270, maximum bulk dimensions apply to those portions of the building above the setback height established by 132.2. Above that threshold, the building may not exceed a maximum length of 110 feet, or a maximum diagonal dimension of 125 feet. Pursuant to Planning Code Section 271, deviations from bulk limits shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of the Planning Code.

The Project would result in an 8-story over basement structure with a finished roof height of 80 feet, which complies with the prescribed height limit. At the roof level, the Project includes mechanical, stair and elevator penthouses which rise approximately 9 feet (and 16 feet for the elevator penthouse) above the finished roof level; these features are exempt from height measurements pursuant to Planning Code Section 260(b). Pursuant to Planning Code Section 132.2 the setback height for this property is established at a height of approximately 50 feet or 5 stories, consistent with the prevailing streetwall height seen on the block, particularly on the opposite side of Post Street. Beginning at the sixth story, the Project incorporates a 15-foot setback at the front of the building. At this upper portion, the building has a maximum length of 88 feet along the eastern side property line and 100 feet along the front of the building, compliant with the maximum length requirement. However, the proposed diagonal of the building at floors six through eight measures approximately 133 feet, 5 inches, or 8 feet, 5 inches more than the maximum allowed by Code. The Project seeks Conditional Use Authorization in order to exceed the maximum diagonal bulk requirements. See Section 8, below for specific findings pertaining to bulk.

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

A preliminary shadow fan analysis was conducted for the Project and it was determined that the Project would not cast shadow on any properties under the jurisdiction of the Recreation and Park Commission, other publicly accessible open spaces, or any school properties.

- O. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on December 9, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 25% of the proposed dwelling units as affordable, as the project is located within the North of Market Residential SUD.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on October 17, 2019. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on December 9, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 25% of the total proposed dwelling units as affordable, with a minimum of 15% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. Seventeen (17) units (6 one-bedroom units, 9 two-bedroom units and 2 three-bedroom units) 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.

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

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed

location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed Project, at 8-stories tall and 69 dwelling units, is at a size and intensity that is desirable for and compatible with the surrounding neighborhood and historic context. The Project results in the net addition of dwelling units to the City's housing stock and helps achieve a residential density consistent with the purpose and limits of the RC-4 Zoning District and the North of Market Residential Special Use District. The Project is Code compliant except for a bulk exception for the maximum diagonal, though that is caused somewhat due to the 100-foot lot width of the subject property. The apparent bulk of the building is reduced in different ways including a 15-foot setback at the front of the building at the streetwall height, a large approximately 37' x 35' notch taken out of the southwest corner of the building, modulating the front façade with bay windows and other architectural elements to vary the depth of the building, and the inclusion of an active ground floor commercial space to improve the pedestrian feel of the large frontage. The proposed Project is an appropriate infill project in an area of the City that is well served by transit. The project proposes to make 25% of the units affordable, resulting in a project that both adds density to an area of the City that can accommodate the additional units, as well as helps to create housing opportunities for broader segments of the population.

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

Although the Project requires the Commission to grant conditional use authorization for a building height greater than 40 feet on the subject property and for an exception to the max diagonal bulk dimension, the proposed height and bulk of the Project is consistent with the surrounding neighborhood context and general intent of the Planning Code. The proposed structure results in increased building massing from what currently exists at the site; however, the building has been designed thoughtfully to maximize the character of the midblock open space and streetscape. The building incorporates a 15-foot front setback beginning at the sixth floor, to reinforce the prevailing streetwall. At the rear of the building, the proposed building does not extend beyond the adjacent structure to the east and an additional courtyard has been provided along the western property line to create an L-shaped rear yard for the subject property. This also assists in the future development of quality mid-block open space for those properties to the west; by keeping this portion of the subject property open, it better connects those adjacent properties to the inner mid-block area.

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

The Planning Code does not require parking or loading for a 69-unit, approximately 68,370 square-foot mixed use project within the RC-4 Zoning District. However, the Project provides a

small amount (8 spaces) of off-street accessory residential parking plus one car-share space. The Project Site is located within a quarter-mile of several MUNI bus lines (1AX and 1BX, 2, 3, 19, 27, 31 and 31X, 38, 38R and 38X, 47, 49, 76X and NX) and is approximately a 0.6-mile walk from Civic Center BART station. The Project is consistent with the City's Transit First Policy and will reduce the amount of existing curb cut at the site, in an area adjacent to an existing bus stop.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project primarily consists of residential uses and is not anticipated to be a source of significant noise, glare, dust or odor. If the ground floor commercial space is leased to a restaurant or entertainment use, that business will be subject to standard operating conditions for such uses, pursuant to Section 202.2 of the Planning Code.

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

The Project includes a rear yard setback and additional court area along the western property line, which will function as common usable open space for residents. Additional areas of private usable open space are provided for those units facing the area at the front setback on the sixth floor. These areas along with the project's streetscape plantings will be appropriately landscaped and furnished to enhance the public realm and areas of open space on the property.

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

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

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

The Project is located within the RC-4 District, characterized primarily by high-density residential uses with supporting commercial uses at the ground floor. The Project would replace an underutilized commercial structure with an eight-story, mixed-use building, containing 69 dwelling units at all floors of the building, along with a ground floor commercial space that has been designed with a size and building articulations that could accommodate either a single or multiple tenants. The Project would achieve the maximum permitted density as allowed under the Planning Code, and therefore conforms with the expressed purpose of this District.

- E. That the use as proposed would provide development that is in conformity with the purposes of the North of Market Residential Special Use District, as set forth in Planning Code Section 249.5(b). The District is intended to protect and enhance important housing resources in an area near downtown, conserve and upgrade existing low and moderate income housing stock,

preserve buildings of architectural and historic importance and preserve the existing scale of development, maintain sunlight in public spaces, encourage new infill housing at a compatible density, limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area, and limit the number of commercial establishments which are not intended primarily for customers who are residents of the area.

The Project is located within the North of Market Residential Special Use District and is consistent with the purposes described above. The Project does not remove any existing housing and is an appropriate infill development, creating new housing resources in a transit-rich area near downtown, including the addition of 17 affordable inclusionary units. The replacement structure is compatible with the Lower Nob Hill Apartment Hotel Historic District, as well as with the scale of existing development in the surrounding neighborhood. The project does not propose a tourist hotel or other commercial use that could adversely impact the residential nature of the area, with only a small ground floor retail space.

8. Bulk Limit Special Exception Findings in Districts Other Than C-3. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors so as to produce the impression of an aggregate of parts rather than a single building mass:
 - (1) Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;
 - (2) Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
 - (3) Differences in materials, colors or scales of the facades that produce separate major elements;
 - (4) Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and
 - (5) In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.

The Project does reduce the appearance of bulk in the building by incorporating multiple factors into the building's design. Use of bay windows, lightwells, and architectural detailing around all visible sides of the building, including the western façade help articulate and vary the mass. The structure incorporates a 15-foot front setback beginning at the sixth floor to help reinforce a consistent streetwall in the vicinity and reduce the apparent mass as viewed from the adjacent public right-of-way. The ground floor, with greater transparency and fenestration, and distinguished materials and color palette from what is seen above, also help distinguish the pedestrian realm from the building above. The use of different materials on the bay windows and different colors at the rear also help to visually break the mass into smaller elements. The

maximum diagonal is exceeded in part due to the overall width of the lot, as the project is constructed to the rear yard setback along the eastern lot line. As a compensating recess, however, the Project provides an additional courtyard along the western property line and adjacent to the rear yard, again visually breaking up the mass as seen from the more visually-prominent western vantage.

- B. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:
- (1) A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
 - (2) Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
 - (3) Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
 - (4) Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The Project is compatible with the character and development of the surrounding area by means of the above factors and is an appropriate infill development within a dense urban environment characterized by a range of building heights. The taller height of the proposed building transitions to the lower streetwall height of the surrounding context through a 15-foot front setback. The overall material and color palettes draw on similar elements to be compatible with the surrounding context while utilizing more modern construction practices. Both the front setback at the upper floors and the design and detailing of the ground floor enhance the pedestrian environment, adding visual interest at an appropriate scale.

- C. While the above factors must be present to a considerable degree for any bulk limit to be exceeded, these factors must be present to a greater degree where both the maximum length and the maximum diagonal dimension are to be exceeded than where only one maximum dimension is to be exceeded.

The Project only exceeds the maximum diagonal dimension and complies with the maximum length bulk limit.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

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 11.7

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

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 3.2

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

The Project is an infill residential development that would replace the existing, underutilized two-story commercial building with an eight-story over basement, 69-unit mixed-use residential building with ground floor commercial space. The Project will not remove any existing housing and will add new residential units at a density consistent with the RC-4 Zoning District. The Project intends to develop the units as rental units and will include 25 percent (or 17 units) of permanently affordable housing, in compliance with the requirements of the Inclusionary Affordable Housing Program. The Project would include a mix of unit types with 24 one-bedroom units, 36 two-bedroom units, and 9 three-bedroom units. This proposed unit mix exceeds Planning Code requirements and supports policy objectives to create units suitable for habitation by families. At the same time, the proposed units are efficient in their layout and overall square footage, which can help encourage the relative affordability of these units on the market. The Project would provide a modest amount of off-street vehicle parking for 8 vehicles plus one car-share space; this can also contribute to the building being more livable for families that may be more likely to require use of a private automobile, while also helping to ensure vehicle access for other residents or persons in the neighborhood that may only periodically require a vehicle. The Project Site's location within an urban, transit-rich environment provides sufficient transportation options for all residents as well. The Project is located within walking distance of numerous local MUNI bus lines as well as the Civic Center BART station, and is approximately one block to the east of the Polk Street bikeway, allowing residents to reliably use transit or bicycles for the majority of daily trips. The Project's massing and scale are consistent and compatible with the surrounding neighborhood and context of the Lower Nob Hill Apartment Hotel Historic District. The Project incorporates a 15-foot front setback at the sixth floor and above, reinforcing the prevailing streetwall height, has a distinct ground floor with fenestration consistent with the surrounding

context, and utilizes bay windows, materials and other details in a manner that relates to the established architectural language of adjacent buildings and surrounding vicinity. For all these reasons, the Project is, on balance, consistent with the stated Objectives and Policies of the General Plan.

10. 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 will result in the demolition of an existing commercial structure, last used as an auto-repair facility; however, a quick internet search indicates that there are other similar businesses within a small radius of the site. The Project does include a ground floor commercial space of approximately 1,538 square feet, thereby retaining opportunity on the site to provide neighborhood-serving retail uses and opportunities for resident employment and ownership of such a business.

- 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 will not demolish or remove any existing housing at the site. The Project will develop 69 units of housing thereby maximizing the permitted density of the site and resulting in a more compatible land use within the context of the neighborhood and Zoning District. The Project has been designed to be compatible with the scale and massing, the architectural expression, and the material detailing of adjacent buildings and the surrounding historical context. The Project does not require any variances and will provide a Code-compliant rear yard setback along with an additional rear court along the western property line. The Project provides a 15-foot front setback beginning at the sixth floor to reinforce the prevailing streetwall height.

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

The Project Site does not currently possess any existing affordable housing to be preserved. The Project will comply with the City's Inclusionary Housing Program by providing 17 below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project will not impede MUNI transit service or overburden streets or neighborhood parking. The Project proposes a small amount of parking, with 8 spaces for the 69 units, for those families that may more likely require use of a personal automobile; however, the Project Site is also located within a transit-rich neighborhood with access to numerous MUNI bus lines and within walking distance of a BART station. The project also provides one car-share space. Existing curb cuts along the Project Site would be reduced, removing the larger curb cut along the western side of the

property, and leaving one small curb cut for the garage entry at the eastern end.

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

The Project does not include commercial office development and will have no effect on the City's industrial and service sectors.

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

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

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks and is not within an Article 10 or 11 historic district. The Project Site is located within the boundaries of the Lower Nob Hill Apartment Hotel Historic District and the existing building has been identified as a contributor to that District. The demolition of the existing building would not affect the integrity of the District, and the proposed building has been designed to be compatible with the characteristics of that District.

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

The Project will have no effect on parks and open spaces and their access to sunlight and vistas.

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

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

- 12.** 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.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2015-015950CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 6, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 19, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 19, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of the existing two-story commercial building and new construction of an eight-story over basement, 80-foot tall mixed-use residential building containing 69 dwelling units and approximately 1,538 square feet of ground floor commercial space, eight off-street vehicle parking spaces plus one car-share space, 80 Class 1 and 6 Class 2 bicycle parking spaces, located at 955 Post Street, Block 0302, Lot 021, pursuant to Planning Code Sections 253, 271 and 303, within the RC-4 (Residential-Commercial, High Density) Zoning District and an 80-T Height and Bulk District; in general conformance with plans, dated November 6, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2015-015950CUA and subject to conditions of approval reviewed and approved by the Commission on November 19, 2020 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 November 19, 2020 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

- 6. Priority Processing.** This Project was enrolled into the Priority Processing Program, as a Type 3 Clean Construction Project, pursuant to Director's Bulletin No. 2.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.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, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.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 building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.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 building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

- 10. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

- 11. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: sidewalk. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

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

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

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

- 13. 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

Parking and Traffic

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

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

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

- 15. 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 628.652.7463, www.sfplanning.org

- 16. 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 628.652.7463, www.sfplanning.org

- 17. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 69 Class 1 bicycle parking spaces for the residential portion of the Project and 5 Class 2 spaces (3 Class 2 spaces for the residential portion and 2 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

- 18. Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than thirty-four (34) off-street parking spaces.

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

- 19. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation

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

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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

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

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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

24. Inclusionary Affordable Housing Program. 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. The Subject Property is located in the North of Market Residential Special Use District. Pursuant to Planning Code Section 415.3, the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Project contains 69 units; therefore, 17 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 17 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 (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- B. Unit Mix.** The Project contains 24 one-bedroom, 36 two-bedroom, and 9 three-bedroom units; therefore, the required affordable unit mix is 6 one-bedroom, 9 two-bedroom, and 2 three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- C. Mixed Income Levels for Affordable Units.** The Subject Property is located in the North of Market Residential Special Use District. Pursuant to Planning Code Section 415.3, the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. At least 15% must be affordable to low-income households, at least 5% must be affordable to moderate income households, and at least 5% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. 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 (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- D. Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430,

www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- E. **Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units, The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

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

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- G. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twenty-five percent (25%), 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 (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- H. **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 (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- I. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- J. Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- K. Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.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) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 15% of the units affordable to low-income households, 5% to moderate-income households, and the remaining 5% of the units affordable to middle-income households such 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, including interest and penalties, if applicable.

Monitoring - After Entitlement

25. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

26. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

Operation

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

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

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

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

- 29. 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 628.652.7463, www.sfplanning.org

Exhibit B

Plans and Renderings

REVISION TO:
CONDITIONAL USE APPLICATION
#2015-015950CUA UPDATE #3

955 POST STREET
SAN FRANCISCO, CA 94109

BLOCK/LOT: 0302/021

PAGE & TURNBULL
170 Maiden Lane, 5th Floor,
San Francisco, CA 94108

STEVEN AIELLO
ARCHITECT C33879
415-593-3244
aiello@page-turnbull.com



DESIGN INTENTION & RESPONSES

The Project's design intent is to create neighborhood and district compatibility in form and function, and materiality and texture. The project takes design cues directly from the rhythms of the adjacent context for masonry texture, projecting bay forms, and cornice completions – and interprets them in a contemporary visual vocabulary that remains as rich and vital as the neighborhood originals.

This is the sixth design iteration for the Project. It has changed significantly since the original 2015 proposal in response to feedback from and close coordination with the Planning Department, including the UDAT. An upper level 15' front façade setback is incorporated to respect opposite facing street wall heights.

A major recent change is the voluntary L-shaped footprint with rear yard outer court that seeks to enhance existing adjacent rear yards and also preserve future rear yard connection opportunities to adjacent parcels fronting Larkin Street. This change required a complete reorganization of the Project interior unit layouts and structural system.

Another recent change is refinement of the front facade composition, geometry, materiality, & color in close consultation with the department.

Daylighting features of the project include interior light courts. The interior Center Court will provide natural illumination of the interior residential corridors at the upper floors, and provide a tenant amenity patio at the second level. The East and West Courts are utilized at the property line walls to both break up the apparent side-wall building volume, and to provide required light and ventilation to interior bedrooms.

PLANNING CODE COMPLIANCE

The Project is located within the RC-4 zoning district, 80-T height and bulk district, North of Market Residential Special Use District (SUD), and Lower Nob Hill Apartment-Hotel Historic District on the National Register.

The Project requires a Conditional Use Authorization per SFPC 303, for height above 40' in an RC District per SFPC 253, and for a bulk-limit special exception per SFPC 271 to exceed the 125' maximum diagonal length to achieve a distinctly better design via the voluntary outer court described below.

The Project's L-shaped footprint is created via a voluntary southwest facing outer court that both increases the rear yard open space provided (by about 1,289 sf), and reduces the buildable area (by about 10,242 sf) below what would otherwise be allowed within the bulk limit above the rear yard.

To preserve upper floor bedroom counts and to achieve a distinctly better design, the Project exceeds the 125' bulk-limit diagonal by 13' at floors 6 through 8. We note that the voluntary court area behind the bulk-limit diagonal ($24 \times 34.83 = 836$ sf) is approximately equal to the residential floor area beyond the bulk-limit diagonal ($13 \times 64.67 = 841$ sf).

The Project also requires a DPW Waiver to reduce the number of street trees from five required to two provided, to avoid interferences with the existing MUNI bus stop and overhead lines, the proposed below-sidewalk transformer, the proposed passenger loading zone, the existing street light, and the proposed east side driveway entrance.

PROJECT FEATURES

The existing semi-operational auto repair garage will be demolished entirely, and replaced with a 75,200 GSF, 80' high, 8-story over basement, mixed-use residential and commercial building.

The Project contains about 67,952 GSF of residential uses, and contains 69 new residential rental units in 24 one-bed/one-bath, 36 two-bed/two-bath, and 9 three-bed/two-bath configurations. The Project provides 17 on-site inclusionary units (25% of total, 6 one-bed, 9 two-bed, 2 three-bed). This unit count meets the district density limit and exceeds the minimum multi-bedroom mix requirements.

The Project contains about 1,538 GSF of ground floor neighborhood-serving retail space that can be configured for a single tenant or two tenants, and which meets ground floor transparency requirements.

The Project contains about 5,710 GSF of total parking, including up to 9 automobile parking spaces, and 80 Class 1 interior bicycle stacked spaces. There are also 6 Class 2 exterior sidewalk-rack bicycle spaces.

The Project provides common open space at the landscaped rear yard (about 4,739 sf), and five private patios at the level 6 front units (about 1500 sf). The rear yard provides the stormwater filtration required for the Project.

PROJECT SYSTEMS & DETAILS

The Project site will be excavated and shored at the north, east and west property lines boundaries. The excavation volume is about 4056 cubic yards. Below the back of sidewalk datum at 120.5 ASL, the average excavation depth is about 14.0' and the maximum excavation depth at the elevator pit is about 19.5'.

The Project foundation system is anticipated to be a reinforced concrete mat or drilled pier foundation, with drilled piers as required for the shored parcel boundaries.

The Project superstructure is anticipated to be all reinforced concrete with interior concrete truss frames to accommodate the larger required basement and ground floor clear spans, Insulated Concrete Forms (ICF) for primary exterior and demising walls, and concrete floor diaphragms of either precast concrete plank with topping slab, or cast-in-place post-tensioned slabs.

The Project is anticipated to be an all-electric building, and utilize private utility contracts for the supply of renewably-generated electricity from regionally-located photovoltaic and/or wind farms.

SF Planning Code						required	25% On-Site	
Parcel & Open Space						or		
Density & Dwelling Units						allowed	Proposed	Inclusionary
Auto & Bike Parking Spaces	factor	unit	width	depth	GSF			
PARCEL AREA			100	137.5	13,750			
REAR YARD	25% PARCEL		100	34.375	3,438	3,438	4,739	
BLDG FOOTPRINT	75% PARCEL		100	103.125	10,313	10,313	9,024	
OPEN SPACE	48 SF/ DU					3,312	6,239	
SOLAR ROOF	15% ROOF SF				7,210	1,082	1,056	
RC-4 Density / Total DU's	200 SF/ DU					69	69	17
3-Bed Units	10% DU					7	9	2
2-Bed Units	15% DU					10	36	9
1-Bed Units	75% DU					52	24	6
Residential Auto Park Spaces	0.50 APS / DU					34	9	
Retail Auto Park Spaces	0.002 APS / DU					3	0	
Residential Bike Park Class 1	1.00 BPS1 / DU					69	80	
Retail Bike Park Class 1	0.00013 BPS1 / DU					0		
Residential Bike Park Class 2	0.05 BPS2 / DU					3		
Retail Bike Park Class 2	0.0004 BPS2 / DU					2	6	

Existing Building Area	width	depth	GSF	existing use
2	100	24	2,400	administrative offices
1	100	137.5	13,750	auto repair shop area
B	100	47.25	4,725	22 parking spaces
Total			20,875	

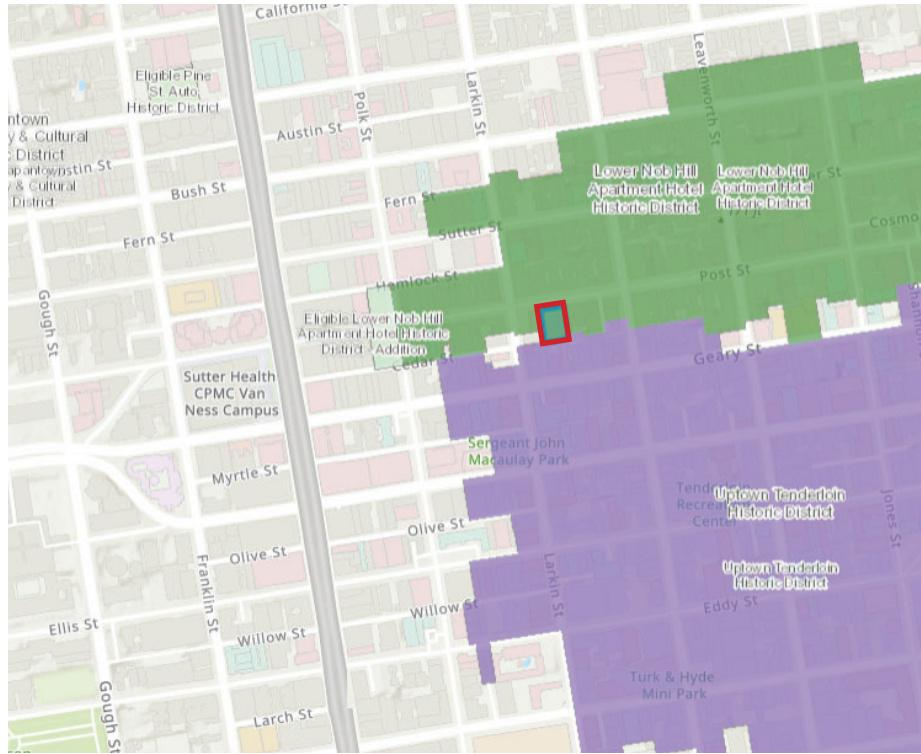
Maximum Building Area	# of levels	width	depth	GSF	notes
6-8	3	100	75	22,500	125' diagonal per bulk-limit T
1-5	5	100	103.125	51,563	
B	1	100	103.125	10,313	
Total				84,375	

Proposed Building Area Summary (GSF)	
Residential	67,952
Retail	1,538
Parking	5,710
Total	75,200

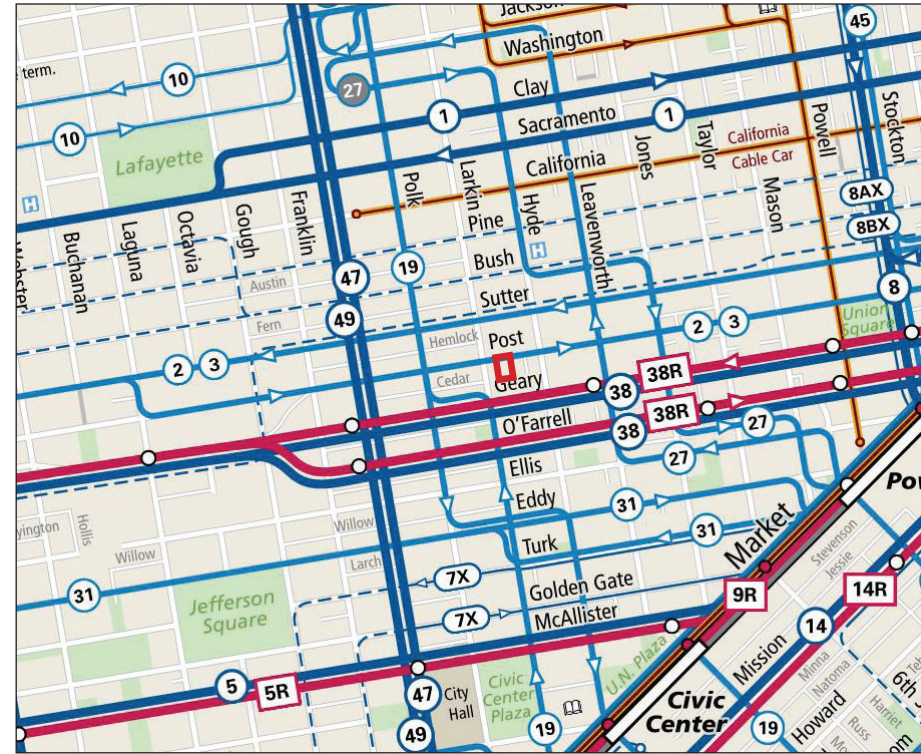
Proposed Building Area Details				GROSS SQUARE FEET				SFPC GROSS FLOOR AREA				SFPC OCCUPIED FLOOR AREA				NET SF										
LEVEL	Occ Group	Con Type	HEIGHT (9.33' FTF)	HT ASL (120.0 TOC)	FRONT WIDTH	FRONT DEPTH	REAR WIDTH	REAR DEPTH	= FTPT	+ BAYS & PENTS	- COURTS	= GSF	- Park'g	- Bikes	- 1/3 Bays	- Pents	= GFA	- Exter Walls	- Shafts	- Elev	- Maint/ OPS	= OFA	Retail	Resident	Circ	
R			79.80	200.00						677		677				677	-									
8	R-2	1-A	69.98	190.18	99.50	51.00	64.67	37.00	7,467	176	433	7,210			59		7,152	403	118	189	21	6,421		4,783	1,638	
7	R-2	1-A	60.65	180.85	99.50	51.00	64.67	37.00	7,467	176	433	7,210			59		7,152	403	118	189	21	6,421		4,783	1,638	
6	R-2	1-A	51.32	171.52	99.50	51.00	64.67	37.00	7,467	176	433	7,210			59		7,152	403	118	189	21	6,421		4,783	1,638	
5	R-2	1-A	41.99	162.19	99.50	66.00	64.67	37.00	8,960	176	433	8,703			59		8,644	460	103	189	21	7,872		6,166	1,706	
4	R-2	1-A	32.66	152.86	99.50	66.00	64.67	37.00	8,960	176	433	8,703			59		8,644	460	103	189	21	7,872		6,166	1,706	
3	R-2	1-A	23.33	143.53	99.50	66.00	64.67	37.00	8,960	176	433	8,703			59		8,644	460	103	189	21	7,872		6,166	1,706	
2	R-2	1-A	14.00	134.20	99.50	66.00	64.67	37.00	8,960	176	433	8,703			59		8,644	460	103	189	21	7,872		6,166	1,706	
1	A-2/M & R-2	1-A	0.00	120.20	99.50	66.00	64.67	37.00	8,960	96		9,056					8,727	610	46	189	1,063	6,819	1538	2,762	2,519	
B	S-2 & R-2	1-A	-11.38	108.83	99.50	66.00	64.67	37.00	8,960	64		9,024	5,035	378			3,610	680	23	108		2,800		1,530	1,270	
Total									76,161	2,069	3,030	75,200	5,035	675	443	677	68,370	4,342	834	1,617	1,208	60,370	1,538	43,306	15,526	

Proposed Unit Count by Type				
Unit Type (Location)	Typ Level	NSF/Unit	Total Units	Total NSF
3 Bed NEST (Outer Court South)	6	902	9	8,098
1 Bed (Outer Court West PL)	6	454	8	3,656
1 Bed Alt1 (North Middle)	6	416	9	3,743
1 Bed Alt1 (North East/West PL)	6	399	6	2,392
2 Bed NEST (North Middle)	2	698	12	8,371
2 Bed NEST (South Middle)	2	706	8	5,644
2 Bed (North East/West PL)	2	668	8	5,343
2 Bed (South East PL)	2	676	8	5,411
1 Bed Alt2 (South Middle)	Basement	648	1	648
Total			69	43,306
AVER UNIT				628

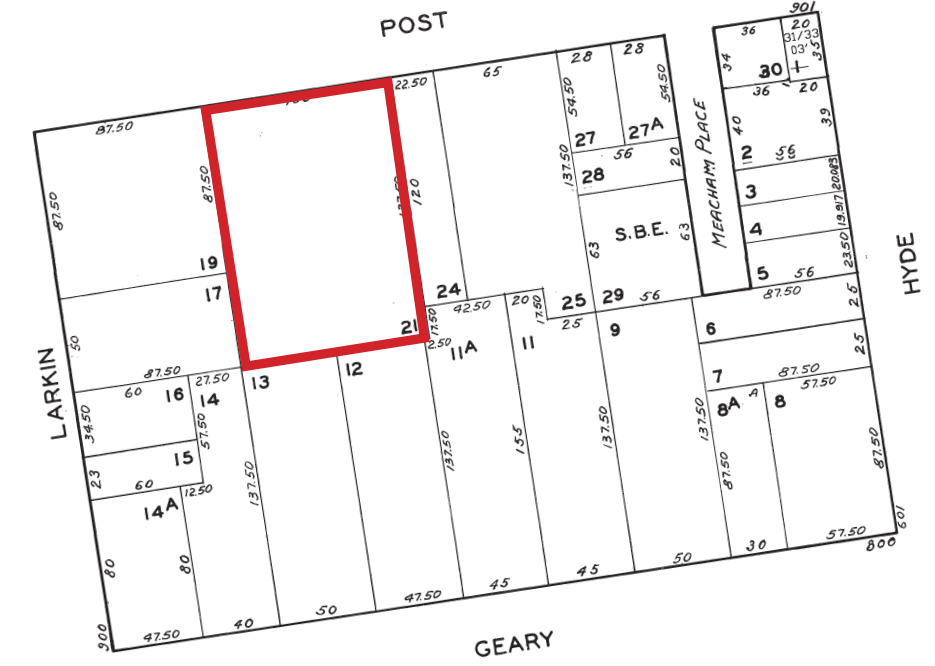
Proposed Unit Count by Floor								
LEVEL	Total Units	Total NSF	3-Bed NEST	2-Bed	2-Bed NEST	1-Bed	auto parking	bike parking
R								
8	9	4,783	1	1	1	6		
7	9	4,783	1	1	1	6		
6	9	4,783	1	1	1	6		
5	9	6,166	1	3	4	1		
4	9	6,166	1	3	4	1		
3	9	6,166	1	3	4	1		
2	9	6,166	1	3	4	1		
1	4	2,762	1		2	1		40
B	2	1,530	1			1	9	40
Total	69	43,306	9	15	21	24	9	80
			13%	22%	31%	35%		



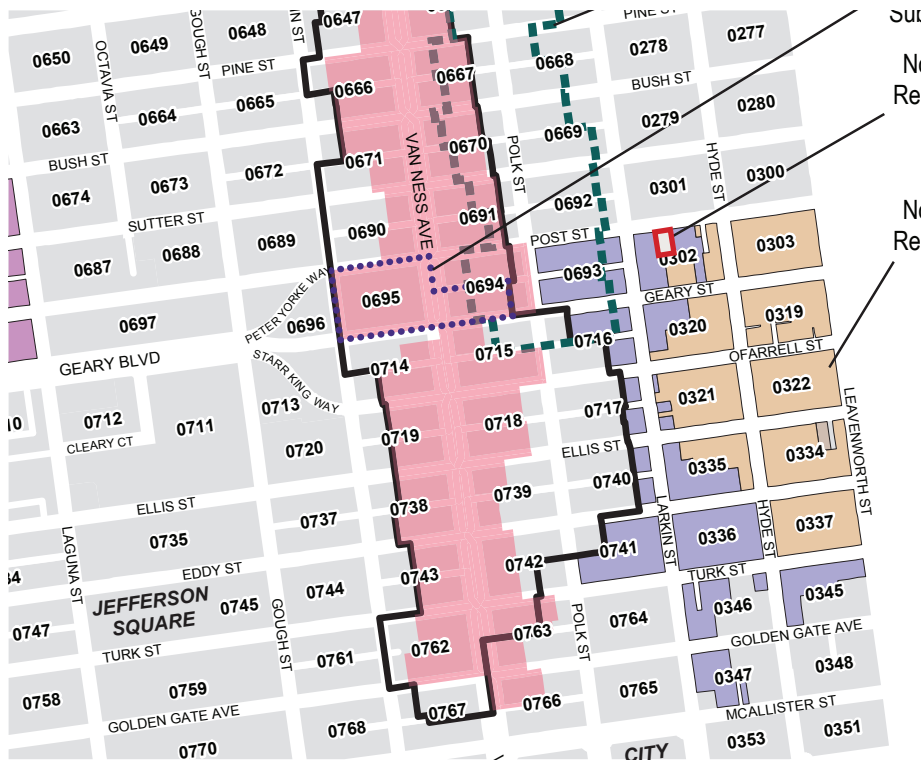
NATIONAL & CA REGISTER MAP (SFPIM)
LOWER NOB HILL APARTMENT HOTEL HISTORIC DISTRICT



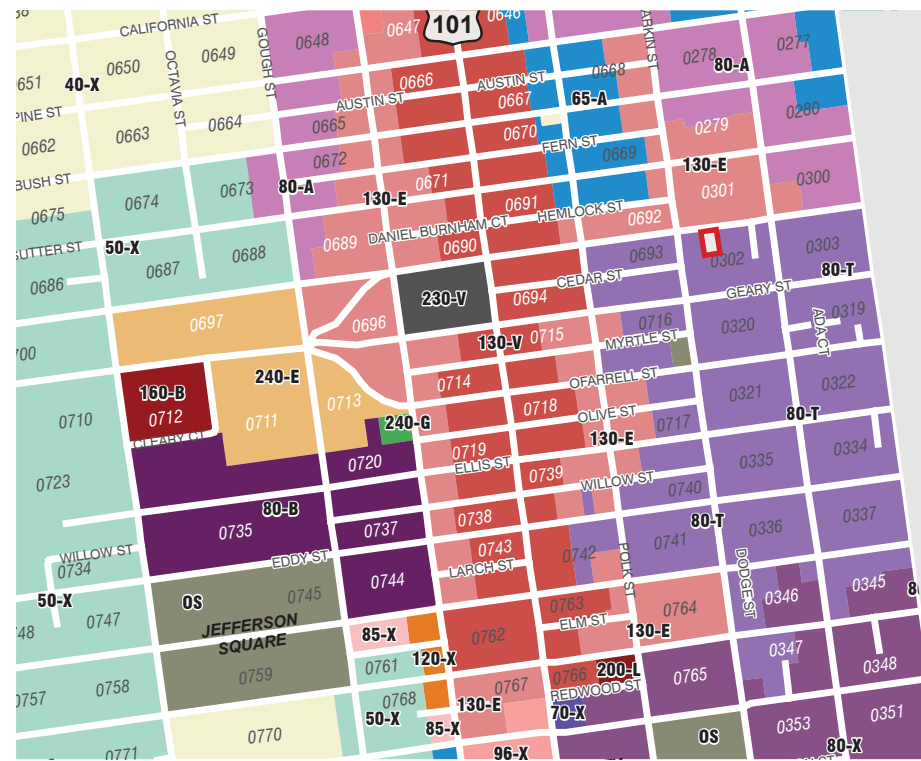
MUNI MAP
2- SUTTER
3 - JACKSON



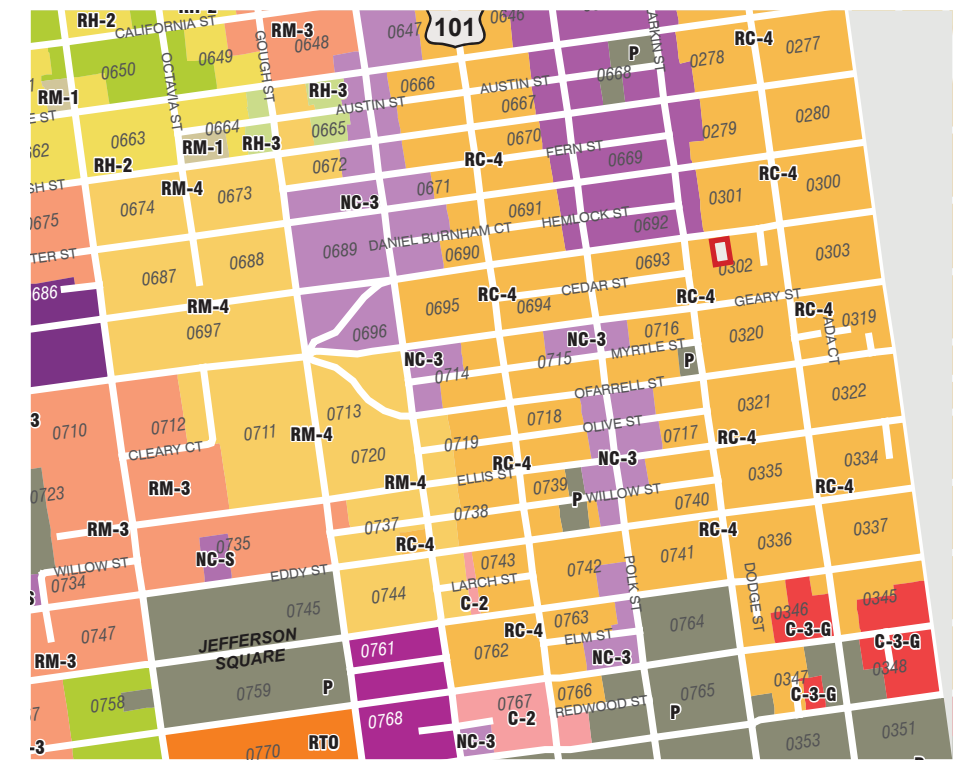
ASSESSOR'S PARCEL MAP
BLOCK-LOT #0302-021
100.0' X 137.5' = 13,750 SF



MAP SU02
NORTH OF MARKET RESIDENTIAL SUD - SUB AREA 1



MAP HT02
HEIGHT-BULK DISTRICT - 80-T



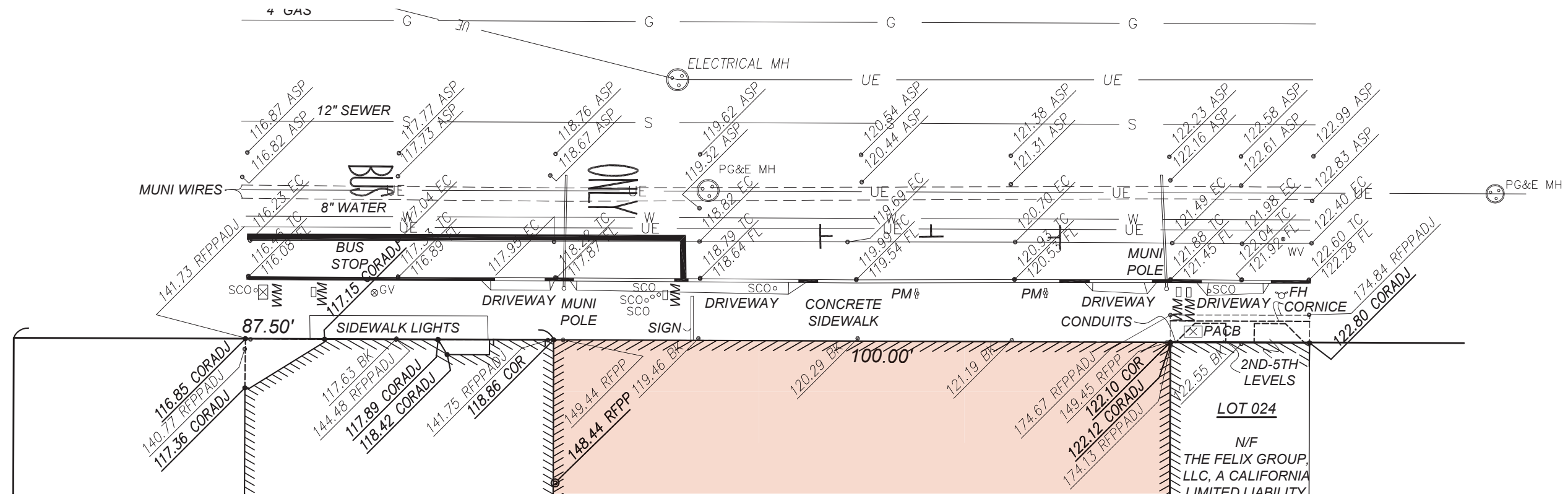
MAP ZN02
ZONING DISTRICT - RC-4- RES-COMM HIGH DENSITY



VICINITY MAP



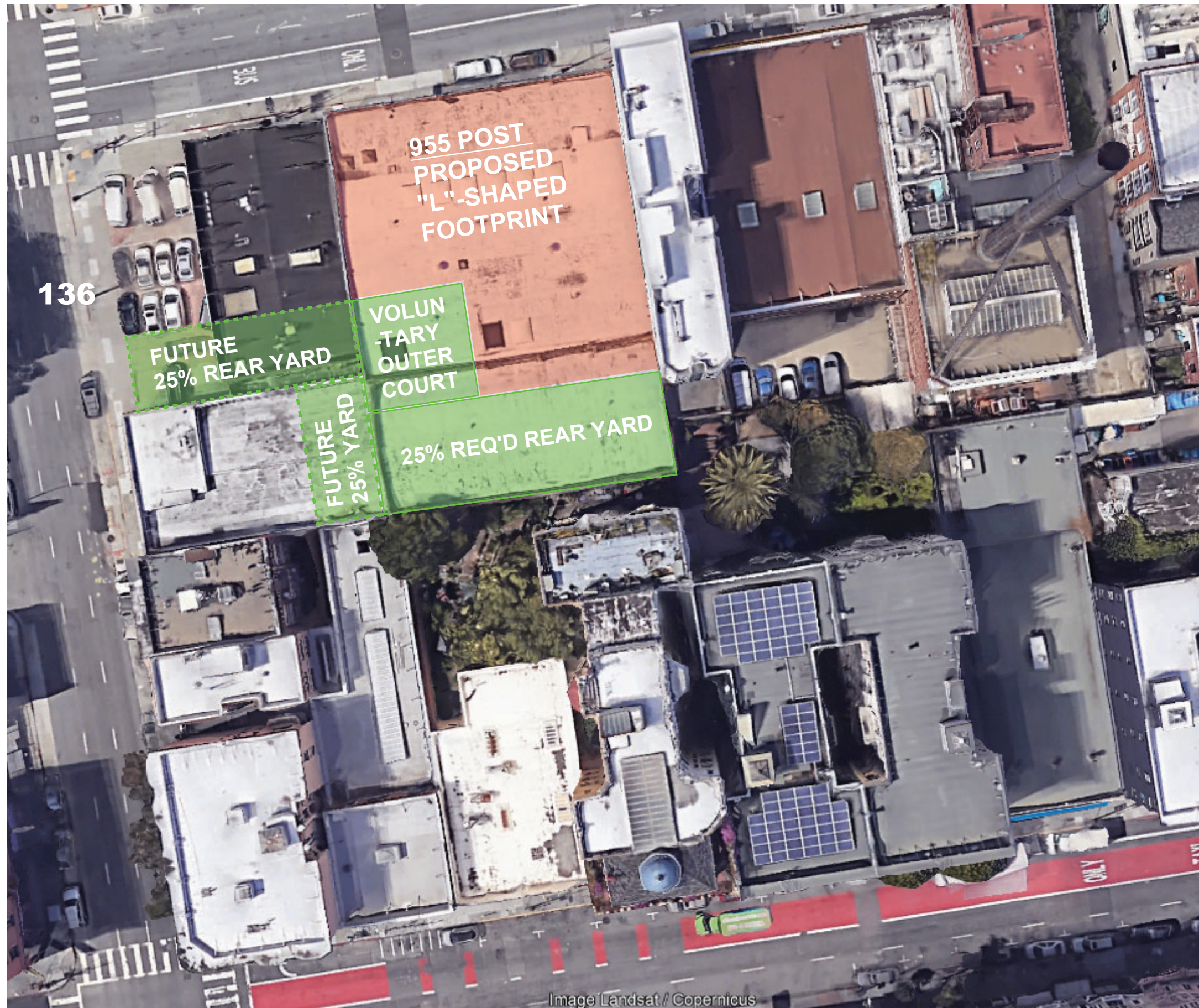
SUBJECT BUILDING



SITE SURVEY DETAIL FOR EXISTING DATUM, SIDEWALK & UTILITIES

SITE INFORMATION

955 POST STREET SAN FRANCISCO, CALIFORNIA | CONDITIONAL USE APPLICATION #2015-015950CUA UPDATE #3 | NOVEMBER 6, 2020



**REQUIRED REAR YARD
WITH VOLUNTARY OUTER COURT**

“L”- SHAPED FOOTPRINT DEVELOPED
IN COORDINATION WITH PLANNING DEPARTMENT
FOR EXISTING AND FUTURE CONTIGUOUS REAR YARDS
AND MID-BLOCK OPEN SPACE.



SFPC 132.2
SETBACKS IN THE
NORTH OF MARKET
RESIDENTIAL SUD

NORTH SIDE OF POST ST
PARAPET AVERAGE HEIGHT = $1268 / 7 = 181.1$ ASL
STREET AVERAGE HEIGHT = $245 / 2 = 122.5$ ASL

STREET WALL AVERAGE HEIGHT
= $181.1 - 122.5 = 58.6'$

PROPOSED STREET WALL
= 55.02' AT 6TH FLOOR PARAPET

STREET WALL AVERAGE HEIGHT

CALCULATION IS MEASURED
TO TOP OF FRONT PARAPET
& STREET INTERSECTION,
AND SHOWN IN WHOLE FEET
ABOVE SEA LEVEL (ASL).

DESKTOP SURVEY ADJUSTED
GOOGLE EARTH HEIGHTS -5.0'
TO MATCH TOP OF CURB 119.99 ASL
SHOWN IN SITE SURVEY



POST STREET - NORTH SIDE STREETScape



POST STREET - SOUTH SIDE STREETScape

SUBJECT BUILDING

SUBJECT BLOCK FACE PHOTOS



LARKIN STREET - EAST SIDE STREETScape

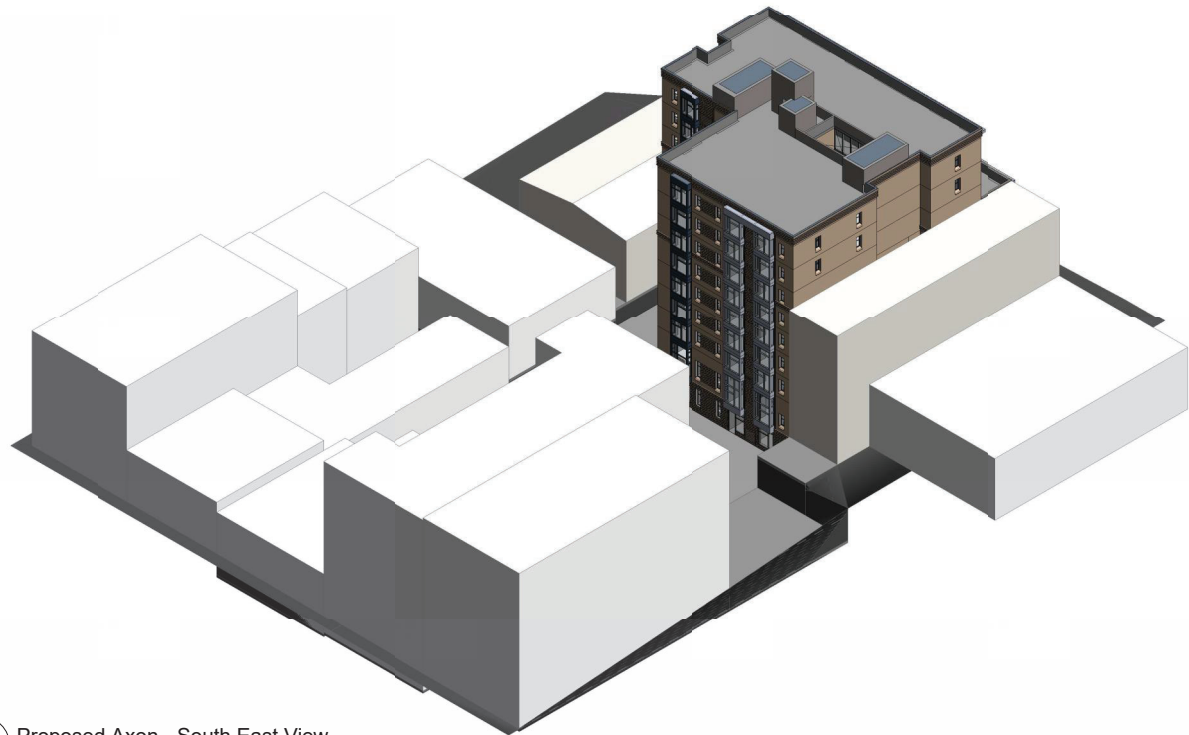


GEARY STREET - NORTH SIDE STREETScape

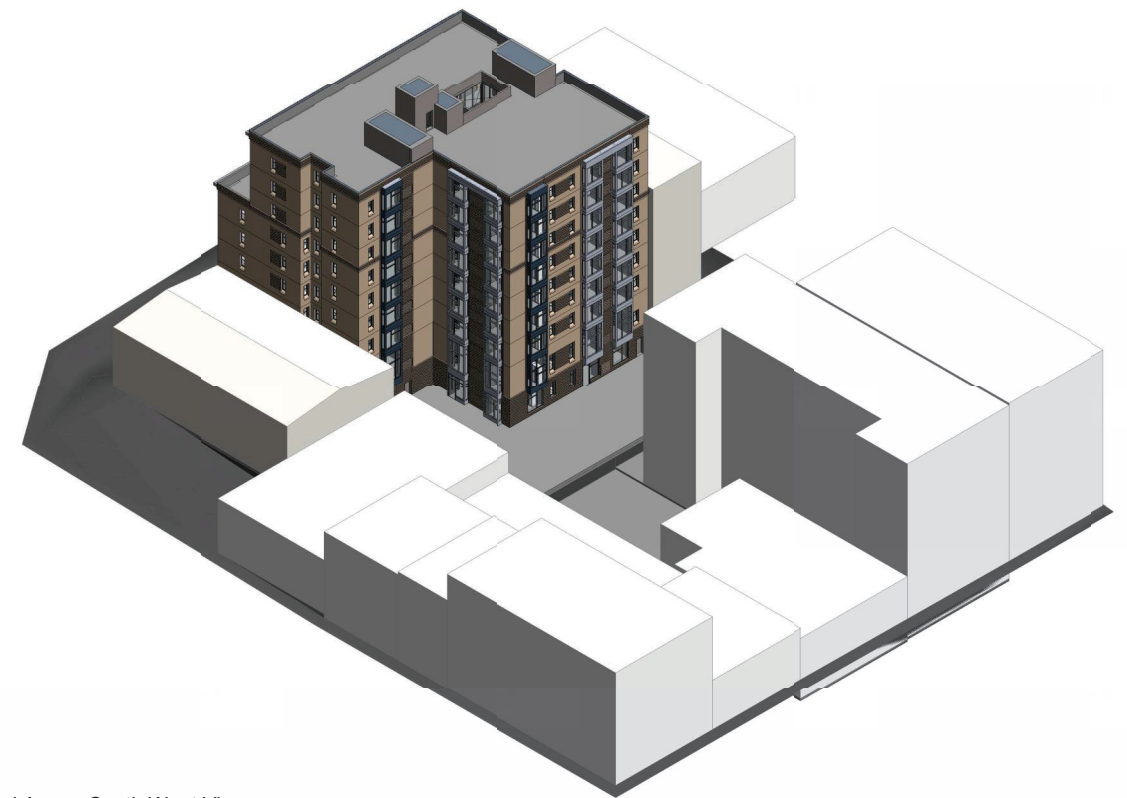


HYDE STREET - WEST SIDE STREETScape

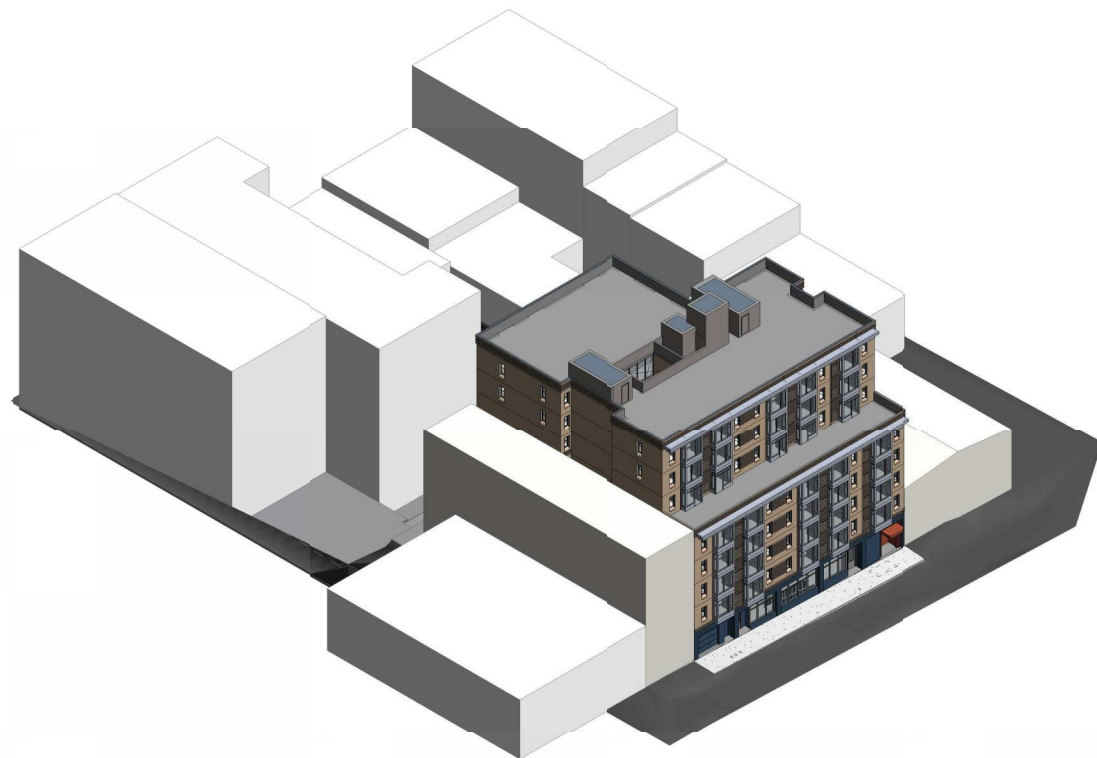
BLOCK 0302 PHOTOS



3 Proposed Axon - South East View



4 Proposed Axon - South West View



1 Proposed Axon - North East View



2 Proposed Axon - North West View

LARKIN STREET

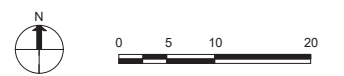
POST STREET

KEYNOTES

- 1. 10'-0" CURB CUT
- 2. WHITE CURB PASSENGER LOADING ZONE
- 3. BELOW SIDEWALK TRANSFORMER VAULT



PLOT PLAN





RENDER - FRONT VIEW

955 POST STREET SAN FRANCISCO, CALIFORNIA | CONDITIONAL USE APPLICATION #2015-015950CUA UPDATE #3 | NOVEMBER 6, 2020



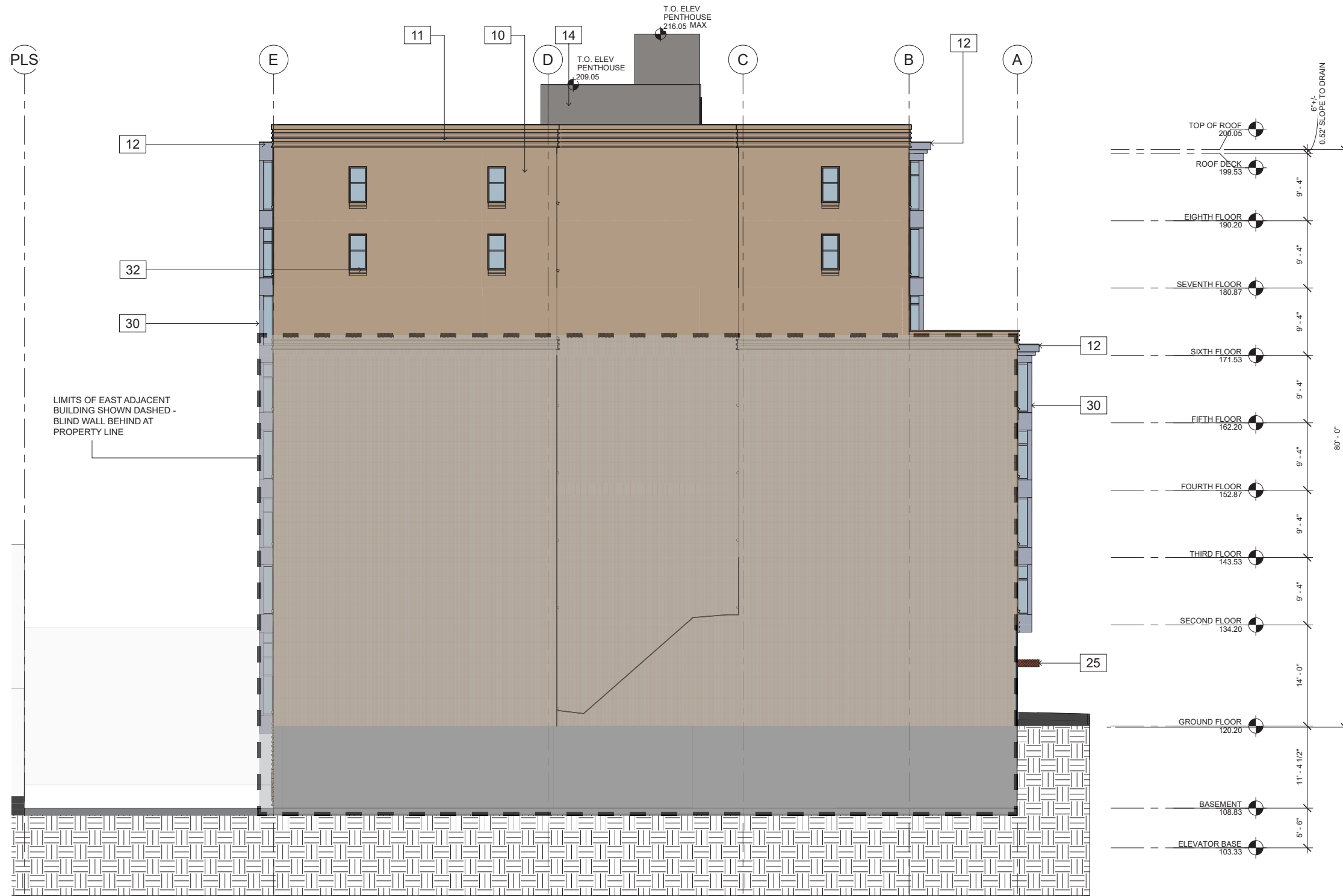


RENDER - STREET & SIDE VIEW

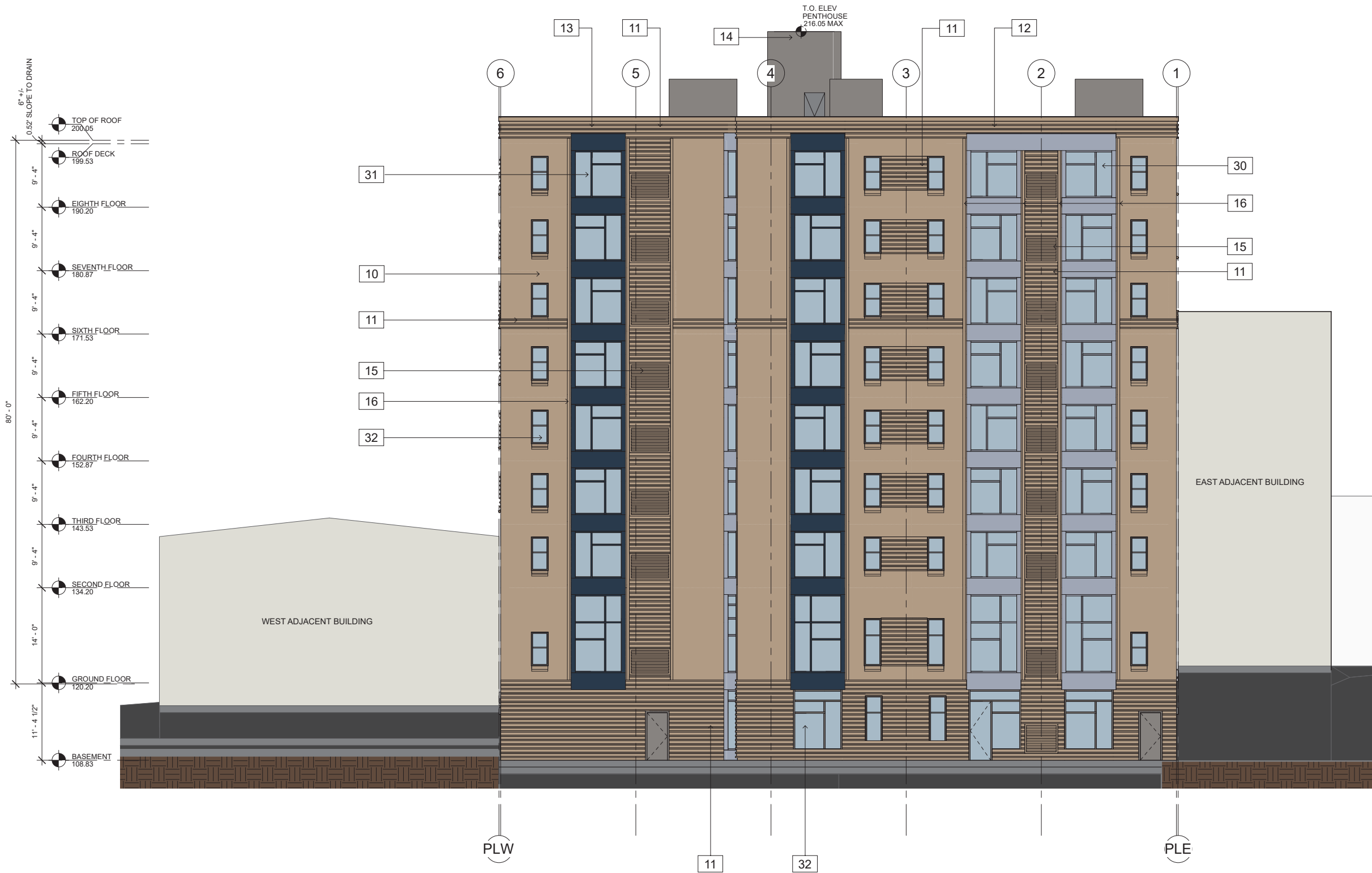


SEE SHEET 18 FOR FACADE MATERIAL KEY

NORTH ELEVATION



SEE SHEET 18 FOR FACADE MATERIAL KEY



SEE SHEET 18 FOR FACADE MATERIAL KEY

SOUTH ELEVATION



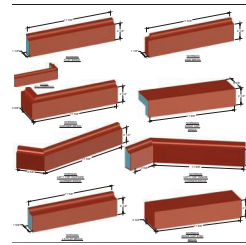
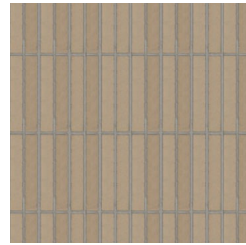
SEE SHEET 18 FOR FACADE MATERIAL KEY

DESCRIPTION

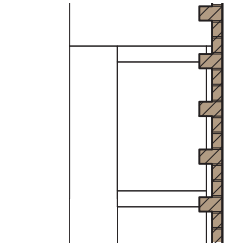
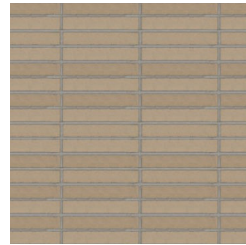
COLOR

MATERIAL

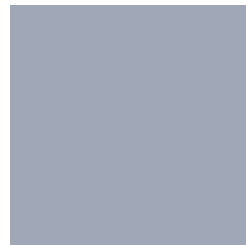
10. PRIMARY WALLS
 DRYVIT NEWBRICK NORMAN
 INSULATED MASONRY UNITS
 VERTICAL STACKED BOND
 EARTHEN VESSEL 925BST



11. ARTICULATED PARAPETS & HORIZONTAL BANDING
 DRYVIT NEWBRICK NORMAN
 INSULATED MASONRY UNITS
 HORIZONTAL STACKED BOND
 EARTHEN VESSEL 925BST



12. CONTINUOUS CORNICES & PROJECTING BAYS
 INSULATED PANEL UNITS
 WITH 3/4" SEALANT JOINTS
 FACTORY FINISH, MATTE
 BENJAMIN MOORE CC-920 YUKON SKY



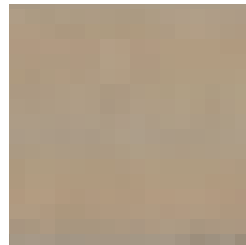
13. PROJECTING BAYS
 INSULATED PANEL UNITS
 WITH 3/4" SEALANT JOINTS
 FACTORY FINISH, MATTE
 BENJAMIN MOORE CC-932 NORTH SEA



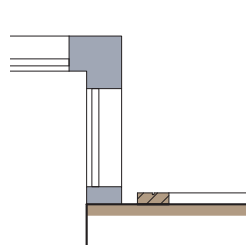
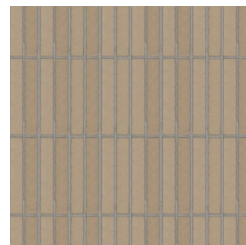
14. ROOF PENTHOUSES
 INSULATED PANEL UNITS
 WITH 3/4" SEALANT JOINTS
 FACTORY FINISH, MATTE
 BENJAMIN MOORE 2112-40 STONE



15. METAL LOUVERS
 3" BLADES
 FACTORY FINISH, MATTE
 MATCH EARTHEN VESSEL 935BST



16. VERTICAL BANDING AT THE PROJECTING BAYS
 DRYVIT NEWBRICK NORMAN
 INSULATED MASONRY UNITS
 VERTICAL STACKED BOND
 EARTHEN VESSEL 925BST

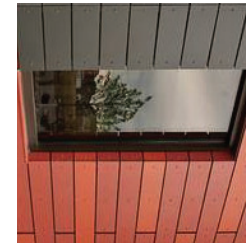


DESCRIPTION

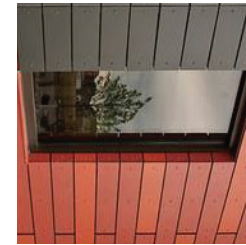
COLOR

MATERIAL

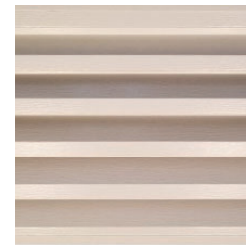
21. FCP PLANK RAINSCREEN
 FIBER CEMENT PANEL
 LARGE FORMAT 24" X 48"
 WITH 1/4" JOINTS
 INTEGRAL COLOR
 BLUE 47030



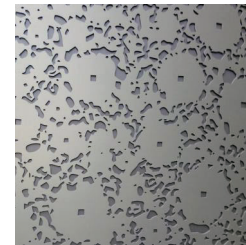
22. FCP PLANK RAINSCREEN
 FIBER CEMENT PANEL
 SMALL FORMAT 6" X 84"
 WITH 1/4" JOINTS
 INTEGRAL COLOR
 BLUE 45047



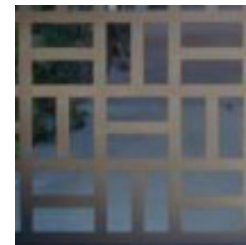
24. GARAGE DOOR
 INSULATED METAL PANEL
 WITH INSET LOUVER VENTS
 FACTORY FINISHED, MATTE
 MATCH BLUE 45047



25. ENTRY CANOPY AND STEPPED SURROUND
 BREAK-FORM METAL PANELS
 CUSTOM PERFORATIONS
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2172-10 COPPER CLAY



26. ENTRY GATE
 CUSTOM METAL PATTERN
 2" GRILL WORK
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2172-10 COPPER CLAY

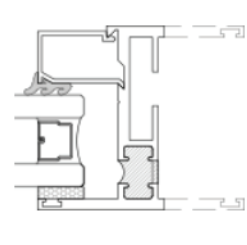


DESCRIPTION

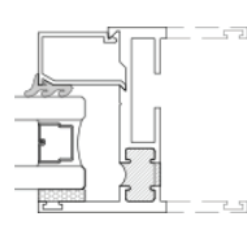
COLOR

MATERIAL

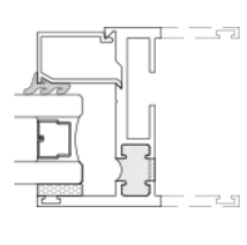
30. PROJECTING BAY WINDOW
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE CC-920 YUKON SKY



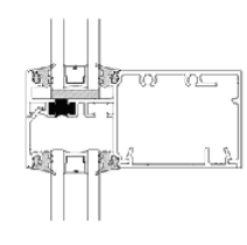
31. PROJECTING BAY WINDOW
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE CC-932 NORTH SEA



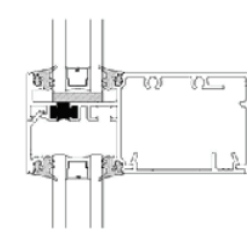
32. PUNCHED OPENINGS WITH PROJECTING MASONRY SILL
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2112-40 STONE



33. RECESSED ENTRY STOREFRONT
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2172-10 COPPER CLAY

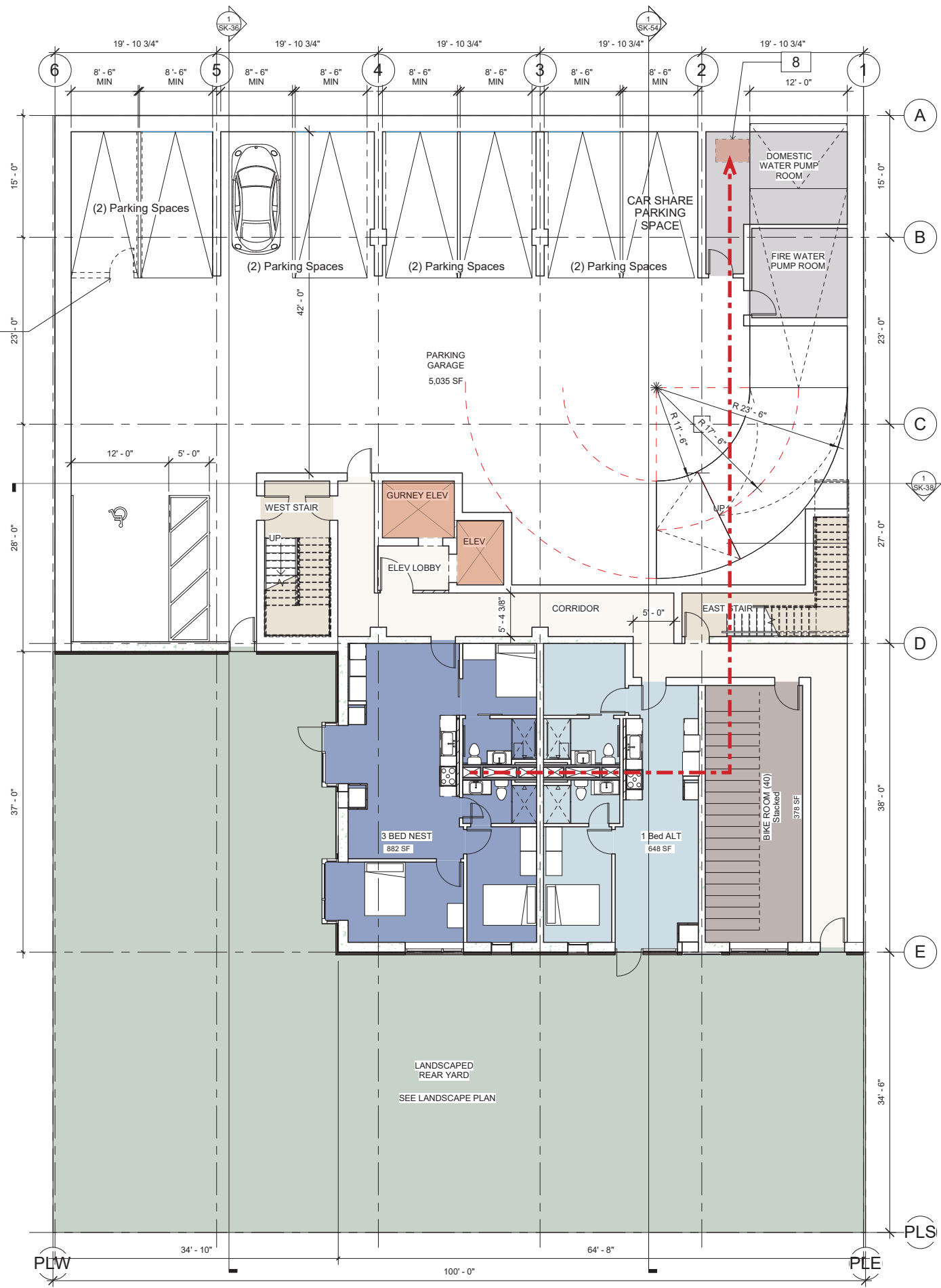


34. RETAIL STOREFRONT
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2112-40 STONE



MATERIAL SELECTION KEY

TRANSFORMER
VAULT ALTERNATE
LOCATION
(IF REQUIRED)



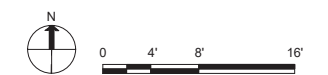
KEYNOTES

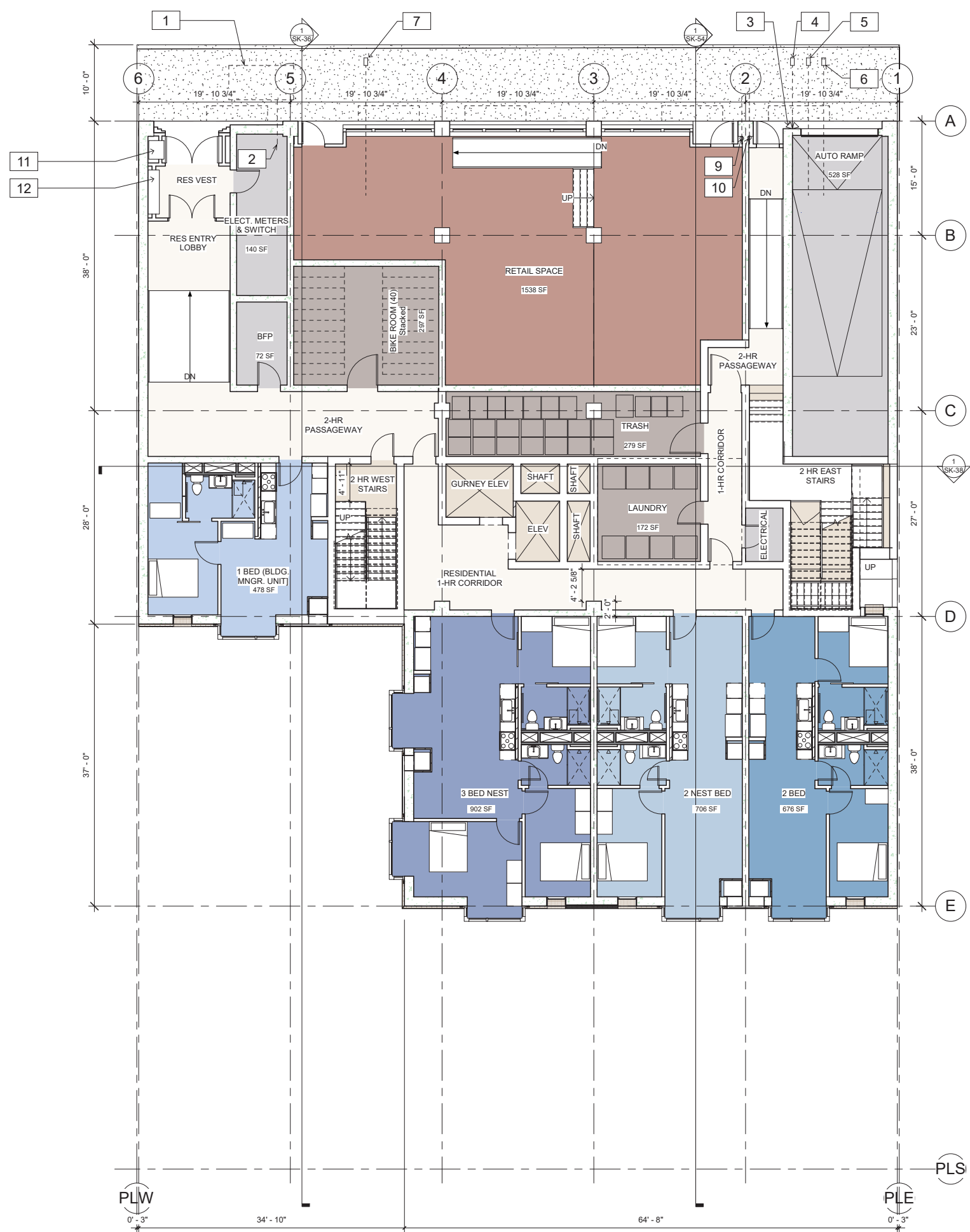
- 8. BASEMENT EJECTOR PUMP LOCATION (IF REQUIRED)

LEGEND

- 1 BED BASEMENT
- 3 BED NEST UNIT
- MECH/GARAGE AREAS
- CORRIDOR
- LANDSCAPE
- RESIDENTIAL AMENITY
- VERTICAL CIRCULATION

BASEMENT FLOOR PLAN





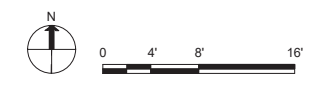
KEYNOTES

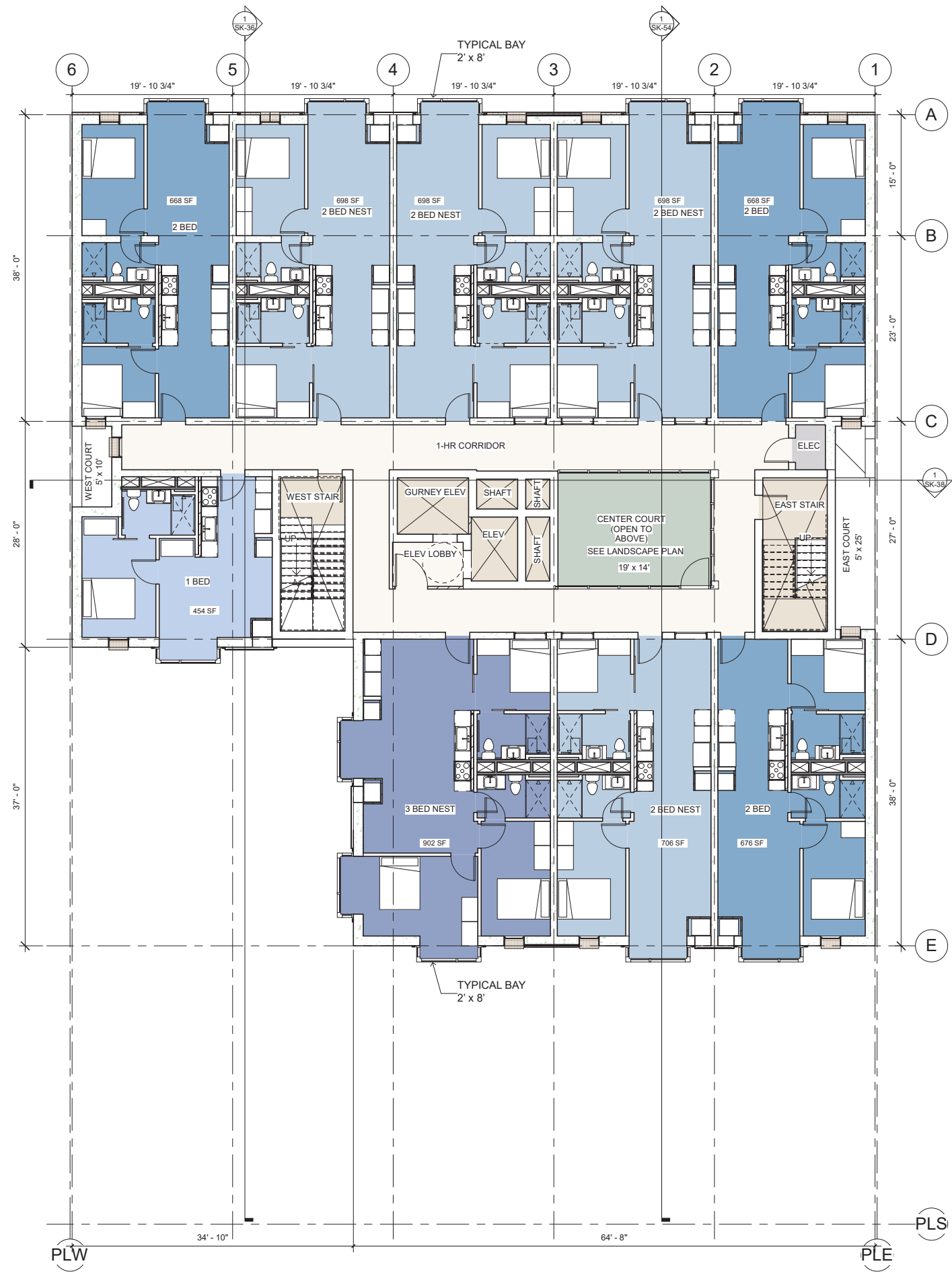
- 1. 4'6"X 8'6" TRANSFORMER
- 2. ELECTRICAL POC
- 3. FDC
- 4. FIRE WATER METER
- 5. DOMESTIC WATER METER
- 6. IRR WATER METER
- 7. RETAIL WATER METER
- 9. ALL BUILDING SANITARY SEWER RISER & POC
- 10. ALL BUILDING STORM DRAIN RISER & POC
- 11. CALL BOX
- 12. MAILBOX

LEGEND

- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- MECH/GARAGE AREAS
- CORRIDOR
- RESIDENTIAL AMENITY
- RETAIL
- VERTICAL CIRCULATION

GROUND FLOOR PLAN

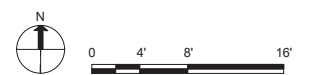


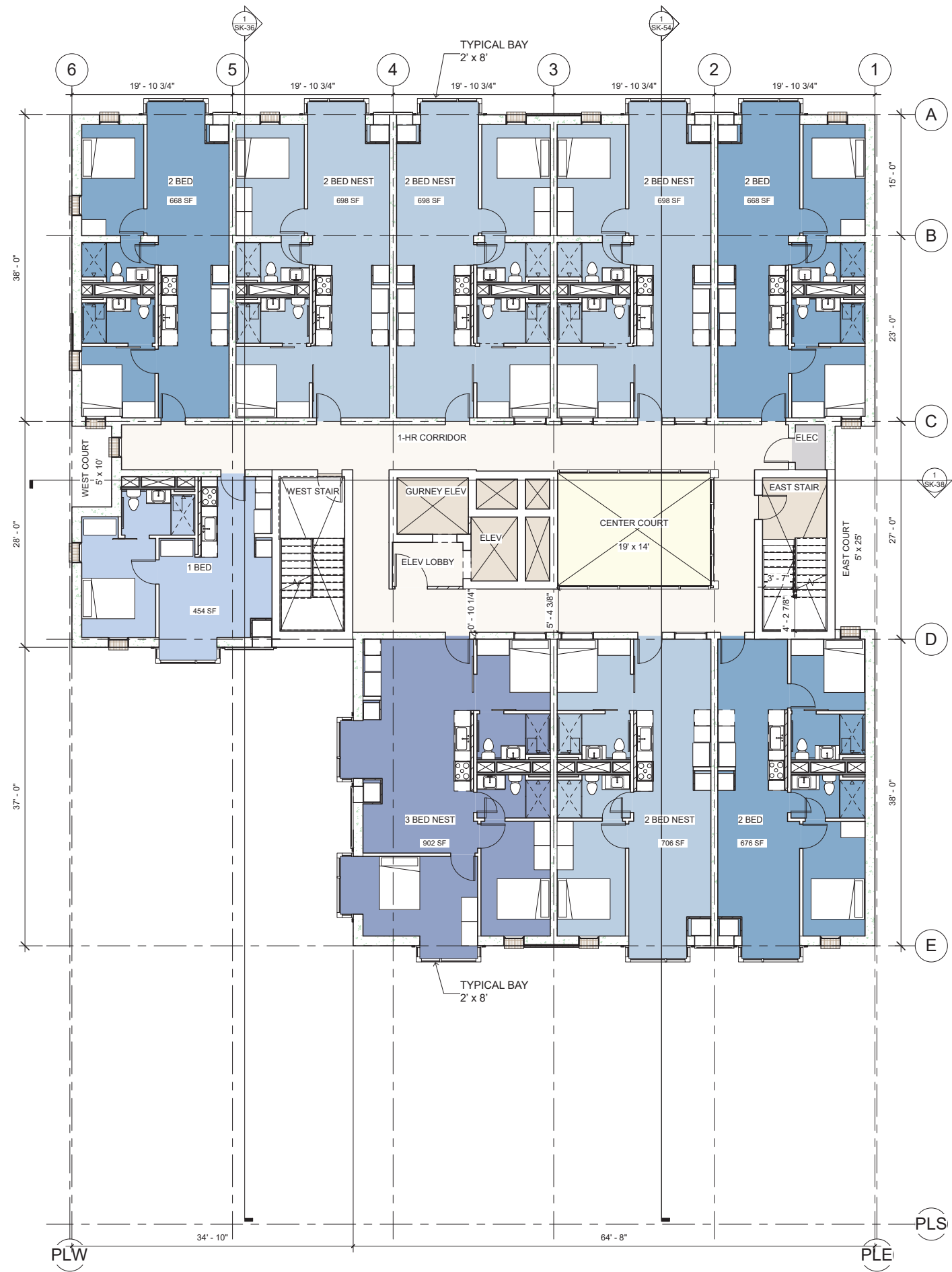


LEGEND

- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- MECH/GARAGE AREAS
- CORRIDOR
- LANDSCAPE
- VERTICAL CIRCULATION

SECOND FLOOR PLAN

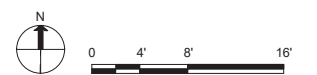


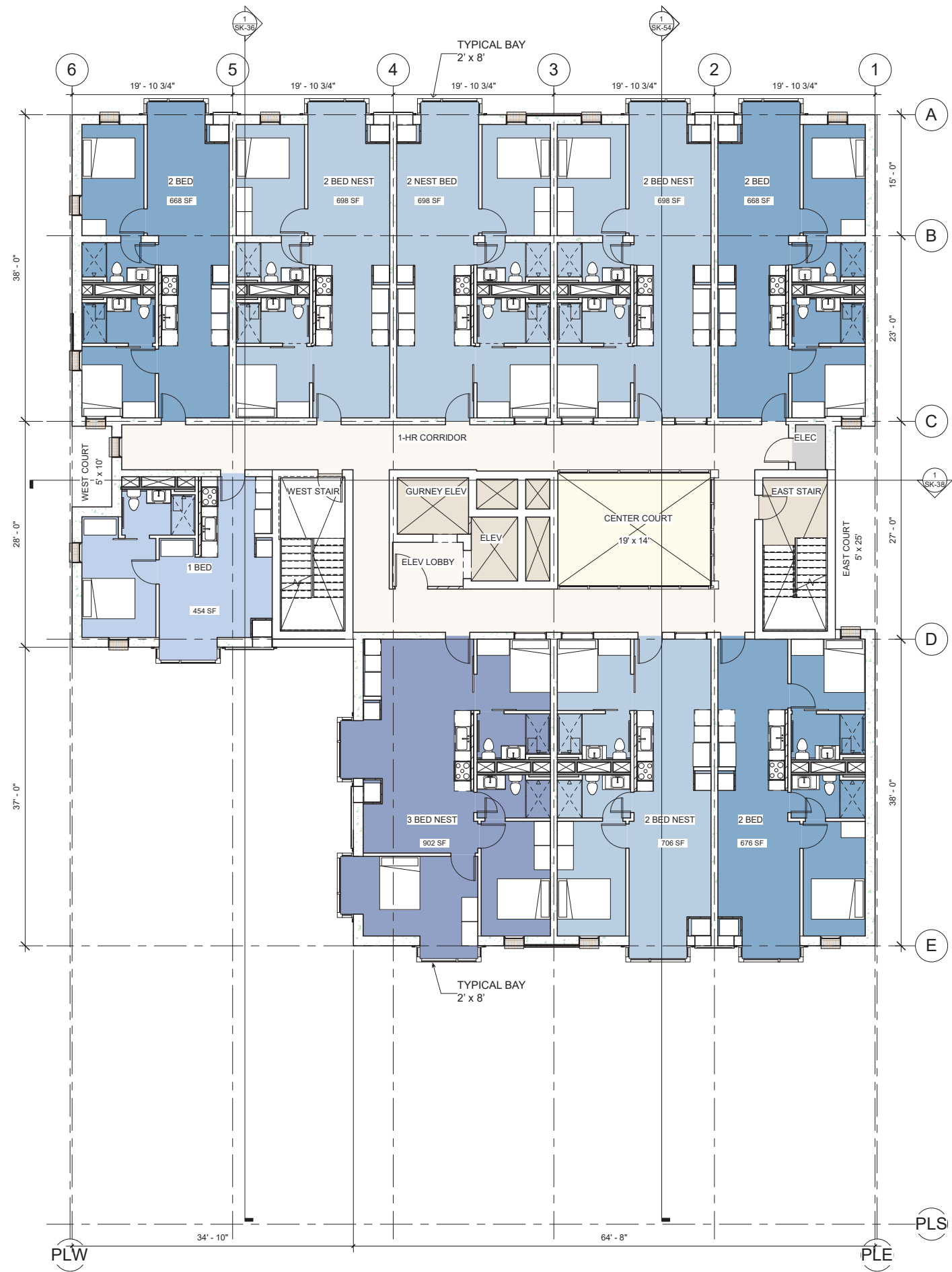


LEGEND

- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- CENTER COURT
- MECH/GARAGE AREAS
- CORRIDOR
- VERTICAL CIRCULATION

THIRD FLOOR PLAN

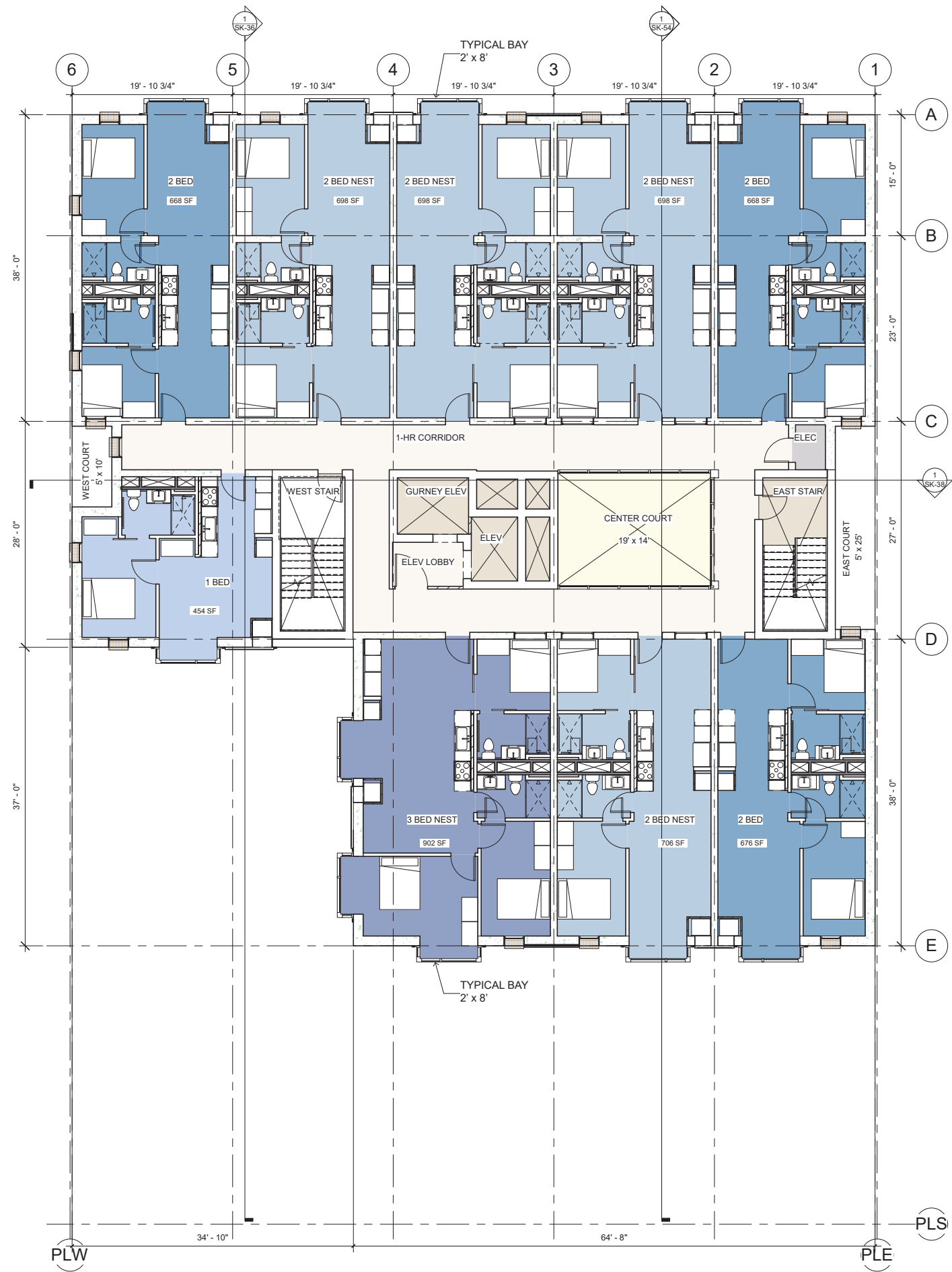




- LEGEND**
- 1 BED UNIT
 - 2 BED NEST UNIT
 - 2 BED UNIT
 - 3 BED NEST UNIT
 - CENTER COURT
 - MECH/GARAGE AREAS
 - CORRIDOR
 - VERTICAL CIRCULATION

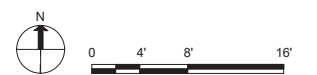
FOURTH FLOOR PLAN

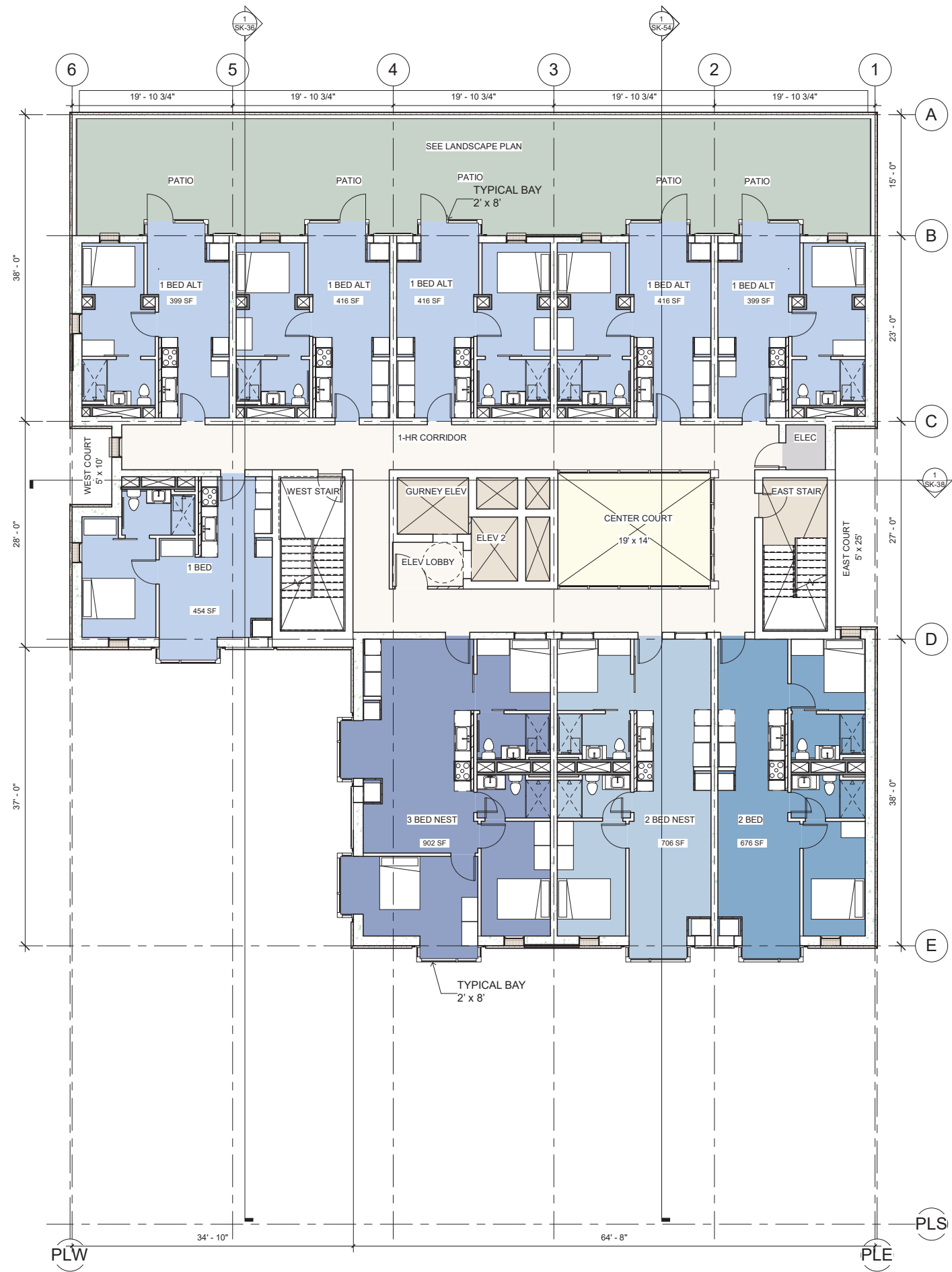




- LEGEND**
- 1 BED UNIT
 - 2 BED NEST UNIT
 - 2 BED UNIT
 - 3 BED NEST UNIT
 - CENTER COURT
 - MECH/GARAGE AREAS
 - CORRIDOR
 - VERTICAL CIRCULATION

FIFTH FLOOR PLAN

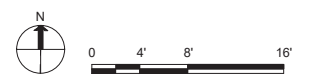


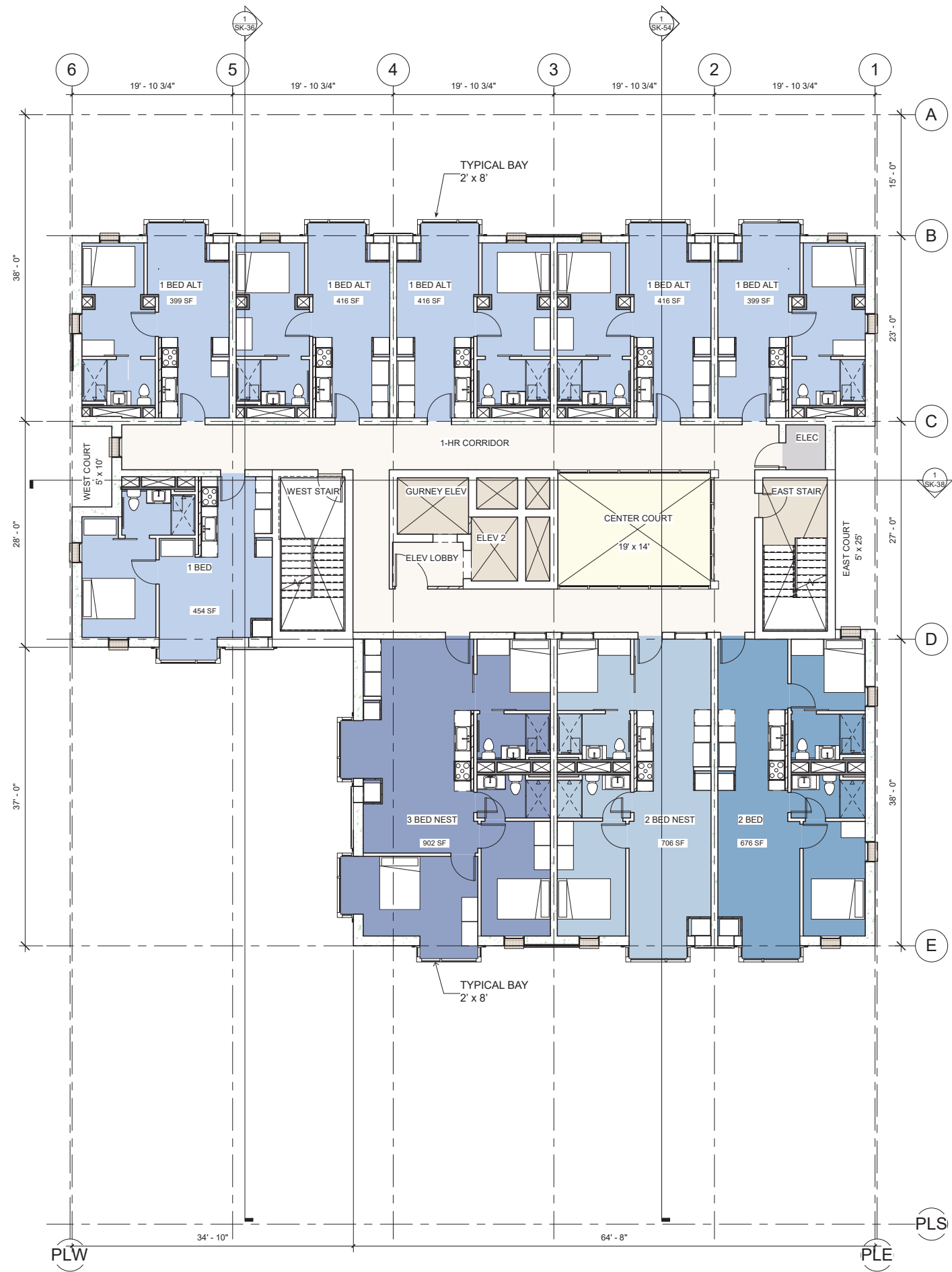


LEGEND

- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- CENTER COURT
- MECH/GARAGE AREAS
- CORRIDOR
- LANDSCAPE
- VERTICAL CIRCULATION

SIXTH FLOOR PLAN

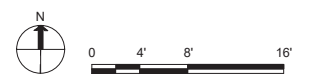


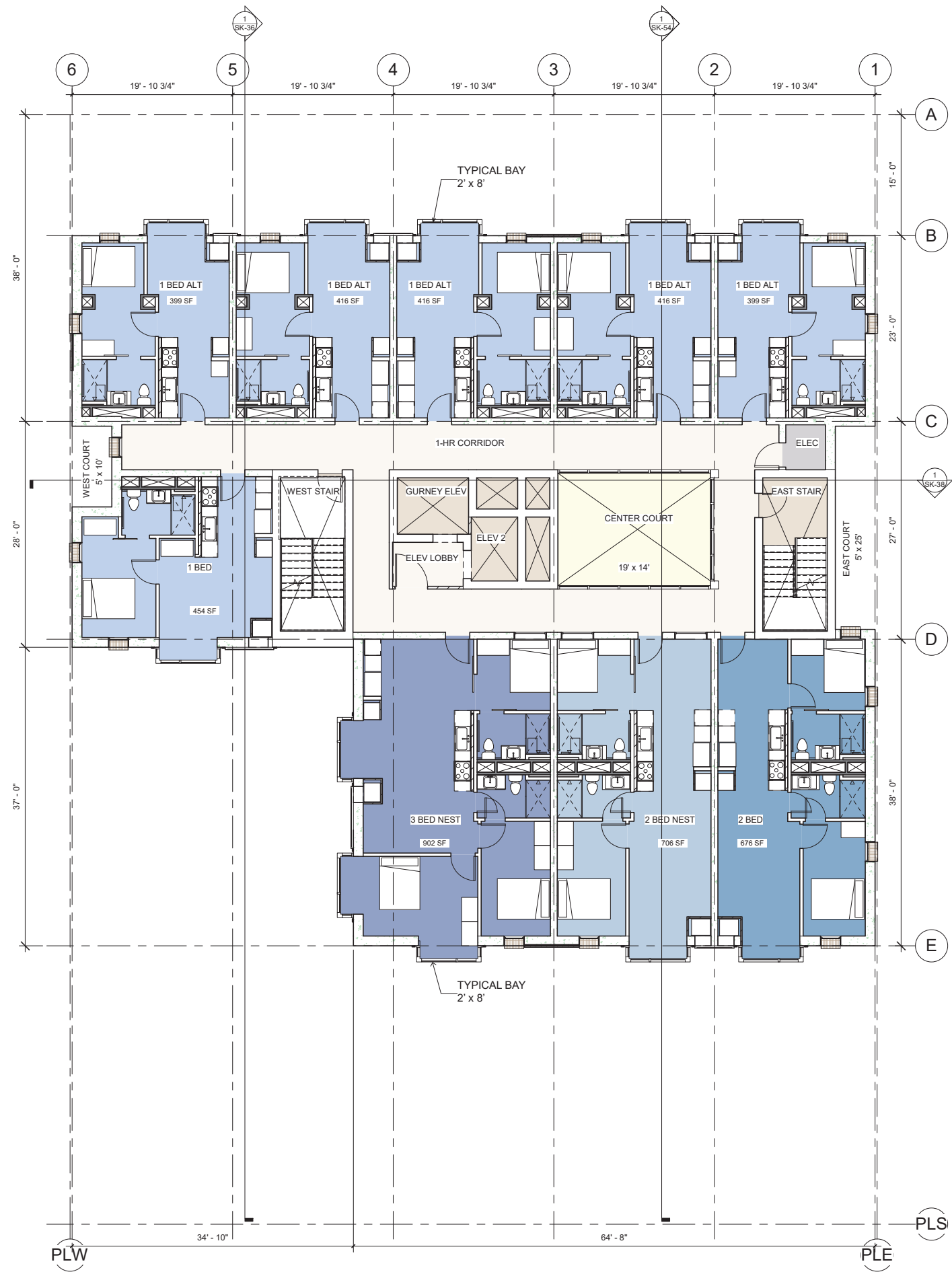


LEGEND

- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- CENTER COURT
- MECH/GARAGE AREAS
- CORRIDOR
- VERTICAL CIRCULATION

SEVENTH FLOOR PLAN

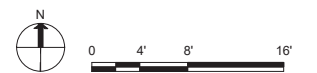


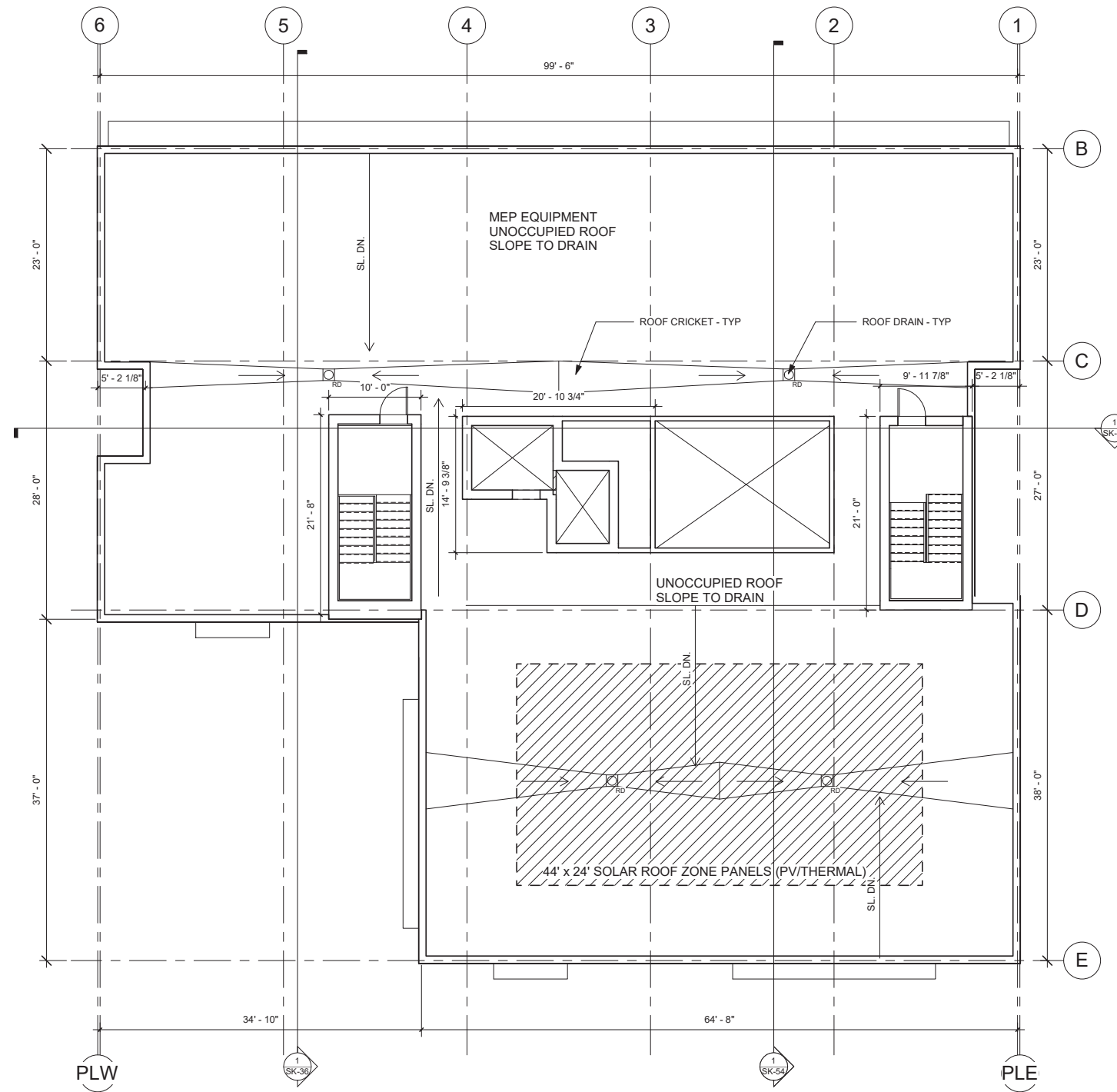


LEGEND

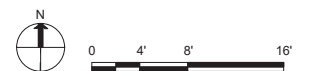
- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- CENTER COURT
- MECH/GARAGE AREAS
- CORRIDOR
- VERTICAL CIRCULATION

EIGHTH FLOOR PLAN





ROOF PLAN



KEY NOTES

1. REFRIGERATOR
2. OVEN/RANGE
3. WASHER DRYING COMBO UNIT
4. DISHWASHER
5. SINK AND DISPOSER
6. PANTRY
7. FLOOR MOUNTED WATER CLOSET
8. LAVATORY
9. WALK IN SHOWER
10. VENTILATION SHAFT
11. CLOSET
12. QUEEN BED
13. MAGICPAK VENTILATION UNIT
14. FIXED RATED TRANSOM FOR BORROWED LIGHT FROM CORRIDOR ADJACENT TO INTERIOR CENTER COURT

INTERIOR SPACE DIMENSIONS

2016 CBC 1208.1 MINIMUM ROOM WIDTHS
HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET IN ANY PLAN DIMENSION.

2016 CBC 1208.3 ROOM AREA
EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET.

NESTED BEDROOM CODE COMPLIANCE

VENTILATION

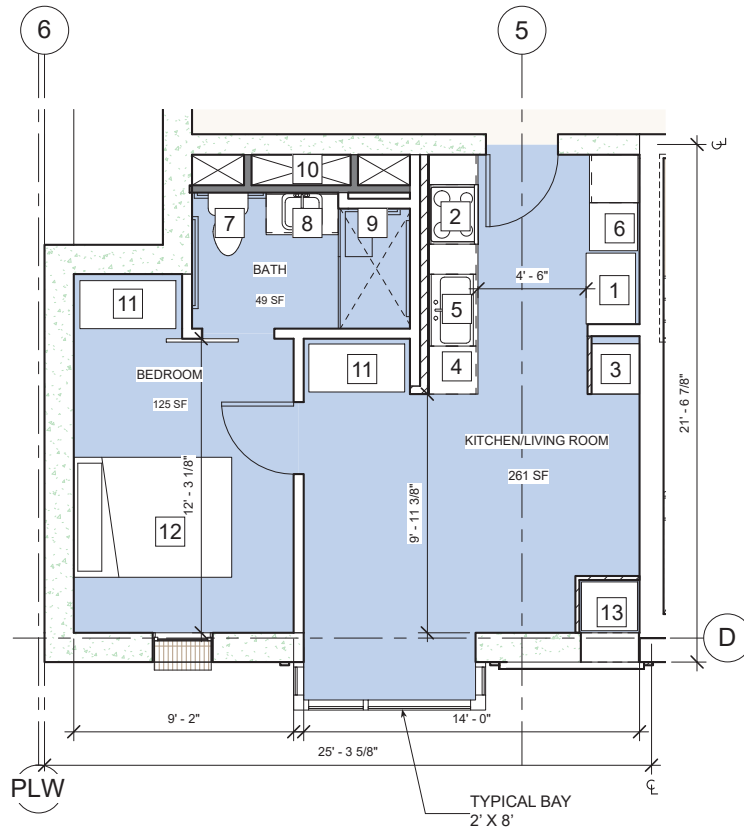
2016 CBC 1203.5.1.1 ADJOINING SPACES

WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.

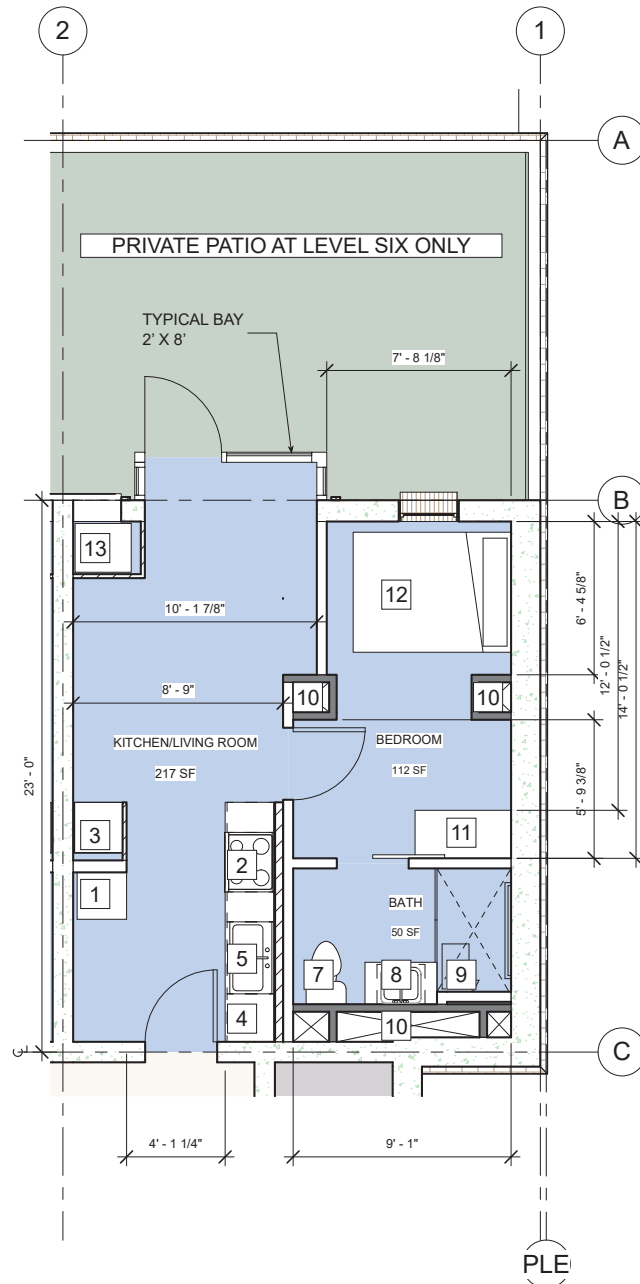
NATURAL LIGHTING

2016 CBC 1205.2.1 ADJOINING SPACES

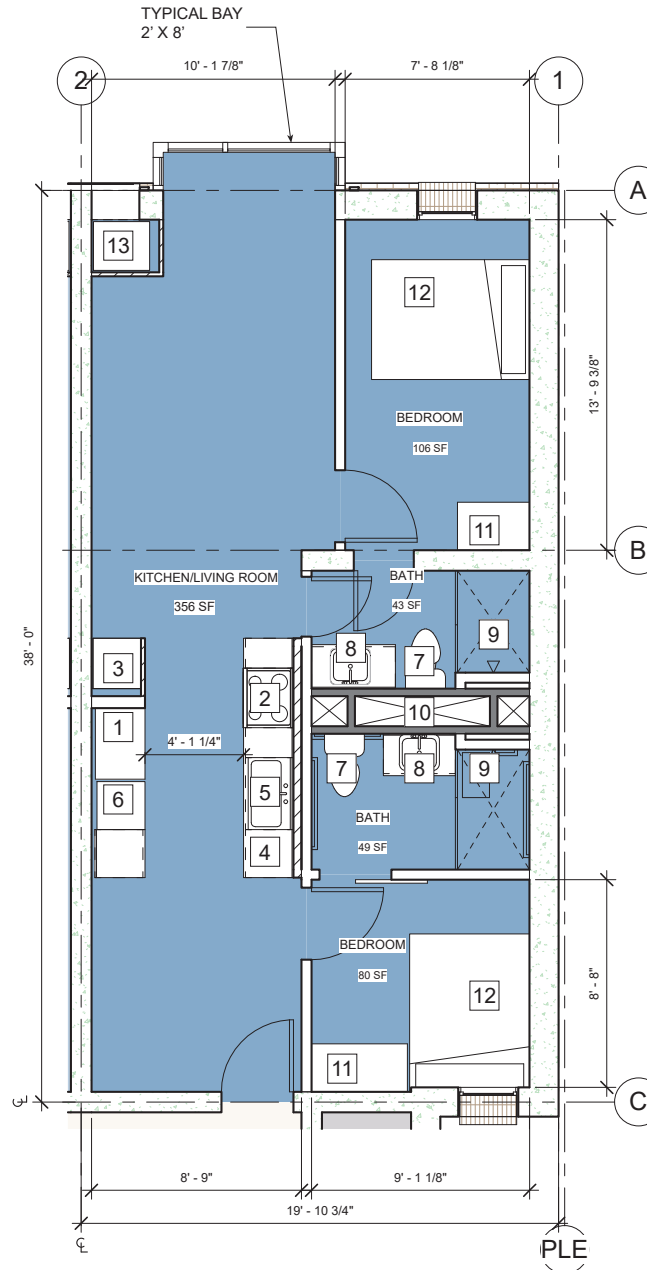
FOR THE PURPOSE OF NATURAL LIGHT ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SF.



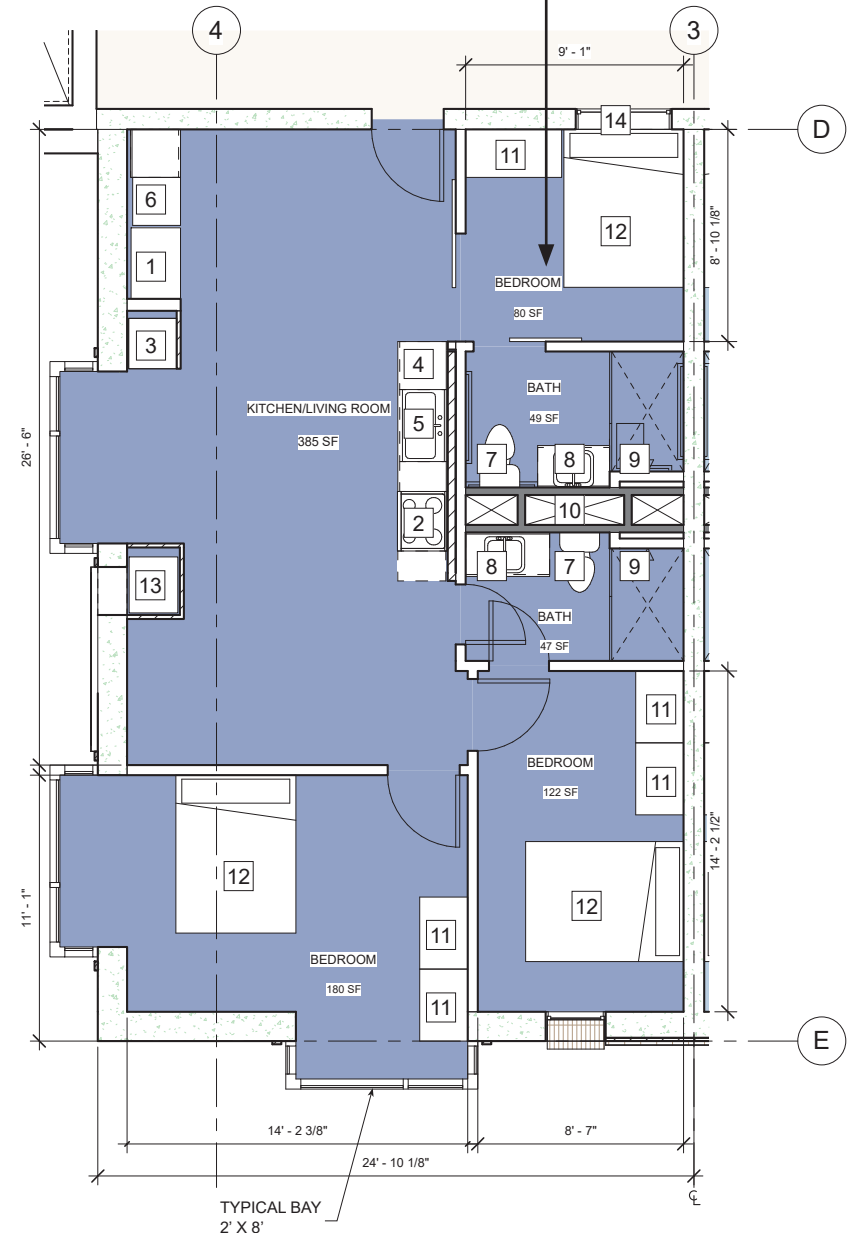
1 1 BED - TYPICAL
1/4" = 1'-0"



2 1 BED - ALTERNATE
1/4" = 1'-0"



3 2 BED
1/4" = 1'-0"



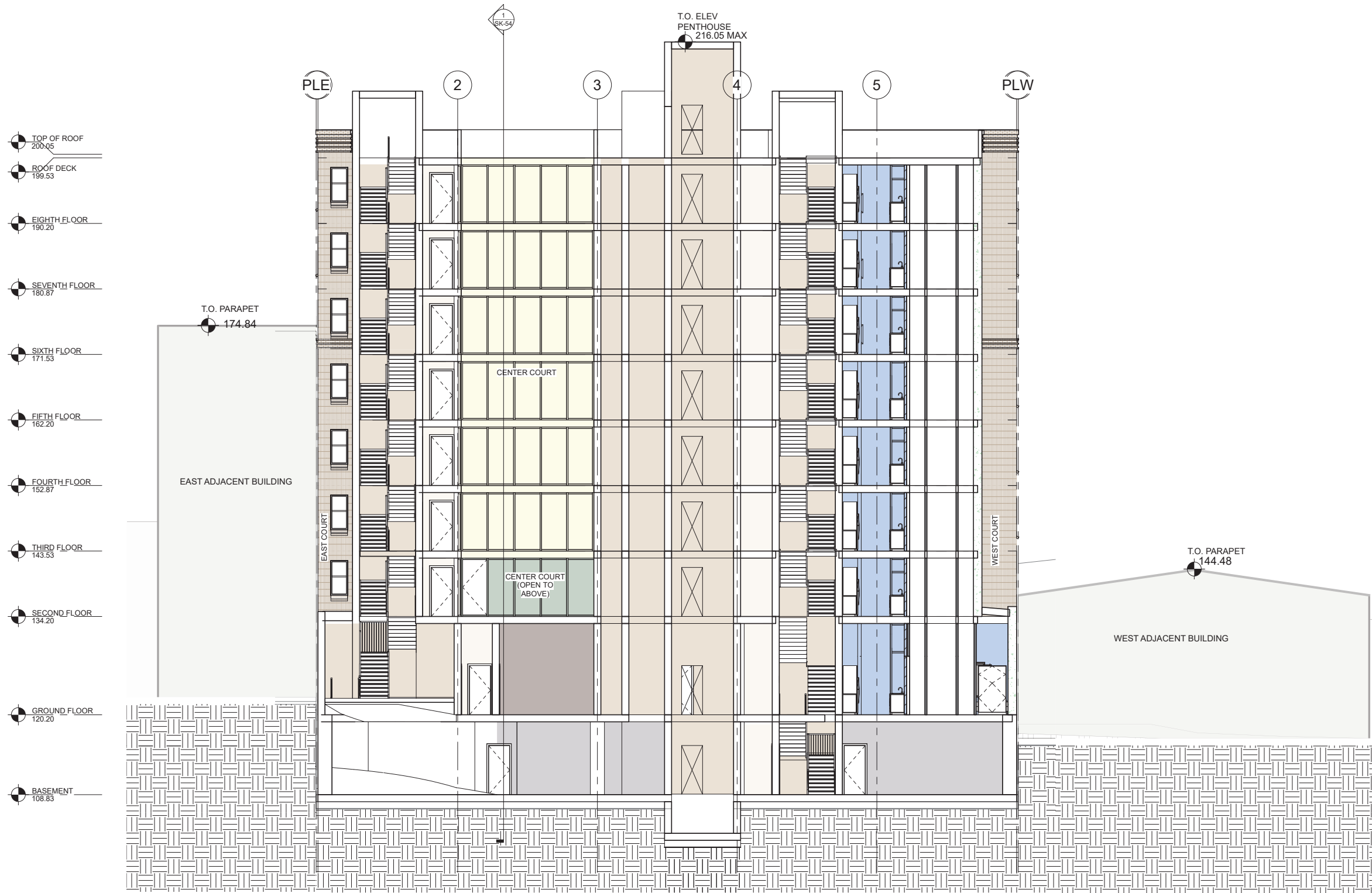
4 3 BED
1/4" = 1'-0"



NORTH-SOUTH SECTION LOOKING EAST THRU OUTER COURT



NORTH-SOUTH SECTION LOOKING EAST THRU CENTER COURT



EAST-WEST SECTION LOOKING SOUTH THRU CENTER COURT

SITE FURNISHINGS



OUTDOOR CURVED SOFA



SECTIONAL SOFA



OUTDOOR SOFA



ROUND SIDE TABLE



PICNIC TABLE



PING PONG TABLE



OUTDOOR BARBECUE ISLAND



OUTDOOR CHAISE LOUNGER



FIRE PIT

PLANTING PALETTE

BIORETENTION AREA:

TREES

MAIDENHAIR TREE, *GINKGO BILOBA*, 35-50' HIGH X 30-40' WIDE, FULL SUN/PART SHADE
 WESTERN REDBUD, *CERCIS OCCIDENTALIS*, 10-18' HIGH X 10-18' WIDE, FULL SUN/PART SHADE
 CHINESE FRINGE TREE, *CHIONANTHUS RETUSUS*, 20' HIGH X 16-18' WIDE, FULL SUN

SHRUBS

CALIFORNIA GRAY RUSH, *JUNCUS PATENS*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
 CALIFORNIA HOLLY GRAPE, *BERBERIS PINNATA*, 4-5' HIGH X 5' WIDE, FULL SUN
 CALIFORNIA FUCHSIA, *EPILOBIUM CANUM*, 1-2' HIGH X 3' WIDE, FULL SUN/PART SHADE
 CAPE RUSH, *CHONDROPETALUM TECTROM*, 3-5' HIGH X 4-6' WIDE, FULL SUN/PART SHADE

PLANTING AREA:

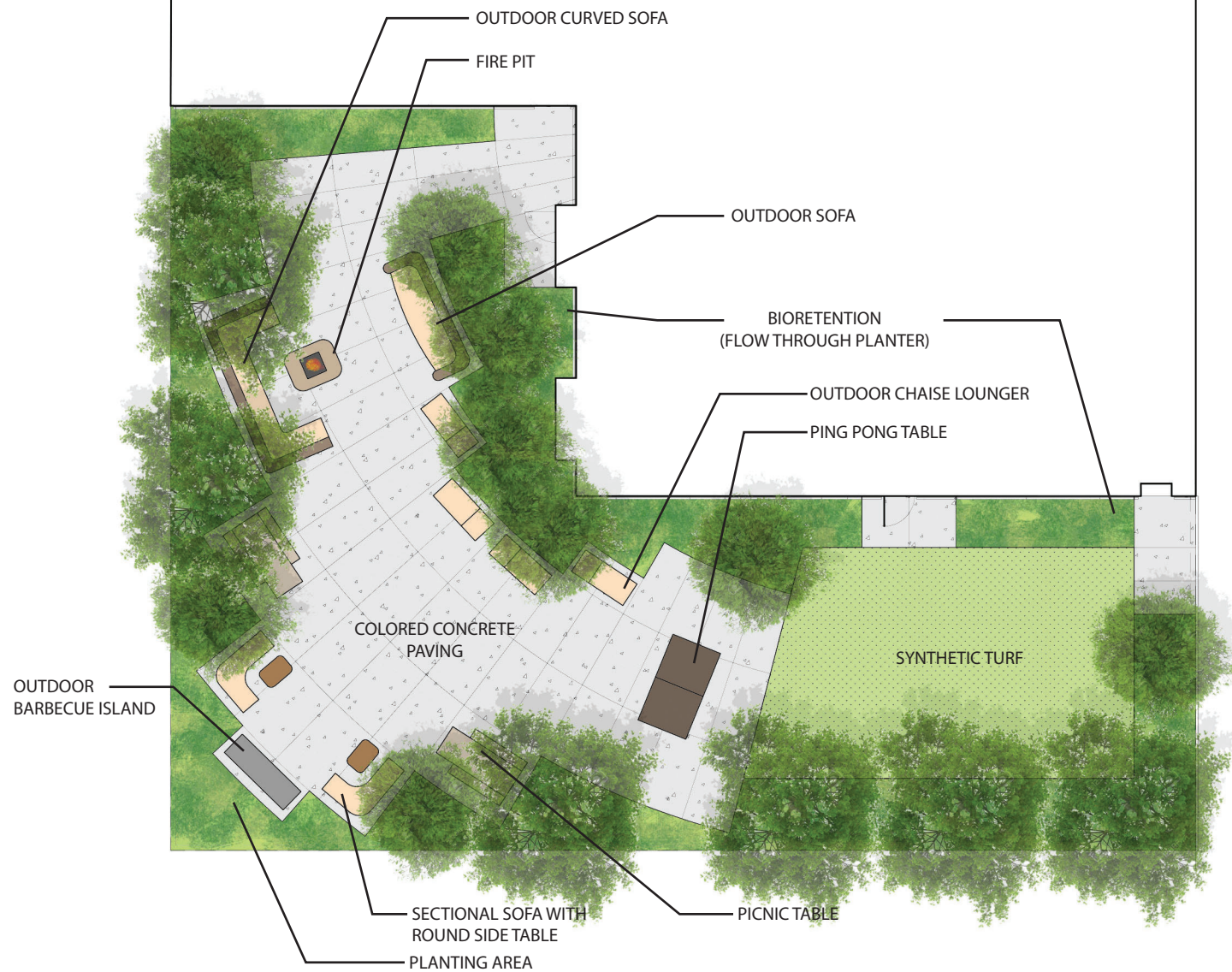
TREES

SWAN HILL OLIVE, *OLEA EUROPEA 'SWAN HILL'*, 15-25' HIGH X 15-20' WIDE, FULL SUN
 DAVID'S MAPLE, *ACER DAVIDII*, 20-35' HIGH X 20-35' WIDE, FULL SUN/PART SHADE
 WESTERN REDBUD, *CERCIS OCCIDENTALIS*, 10-18' HIGH X 10-18' WIDE, FULL SUN
 EDITH BOGUE MAGNOLIA, *MAGNOLIA GRANDIFLORA 'EDITH BOGUE'*, 35' HIGH X 20' WIDE, FULL SUN/PART SHADE

SHRUBS

CALIFORNIA GRAY RUSH, *JUNCUS PATENS*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
 DWARF VARIGATED FLAX, *PHORUM TENAX 'WINGS OF GOLD'*, 2-3' HIGH X 2-3' WIDE, FULL SUN/PART SHADE
 MARTHA RODERICK ALUM ROOT, *HEUCHERA MICRANTHA 'MARTHA RODERICK'*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
 MEXICAN BLUE SAGE, *SALVIA CHAMAEDRYOIDES*, 12" HIGH X 18" WIDE, FULL SUN
 DWARF YEDDO HAWTHORN, *RHAPHIOLEPIS UMBELLATA 'MINOR'*, 5-8' HIGH X 5-8' WIDE, FULL SUN/PART SHADE
 FRENCH LAVENDER, *LAVANDULA DENTATA*, 3-4' HIGH X 4-6' WIDE, FULL SUN
 GERMANDER, *TEUCRIUM CHAMAEDRYDS*, 1' HIGH X 2' WIDE, FULL SUN
 COMMON YARROW, *ACHIELLA MILLEFOLIUM*, 12-30" HIGH X 3' WIDE, FULL SUN/PART SHADE
 LITTLE SPIRE RUSSIAN SAGE, *PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'*, 2' HIGH X 2' WIDE, FULL SUN

APARTMENT BUILDING



LANDSCAPE PLAN - BASEMENT FLOOR



SITE FURNISHINGS



BIKE RACK



PERMEABLE PAVERS

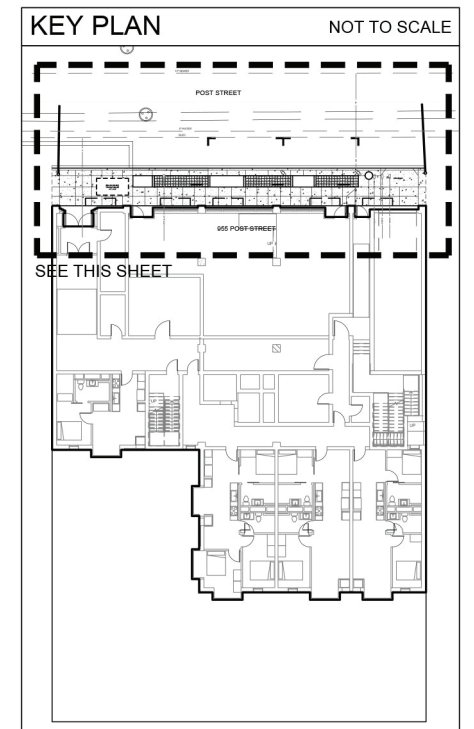
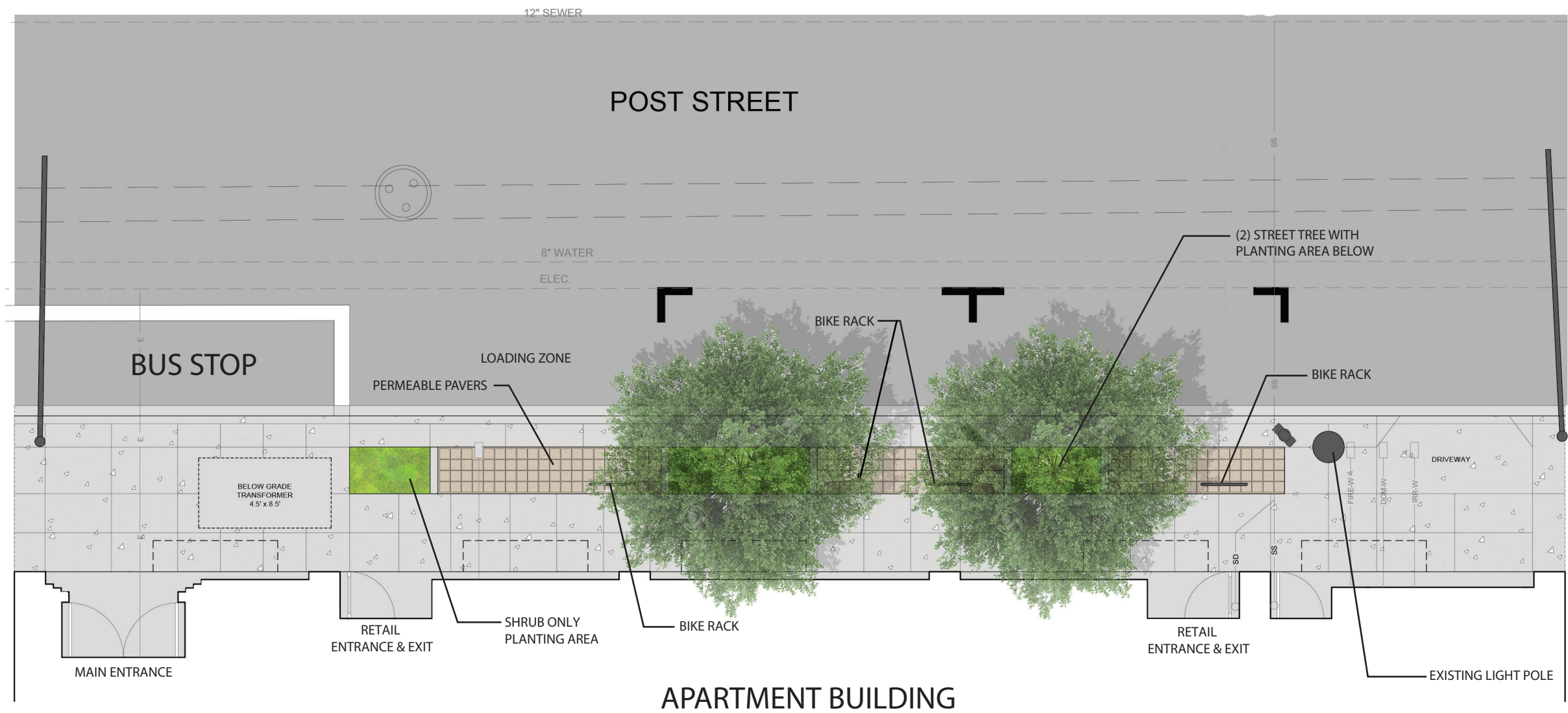
PLANTING PALETTE

TREES

- MAIDENHAIR TREE, *GINKGO BILOBA*, 35-50' HIGH X 30-40' WIDE, FULL SUN/PART SHADE
- SWAN HILL OLIVE, *OLEA EUROPEA 'SWAN HILL'*, 15-25' HIGH X 15-20' WIDE, FULL SUN
- LITTLE GEM DWARF SOUTHERN MAGNOLIA, *MAGNOLIA GRANDIFLORA 'LITTLE GEM'*, 20-25' HIGH X 10-15' WIDE, FULL SUN

SHRUBS

- CALIFORNIA GRAY RUSH, *JUNCUS PATENS*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
- GERMANDER, *TEUCRIUM CHAMAEDRYIS*, 1' HIGH X 2' WIDE, FULL SUN
- COMMON YARROW, *ACHIELLA MILLEFOLIUM*, 12-30" HIGH X 3' WIDE, FULL SUN/PART SHADE
- DWARF VARIGATED NEW ZEALAND FLAX, *PHORMIUM 'TINY TIGER'*, 1' HIGH X 1' WIDE, FULL SUN/PART SHADE
- CALIFORNIA POLYPODY, *POLYPODIUM CALIFORNICUM*, 1' HIGH X 2' WIDE, FULL SHADE/PART SHADE
- CALIFORNIA FUCHSIA, *EPILOBIUM CANUM*, 1-2' HIGH X 3' WIDE, PART SHADE/FULL SHADE
- BEAR'S BREECHES, *ACANTHUS MOLLIS*, 2-4' X 3-4', PART SHADE/FULL SHADE



SITE FURNISHINGS



ARTIFICIAL GREEN WALL



MOSAIC TILE (OPTION 1)



MOSAIC TILE (OPTION 2)

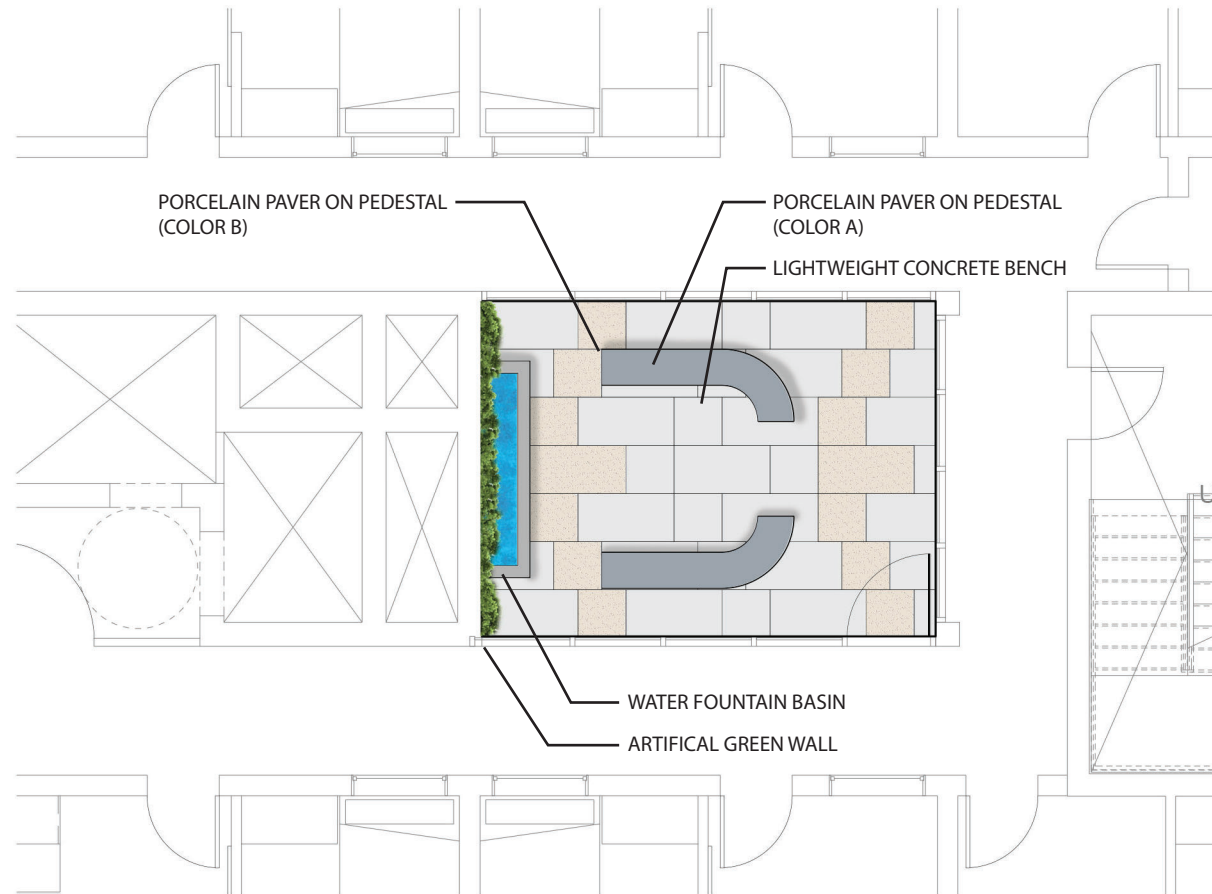
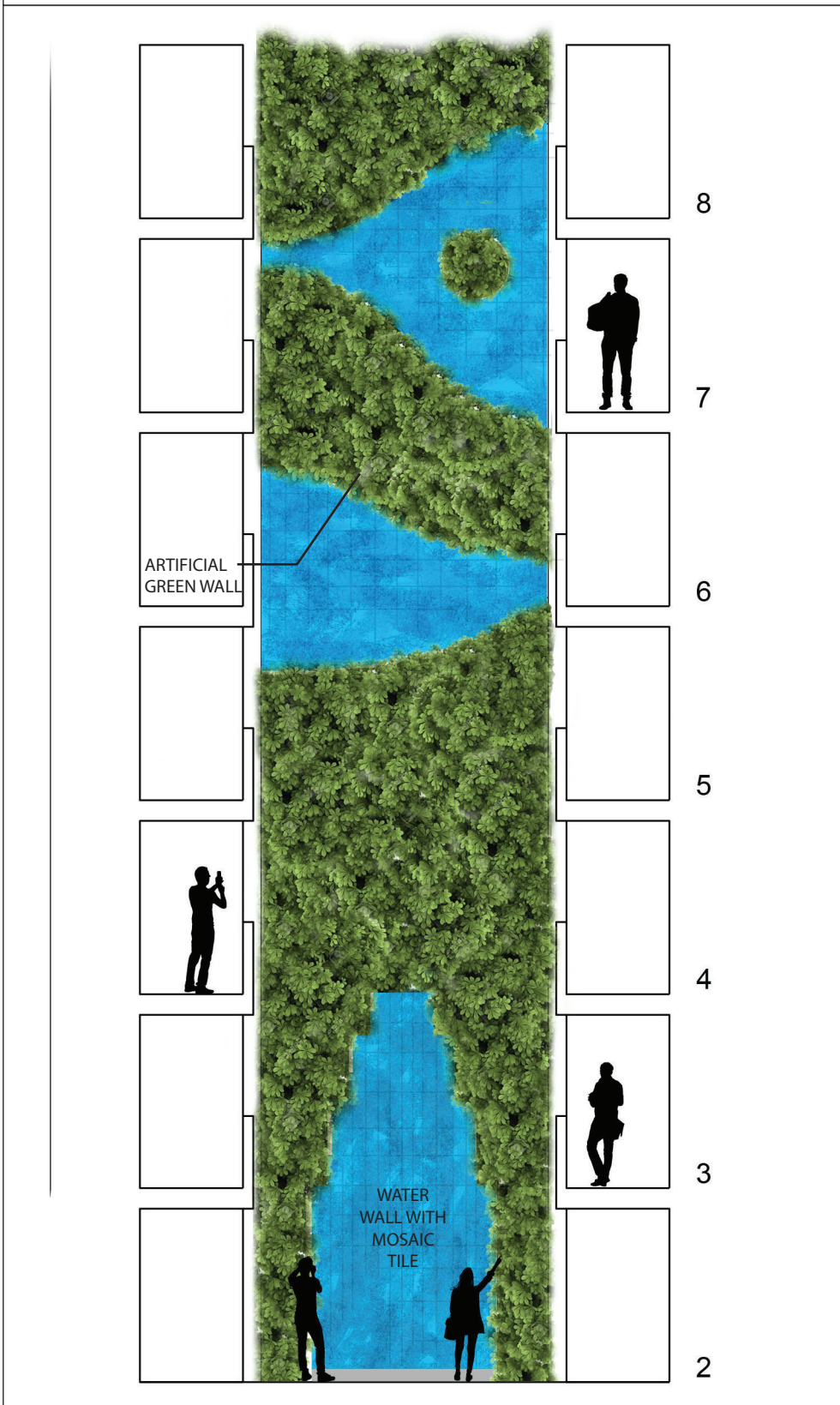


LIGHTWEIGHT CONCRETE BENCH

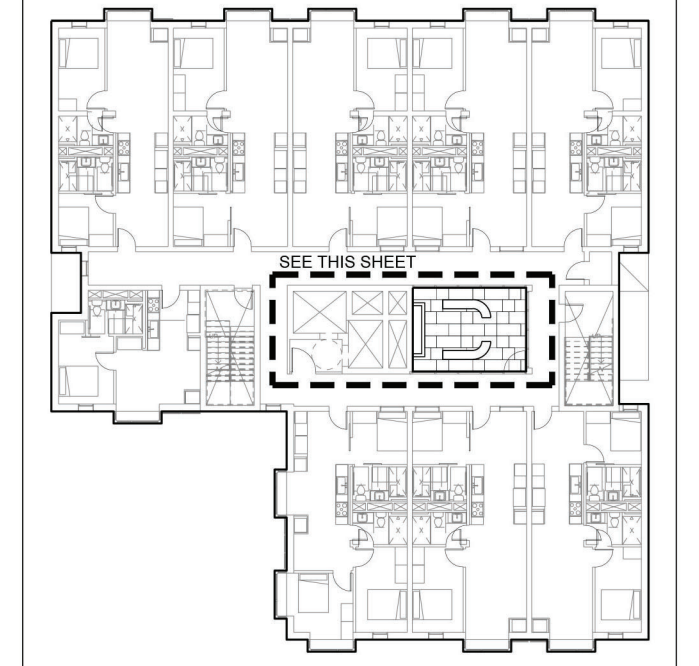


PORCELAIN PAVERS ON PEDESTAL

EAST ELEVATION AT 2ND FLOOR COURTYARD



KEY PLAN NOT TO SCALE



LANDSCAPE PLAN - SECOND FLOOR PLAN





APARTMENT BUILDING

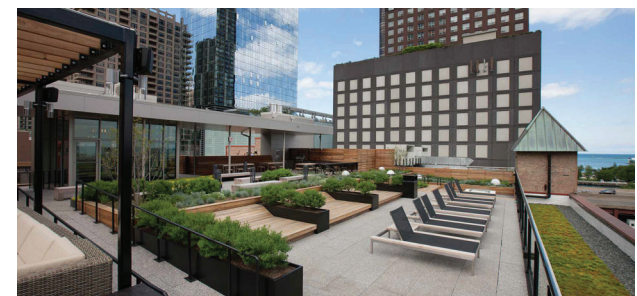
SITE FURNISHINGS



PLANTER WITH PRIVACY SCREEN



PRIVACY SCREEN PATTERN



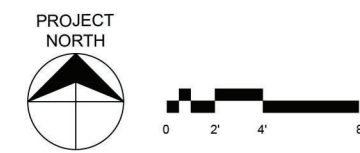
PLANTER WITHOUT PRIVACY SCREEN



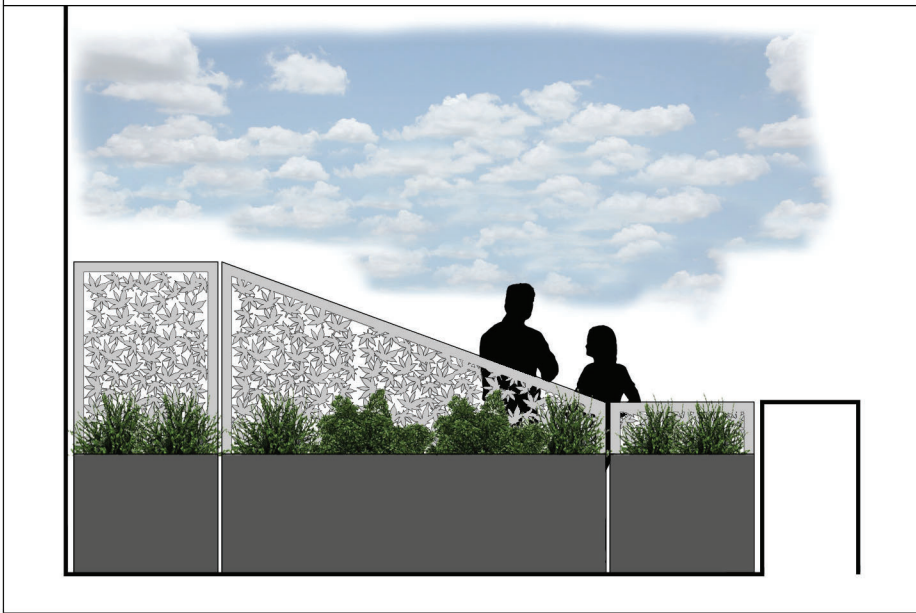
OUTDOOR PATIO TILE

PLANTING PALETTE

- SHRUBS
- CALIFORNIA GRAY RUSH, *JUNCUS PATENS*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
 - DWARF VARIGATED FLAX, *PHORNIUM TENAX 'WINGS OF GOLD'*, 2-3' HIGH X 2-3' WIDE, FULL SUN/PART SHADE
 - MARTHA RODERICK ALUM ROOT, *HEUCHERA MICRANTHA 'MARTHA RODERICK'*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
 - MEXICAN BLUE SAGE, *SALVIA CHAMAEDRYOIDES*, 12" HIGH X 18" WIDE, FULL SUN
 - GERMANDER, *TEUCRIUM CHAMAEDRYS*, 1' HIGH X 2' WIDE, FULL SUN
 - COMMON YARROW, *ACHIELLA MILLEFOLIUM*, 12-30" HIGH X 3' WIDE, FULL SUN/PART SHADE
 - LITTLE SPIRE RUSSIAN SAGE, *PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'*, 2' HIGH X 2' WIDE, FULL SUN

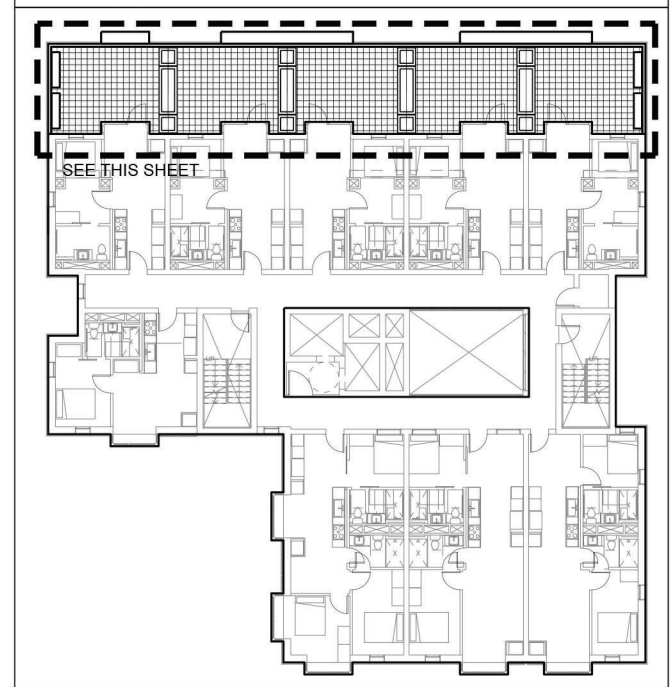


ELEVATION - PLANTER WITH PRIVACY SCREEN



KEY PLAN

NOT TO SCALE



LANDSCAPE PLAN - SIXTH FLOOR



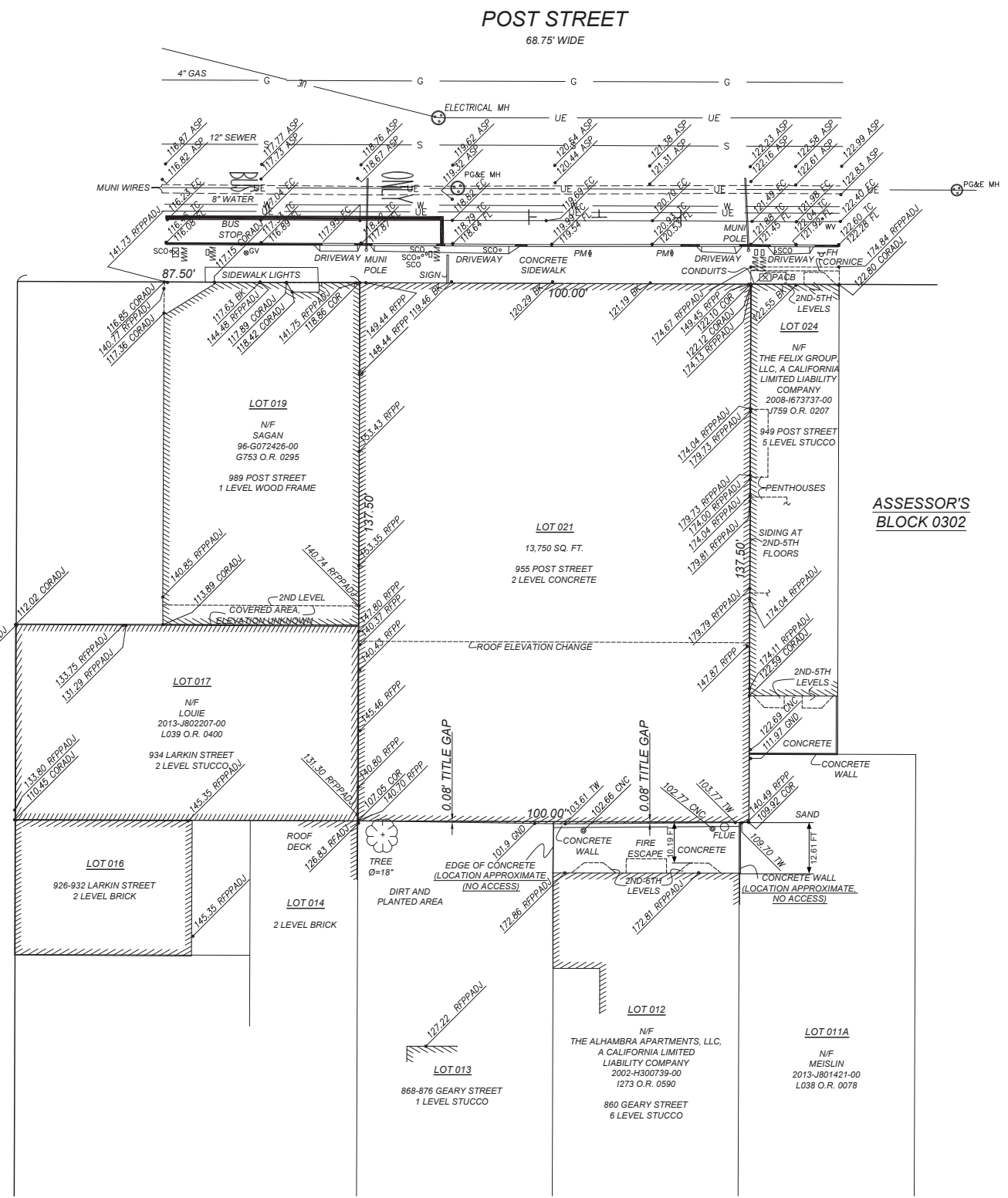
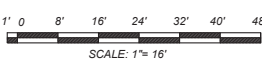
PRELIMINARY FOR REVIEW PURPOSES ONLY

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS' OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR FRANK AND JANE WONG AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES. INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.
7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LEGEND

- | | |
|------|-------------------------------|
| ADJ | ADJACENT BUILDING |
| ASP | ASPHALT |
| BK | BACK OF WALK |
| CNC | CONCRETE |
| COR | CORNER |
| DW | DRIVEWAY |
| EC | EDGE OF CONCRETE |
| ELB | ELECTRIC BOX |
| EP | EDGE OF PAVEMENT |
| FL | FIRE HYDRANT |
| FL | FLOW LINE |
| GND | GROUND |
| GV | GAS VALVE |
| MH | MANHOLE |
| PACB | PACIFIC BELL |
| PG&E | PACIFIC GAS & ELECTRIC |
| PM | PARKING METER |
| RF | ROOF |
| RFP | ROOF PARAPET |
| SCO | SANITARY SEWER CLEAN OUT/VENT |
| TC | TOP OF CURB |
| TW | TOP OF WALL |
| WM | WATER METER |
| WV | WATER VALVE |
-
- | | |
|---------|---------------------------|
| — G — | GAS LINE |
| — S — | SANITARY SEWER LINE |
| — OHE — | OVERHEAD ELECTRIC LINE |
| — UE — | UNDERGROUND ELECTRIC LINE |
| — W — | WATER LINE |
-
- | | |
|---------------|----------------|
| ∅ | DIAMETER |
| ☆ | LIGHT POST |
| — | PAINT STRIPE |
| ELEV DESC | SPOT ELEVATION |
| (Tree symbol) | TREE |



BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON OCTOBER 27, 2015.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
LOT 021, RECORDED OCTOBER 5, 2000, DOCUMENT NUMBER 2000-G846121-00, ON REEL H737 AT IMAGE 0348.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF POST AND HYDE STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.E. CORNER 4' E. + CUT TOP CONC WALL. ELEVATION = 133.442'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIFTLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: _____
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

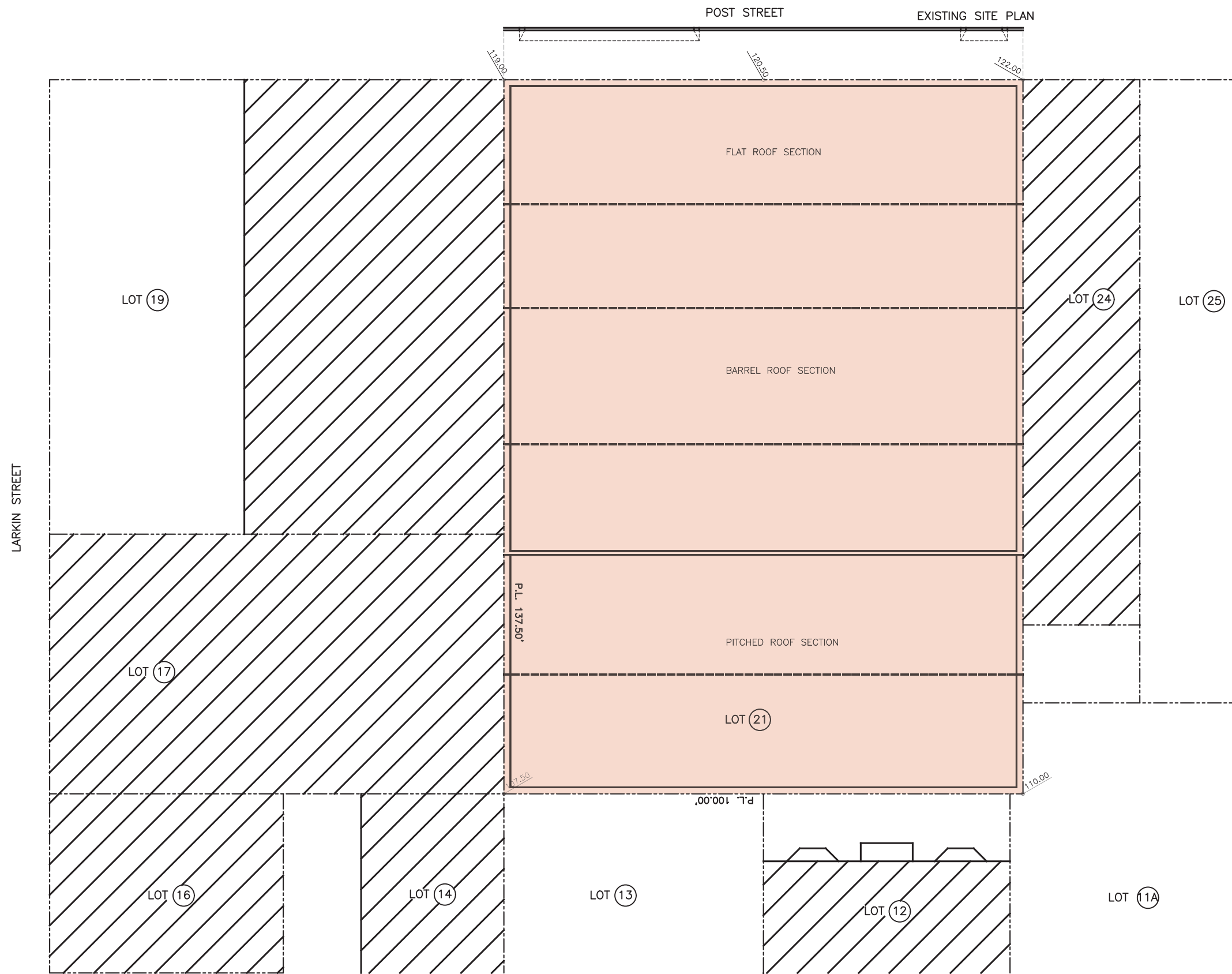
DATE:	NOVEMBER, 2015		
SCALE:	1" = 16'		
DRAWN BY:	JC		
DRAWING NAME:	1929-15		
SURVEYED BY:	FTS		
CHECKED BY:	EF		
CHECKED BY:			
NO.	BY	DATE	REVISIONS



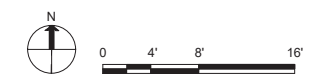
FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY ASSESSOR'S BLOCK 0302, LOT 021 955 POST STREET, SAN FRANCISCO, CA 94109

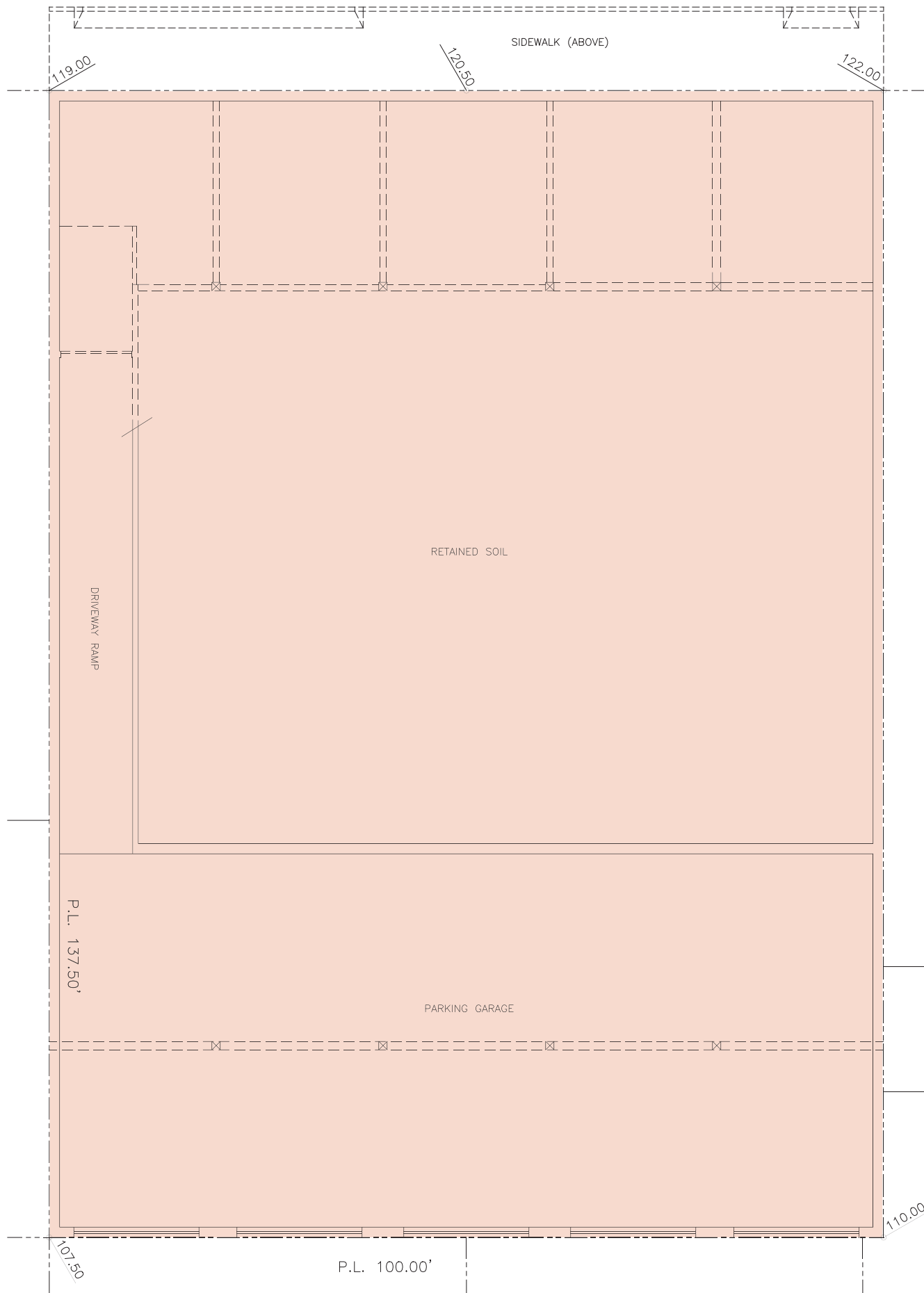
SHEET	1
OF	1 SHEETS
JOB NO.:	1929-15



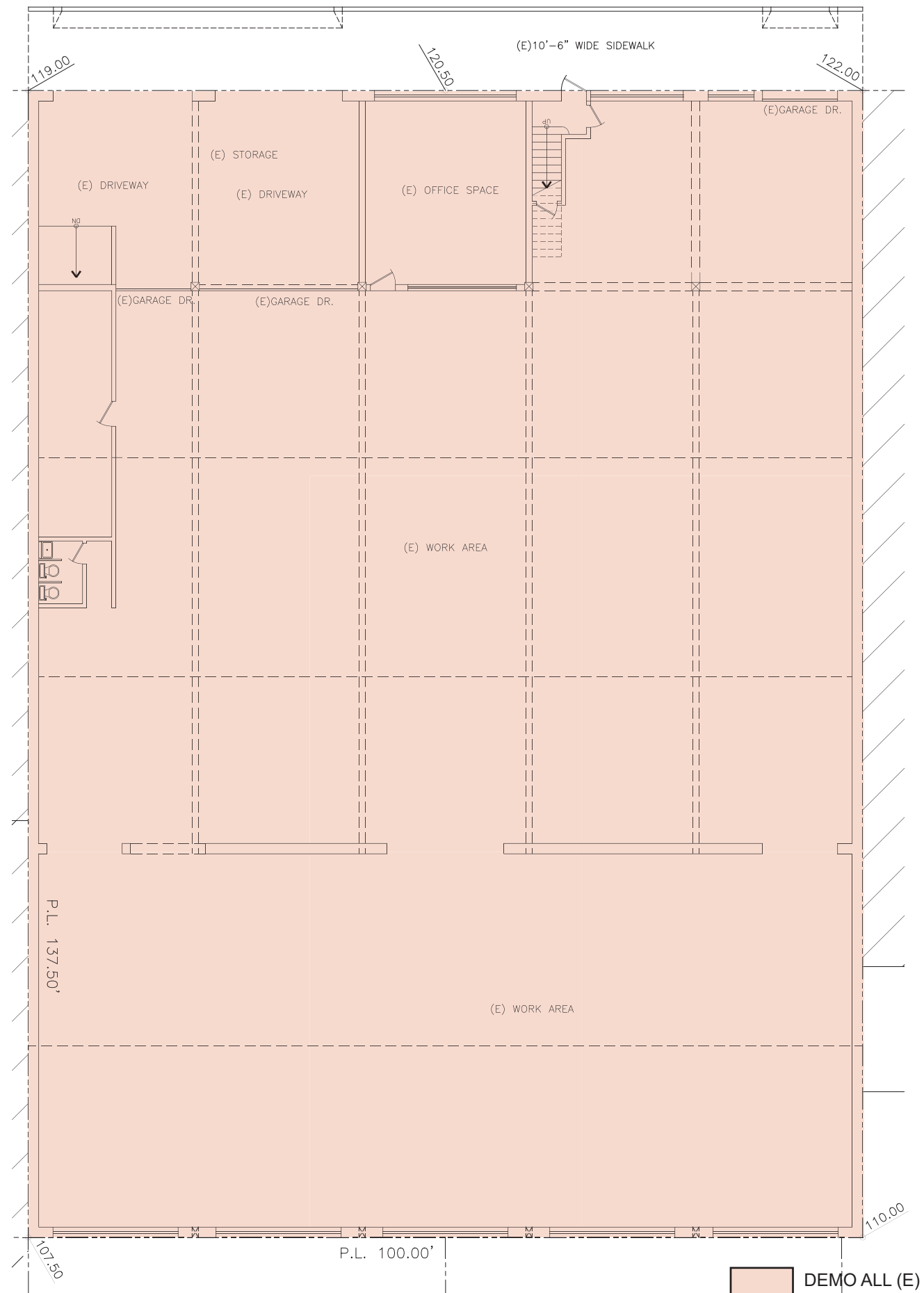
DEMO ALL (E) BUILDING



EXISTING PLOT PLAN

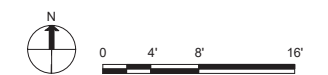


1 EXISTING BASEMENT PLAN
SCALE: 1/8"=1'-0"

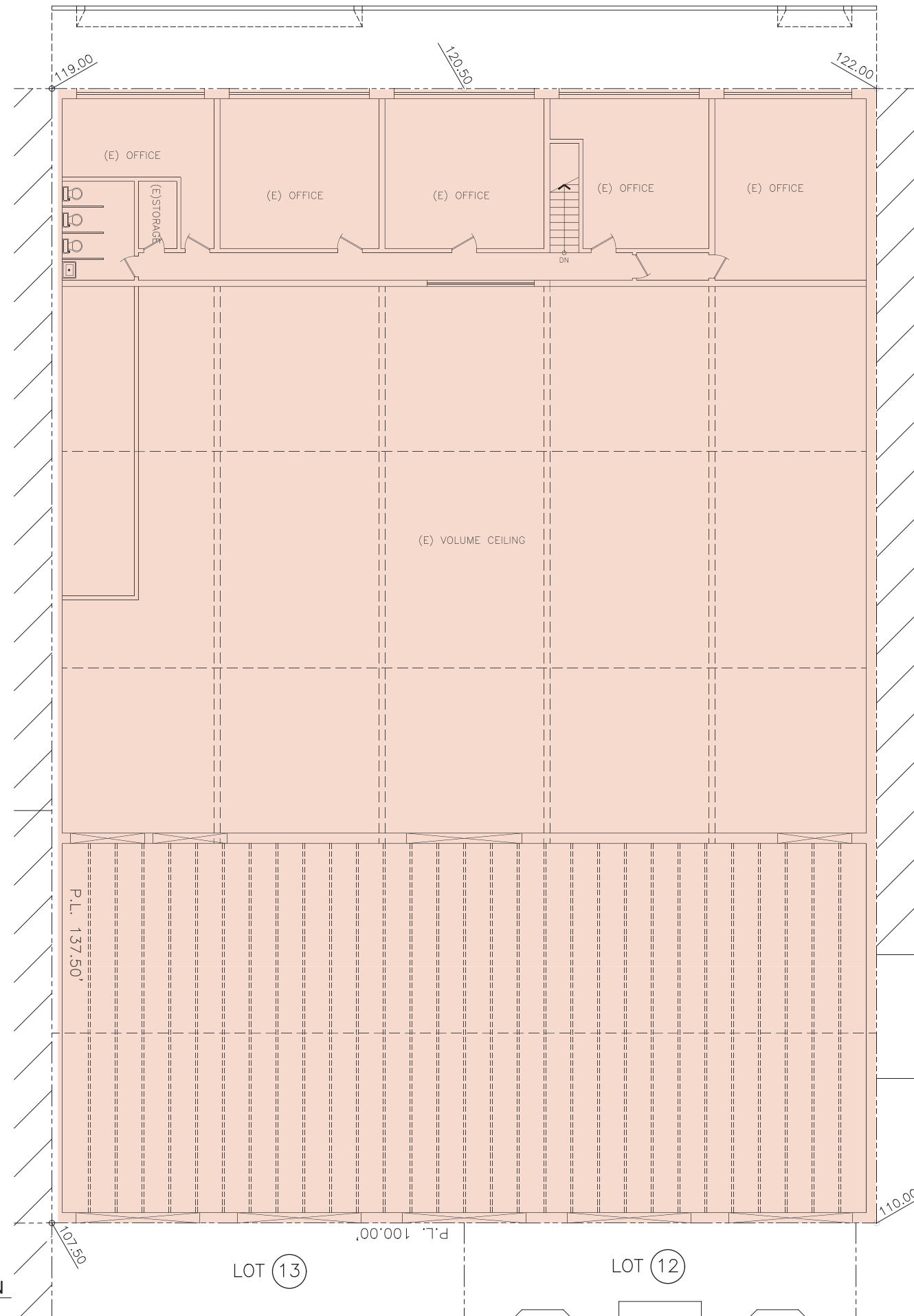


2 EXISTING GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

DEMO ALL (E) BUILDING



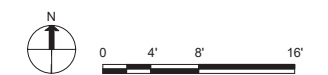
EXISTING FLOOR PLANS

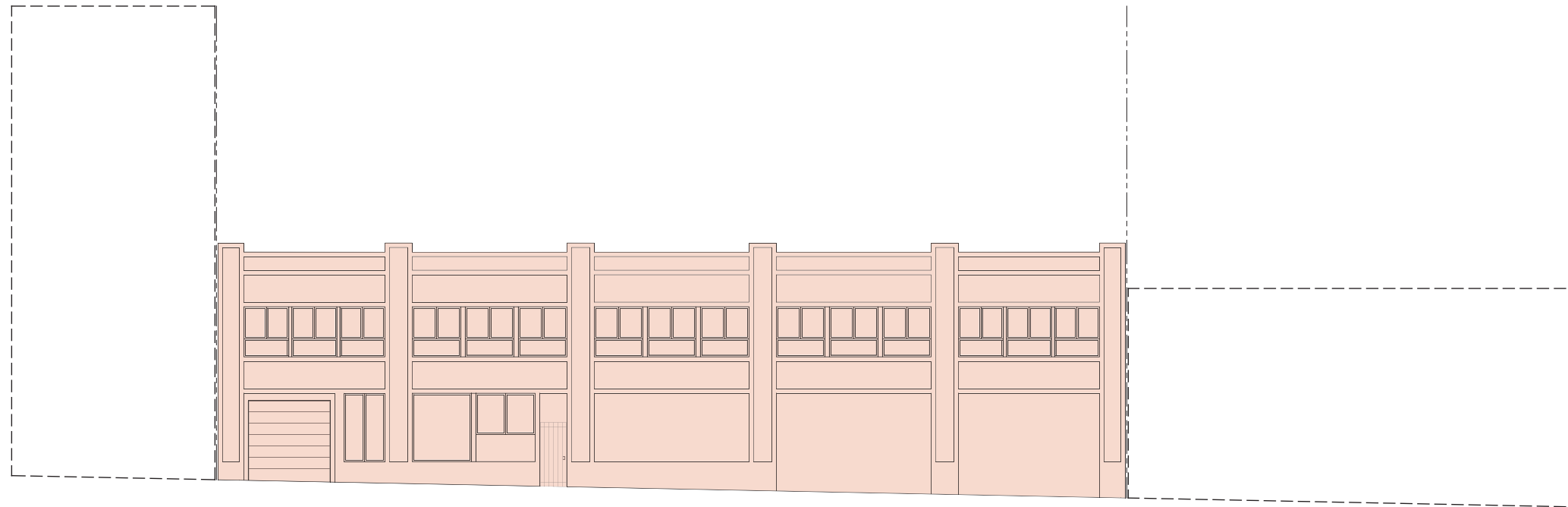


EXISTING FLOOR PLANS

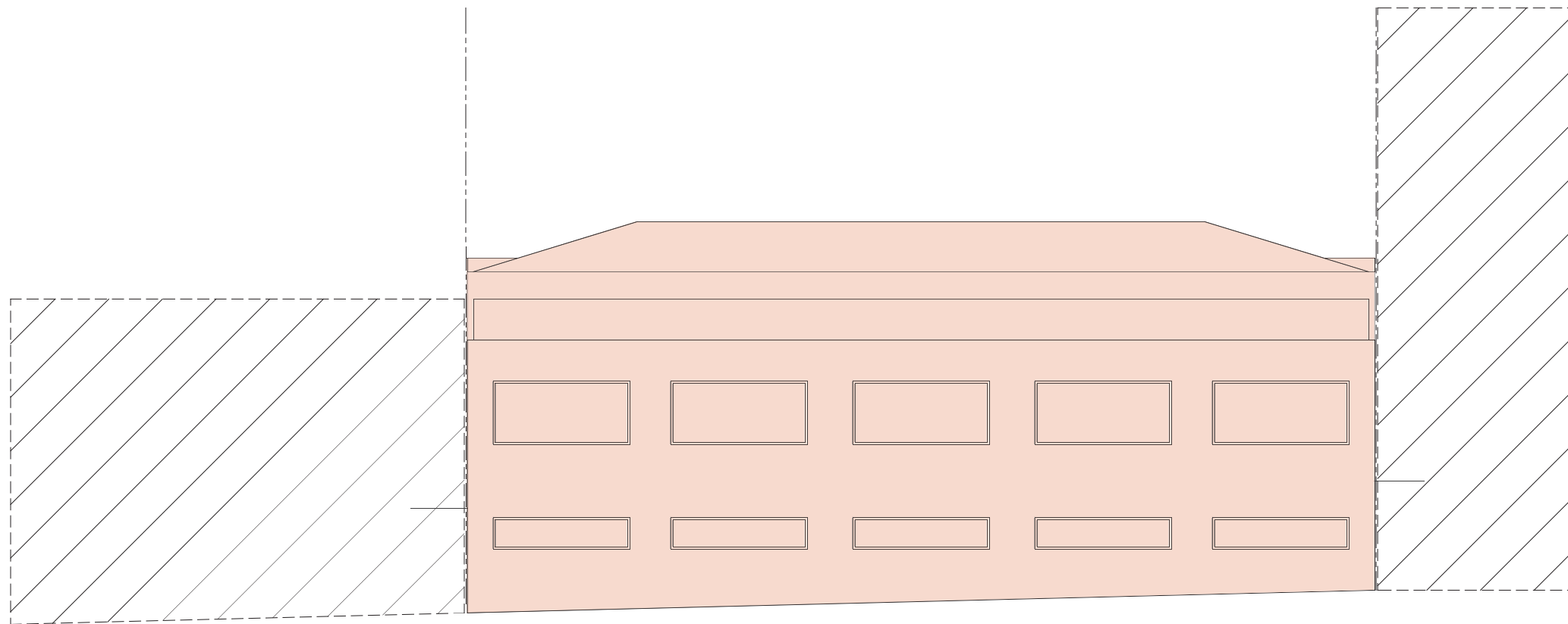
1 EXISTING 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

DEMO ALL (E) BUILDING





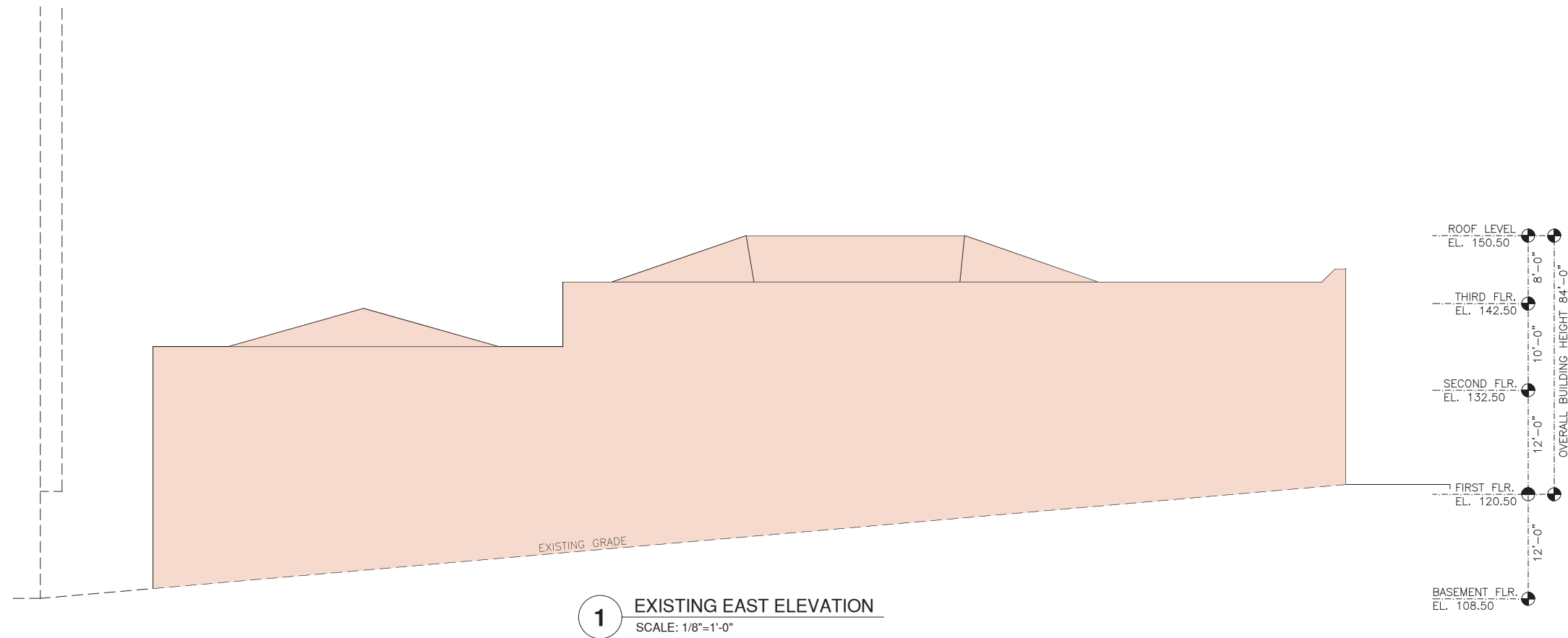
1 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"



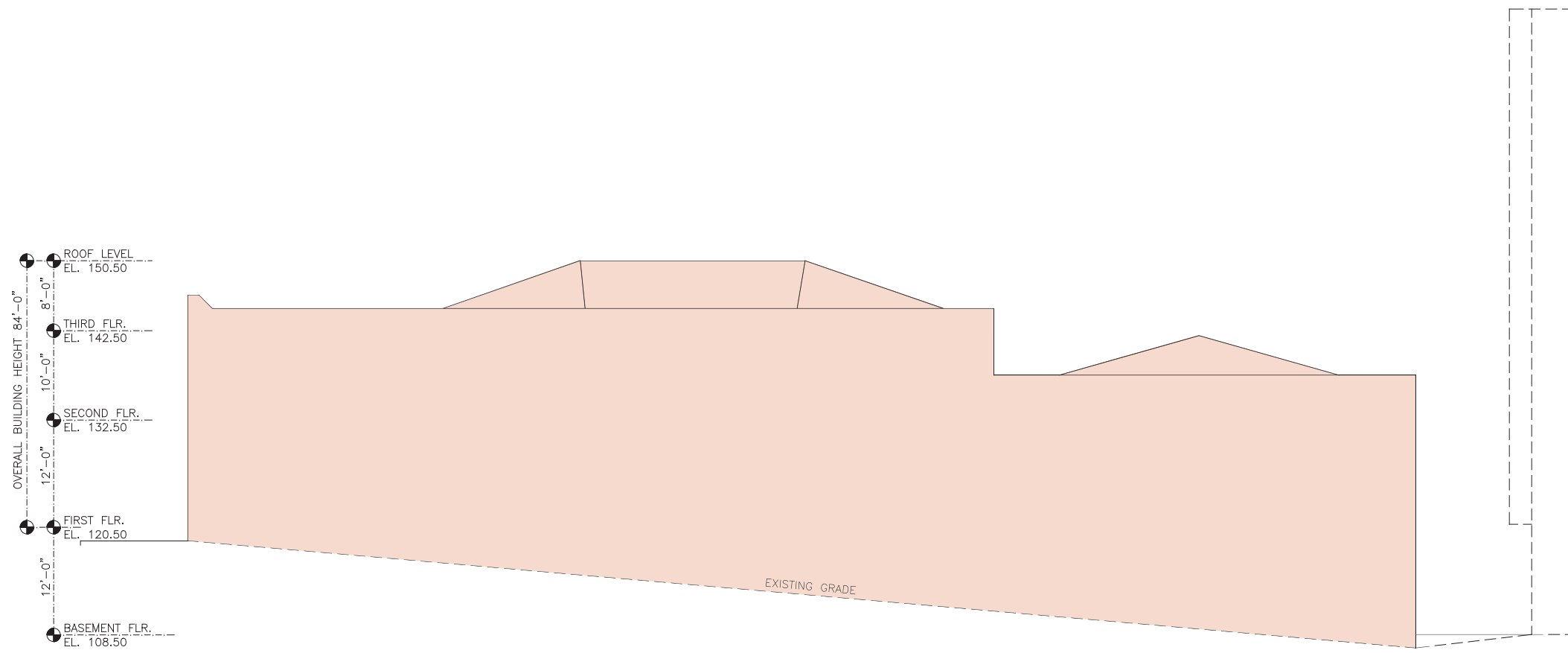
2 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DEMO ALL (E) BUILDING

EXISTING ELEVATIONS

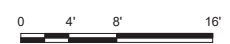


1 EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"

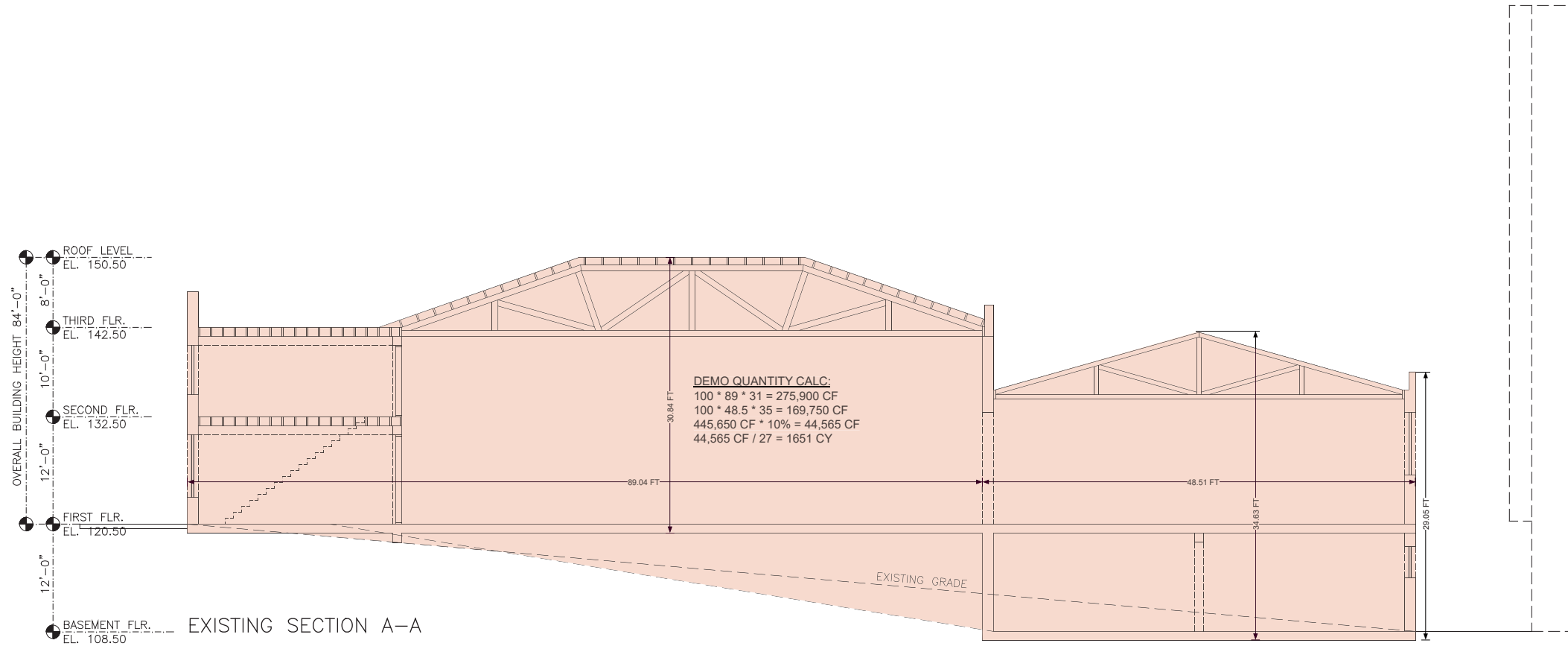


2 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

DEMO ALL (E) BUILDING



EXISTING ELEVATIONS



DEMO ALL (E) BUILDING

EXISTING SECTION



Exhibit C

Environmental Determination



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
955 POST ST		0302021
Case No.		Permit No.
2015-015950ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed project would demolish the existing two-story auto repair garage on-site and construct an eight-story, 80-foot mixed-use residential and commercial building over basement with 69 residential units and approximately 1,538 square feet of ground floor retail space. The residential portion of the project would include nine three-bedroom units, 36 two-bedroom units, and 24 one-bedroom units. In addition, the proposed project would provide approximately 4,739 total square feet of common outdoor space at the basement level. Five dwelling units on the sixth story would also include private outdoor patios. Two new street trees would also be provided along the project frontage on Post Street. The existing 35-foot westerly curb cut would be removed and filled in, and the portion beyond the existing bus zone would be converted to a passenger loading zone. The two existing on-street parking spaces would remain. The eastern curb cut would be repositioned slightly, as needed, to provide access to the proposed basement garage. The basement garage would contain a maximum of nine surface parking spaces (including one car-share space) and 80 total stacked class I bicycle parking spaces. In addition, the project would provide six class II bicycle parking spaces on the Post Street frontage. The basement garage would be accessed via a</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. 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>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input checked="" type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Ryan Shum</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):						
<input checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): Demolition of a district contributor will not materially impair the district; new building has been determined compatible and will not impact the district. See 2/24/2020 HRER Part 2 for more info. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>						
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation</i> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="padding-left: 20px;">a. Per HRER or PTR dated 02/24/2020</td> <td style="padding-left: 20px;"><i>(attach HRER or PTR)</i></td> </tr> <tr> <td colspan="2">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated 02/24/2020	<i>(attach HRER or PTR)</i>	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated 02/24/2020	<i>(attach HRER or PTR)</i>						
b. Other (specify):							
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.							
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.						
Comments (optional):							
Preservation Planner Signature: Jorgen Cleemann							

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Planning Commission Hearing	Signature: Ryan Shum
		11/09/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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 approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

Full Project Description

The proposed project would demolish the existing two-story auto repair garage on-site and construct an eight-story, 80-foot mixed-use residential and commercial building over basement with 69 residential units and approximately 1,538 square feet of ground floor retail space. The residential portion of the project would include nine three-bedroom units, 36 two-bedroom units, and 24 one-bedroom units. In addition, the proposed project would provide approximately 4,739 total square feet of common outdoor space at the basement level. Five dwelling units on the sixth story would also include private outdoor patios. Two new street trees would also be provided along the project frontage on Post Street.

The existing 35-foot westerly curb cut would be removed and filled in, and the portion beyond the existing bus zone would be converted to a passenger loading zone. The two existing on-street parking spaces would remain. The eastern curb cut would be repositioned slightly, as needed, to provide access to the proposed basement garage. The basement garage would contain a maximum of nine surface parking spaces (including one car-share space) and 80 total stacked class I bicycle parking spaces. In addition, the project would provide six class II bicycle parking spaces on the Post Street frontage. The basement garage would be accessed via a one-way ramp on Post Street. A traffic control device would be installed at the top and bottom of the ramp to prevent vehicle conflicts. Pedestrian access to the residential lobby would also be provided on Post Street.

Construction of the project would disturb approximately 13,750 square feet of soil and require excavation to a maximum depth of 20 feet below ground surface for construction of the basement level and elevator pit. The project would excavate approximately 4,056 cubic yards of soil. Project construction is anticipated to last 24 months.

CEQA Impacts

- a) The project is consistent with the applicable general plan designation and on balance all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
- c) The project site is paved and within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.
- d) Approval of the project would not result any significant effects relating to:

Transportation: Based on the scope of the proposed project, a detailed transportation study is not required for the project. No significant transportation impacts would occur.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile-driving or nighttime construction is required. Construction vibration would not be anticipated to significantly affect adjacent buildings. The project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). No significant noise impacts would occur.

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Water Quality: The project's construction activities are required to comply with the Construction Site Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). The project would disturb over 5,000 square feet and thus the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and would be treated to the standards in the City's National Pollution Discharge Elimination System permit. No significant water quality impacts would occur.

- e) The site can be adequately served by all required utilities and public services.

Additional Study - Hazardous Materials: In accordance with Health Code Article 22A, also known as the Maher Ordinance, the project has enrolled in the Department of Public Health's Maher Program. A copy of the project Maher application is available as part of the case record.

Additional Study - Archeology: Department archeological staff determined that the proposed project would have no effect on archeological resources.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on November 8, 2019 to adjacent occupants and owners of buildings within 300 feet of the project site.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



EXHIBIT D – LAND USE DATA

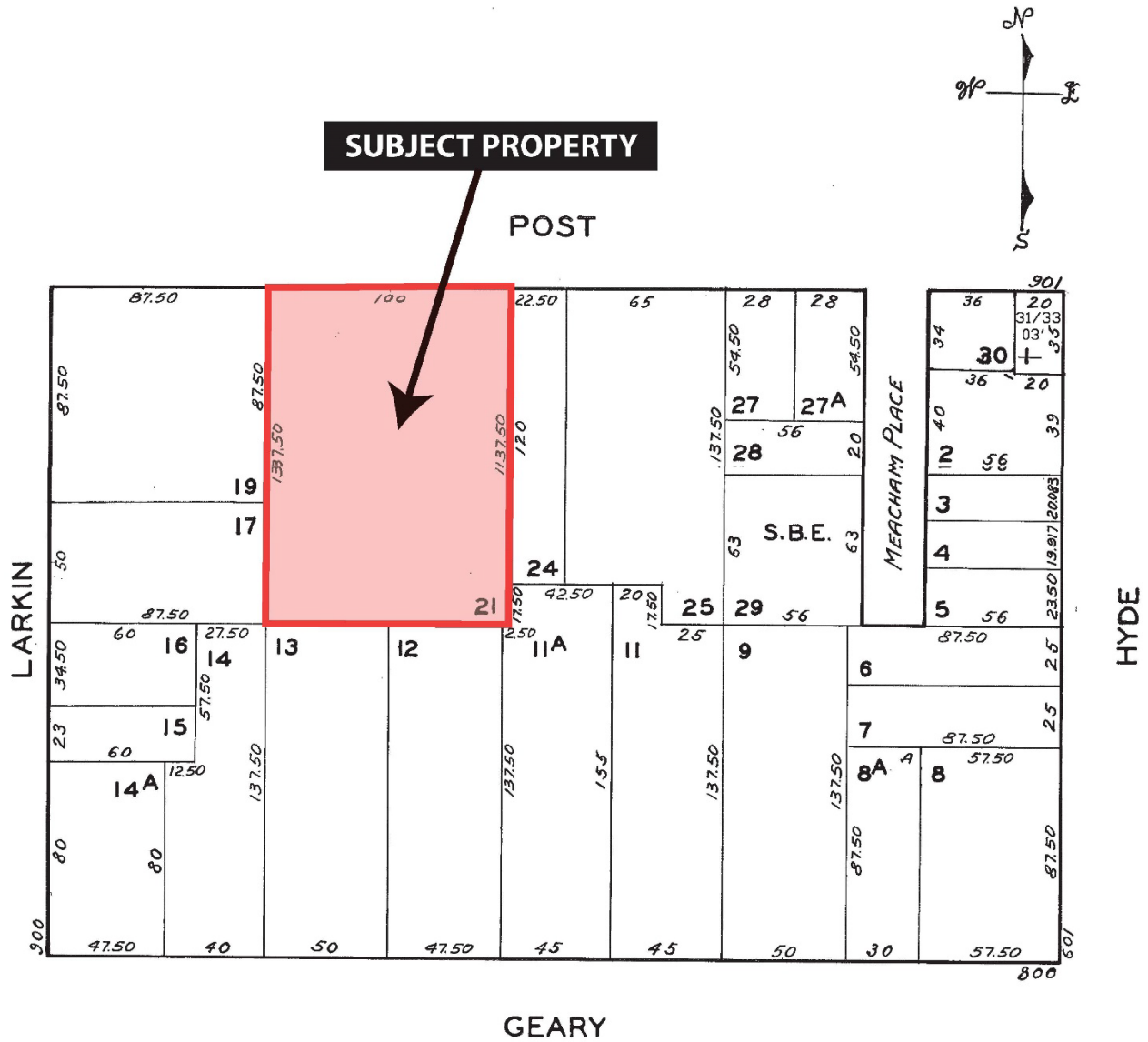
PROJECT ADDRESS: 955 POST ST
RECORD NO.: 2015-015950PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	4,725	0	(- 4,725)
Residential GSF	0	67,952	67,952
Retail/Commercial GSF	0	1,538	1,538
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	16,150	0	(- 16,150)
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	6,239	6,239
Public Open Space	0	0	0
Other ()			
TOTAL GSF	20,875	69,490	48,615
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	17	17
Dwelling Units - Market Rate	0	52	52
Dwelling Units - Total	0	69	69
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	6	8
Parking Spaces	22	8	-14
Loading Spaces	0	0	0
Bicycle Spaces	0	86	86
Car Share Spaces	0	1	1
Other ()			

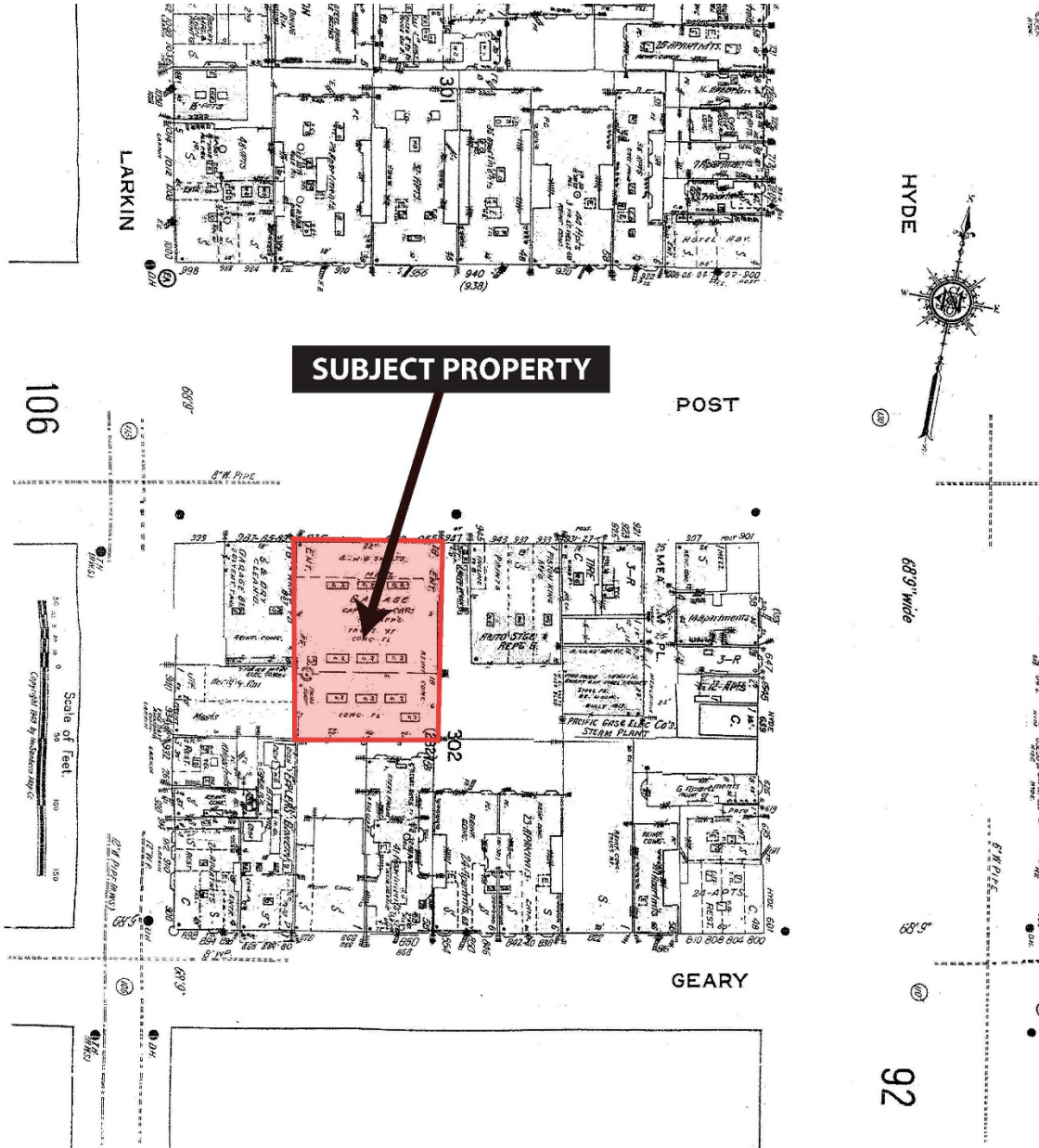
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	24	24
Two Bedroom Units	0	36	36
Three Bedroom (or +) Units	0	9	9
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Exhibit E – Maps and Context Photos

Block Book Map

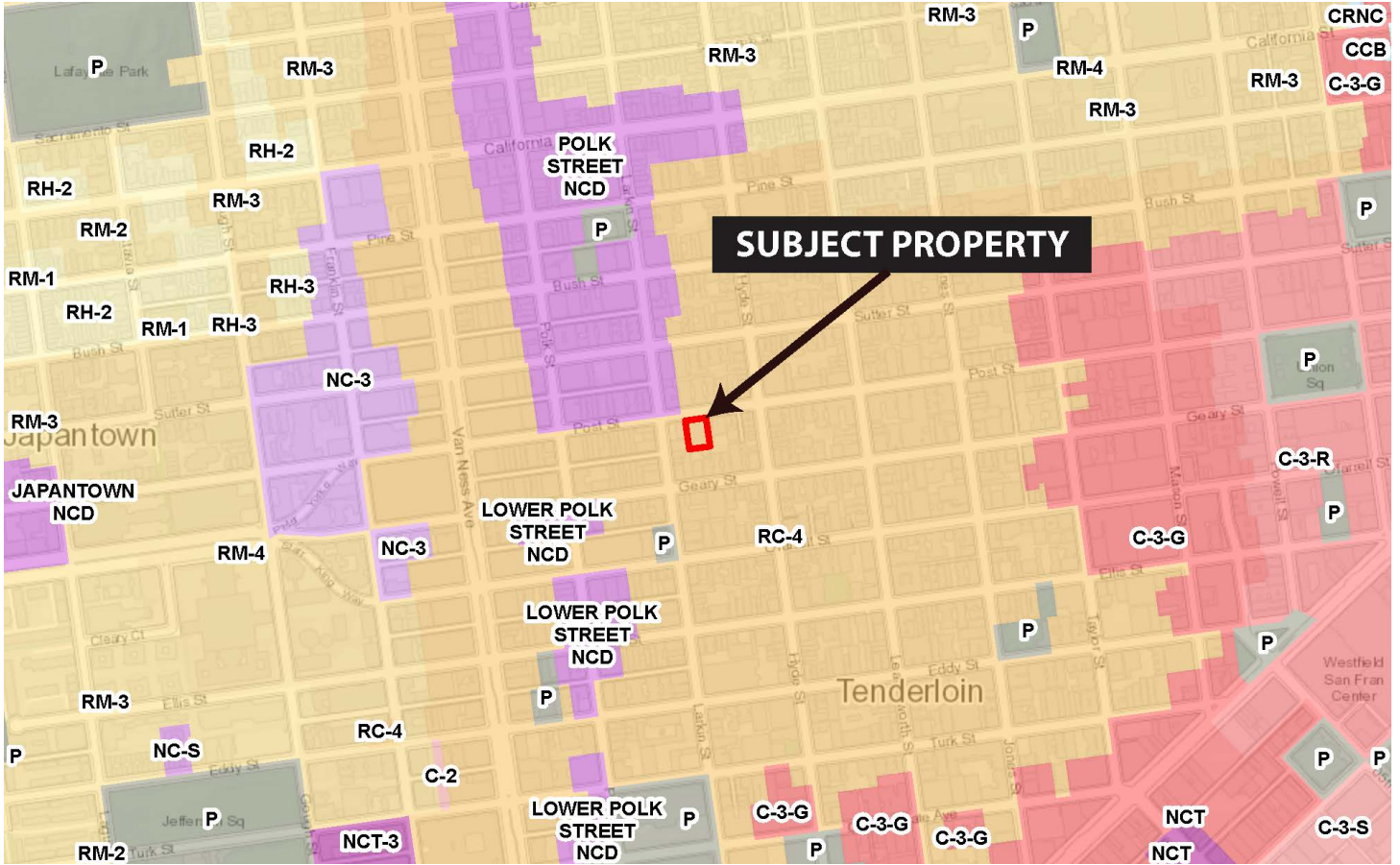


Sanborn Map*

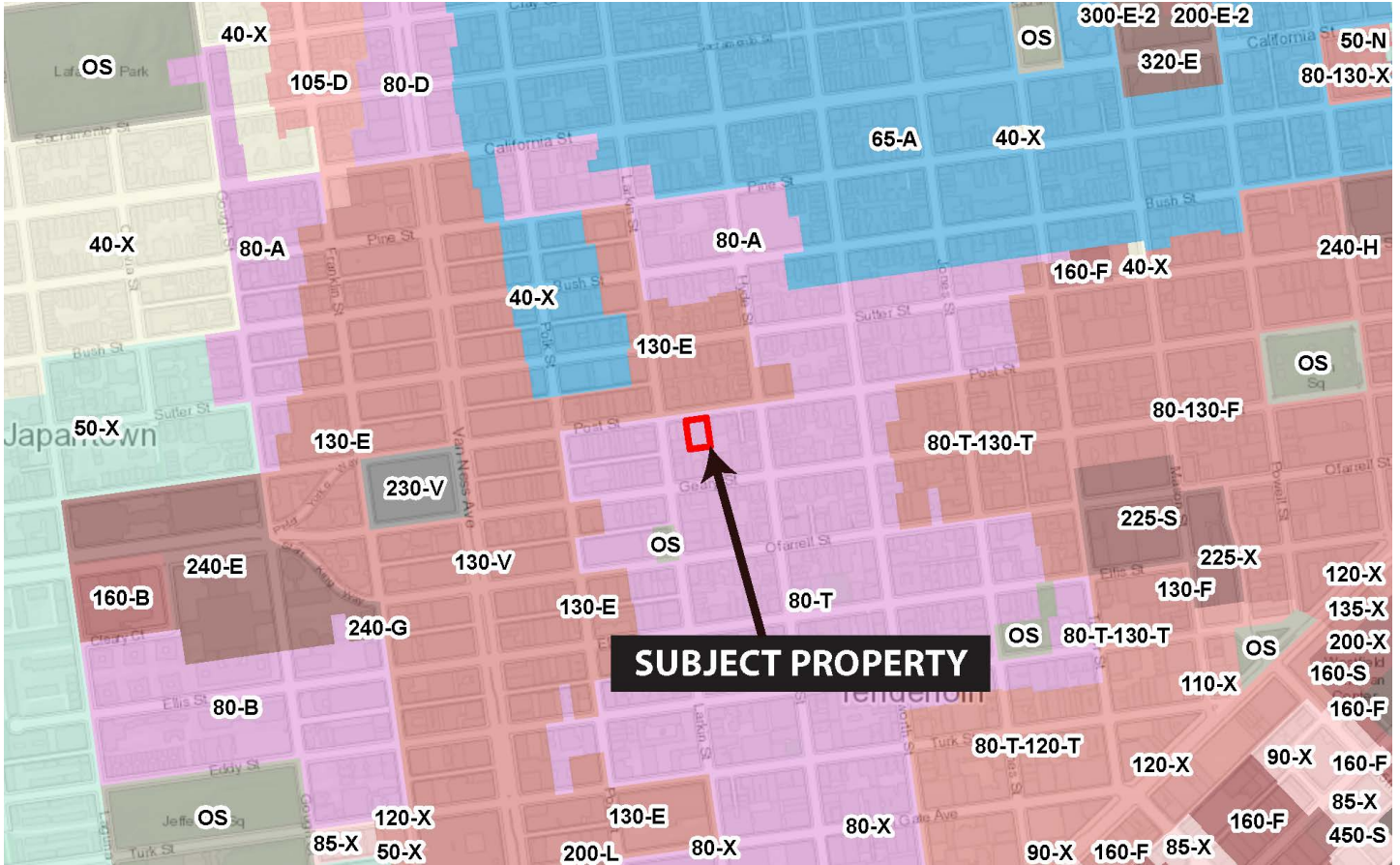


* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

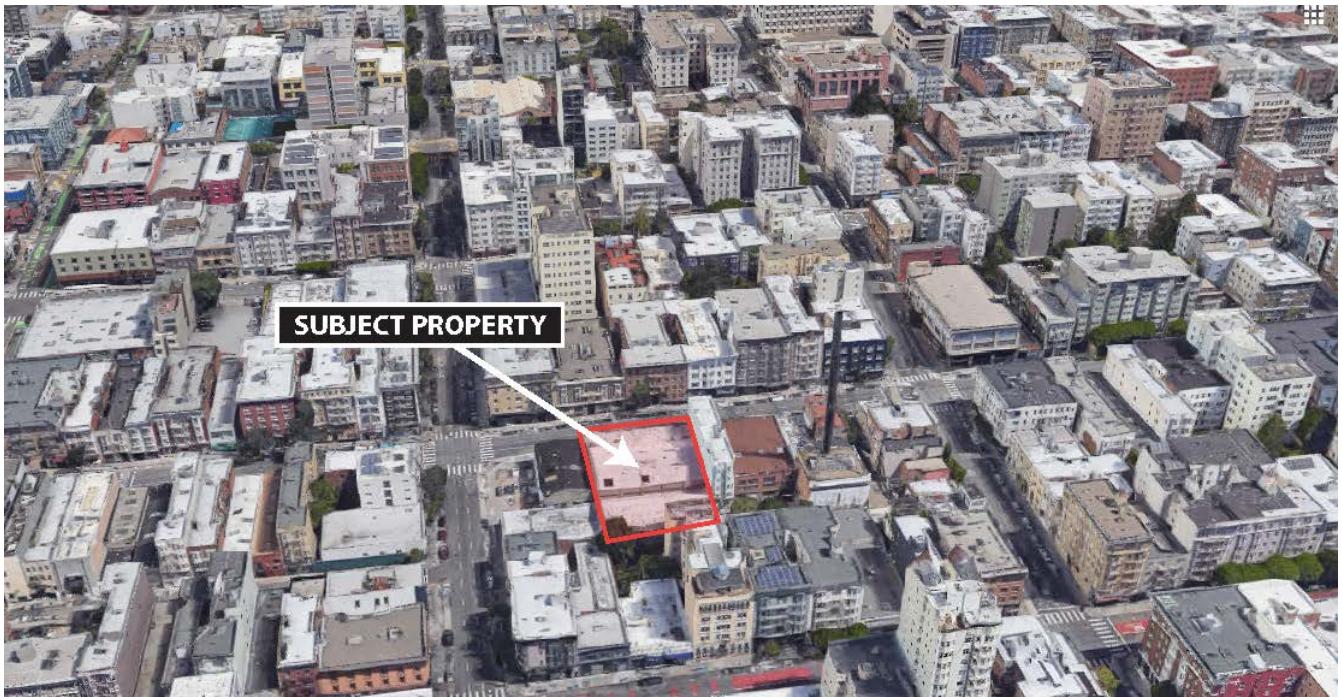
Zoning Map



Height and Bulk Map



Aerial Photos (oriented north)



Aerial Photos (oriented east)



(oriented south)



Context Photos

(Post Street looking east toward project site)



(Post Street looking west away from project site)



Context Photos

(Post Street looking west toward project site)



(Post Street looking east away from project site)



Context Photos

(Post Street across from project site)



Exhibit F

Project Sponsor Brief

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny
ttunny@reubenlaw.com

November 4, 2020

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 955 Post Street
Project Sponsor Submittal
Planning Department Case No. 2015-015950CUA
Hearing Date: November 19, 2020**

Dear President Koppel and Commissioners:

Our office is working with Pierre Chan and 955 Post LLC, the “Project Sponsor” for the proposed residential project at 955 Post Street (the “Property”). The project proposes 69 residential rental units and ground floor commercial uses in a new 80-foot-tall building (the “Project”). The Project includes 25% on-site affordable units. The Project requires a Conditional Use Authorization (the “CU”) for a building height over 40 feet and for a bulk exception. We urge the Planning Commission to approve the Project for the following reasons:

- The Project brings 69 much-needed rental units to the market, including 25% on-site affordable units. The Project’s density of 218 units/acre is consistent with nearby apartment buildings that average 214 units/acre.
- The 69 units are modest in size, with 24 one-bedroom, one-bath units at 399-454 square feet, 36 two-bedroom, two-bath units at 668-706 square feet, and 9 three-bedroom, two-bath units at 902 square feet. These affordable-by-design, highly-efficient starter units fill an under-served segment of the market suitable for students, couples, young families, and single professionals with a home office.
- The Property is located in the Lower Nob Hill Apartment Hotel Historic District. The Project’s architect, Steven Aiello of Page & Turnbull, worked closely with staff on a creative design that references the masonry materiality and cornice-lines found throughout the District, and also references the five-bay structural rhythm of the original garage at the Property without creating a sense of false historicism. The L-shaped massing minimizes impacts on neighbors and maximizes usable open space, and anticipates future redevelopment of adjacent parcels with new rear yards that would create contiguous mid-block open space. (Project renderings and floor plans are attached as Exhibit A.)

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
492 9th Street, Suite 200, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com



- The Project encourages public transit use, providing only nine parking spaces (with one dedicated carshare space), in a transit-rich area. The MUNI 2 and 3 lines have a stop in front of the building. There are also stops served by the 38 and 38R within 2 and 3 blocks in both the east and west directions on Leavenworth and Van Ness. The Van Ness Improvement Project (on track for completion in 2021) will have two Rapid Transit stops for the 47 and 46 lines at Sutter and Geary-O’Farrell, within 3 blocks of the site. The 19-Polk line has a stop one block from the Property. The Project creates a passenger loading zone at the building entrance for ride-hailing services by filling in an existing curb cut. The Project also provides more than the required number of bicycle parking spaces, and far exceeds its required Transportation Demand Management point total.
- The sidewalk in front of the Project will be replaced, with all but one existing curb cut filled in. The sidewalk will include landscaping and paving treatments, and a new passenger loading zone for the convenience of building residents. The sidewalk will be further activated by the new residential entry as well as the new neighborhood-serving commercial spaces. The ground floor will have significantly improved transparency and fenestration, with an attractive color palette. The Project Sponsor is in conversations with local favorite “Bob’s Donuts” to occupy the commercial space.

For all of these reasons, we urge the Planning Commission to approve the Project.

I. PROPERTY AND PROJECT DESCRIPTION

The Property is located close to the intersection of Post Street and Larkin Street, surrounded by a variety of multi-story buildings with heights ranging from 30 feet to 140 feet, averaging about 60 feet. The Property is in the RC-4 zoning district, the 80-T height and bulk district, and North of Market Residential No. 1 Special Use District. These controls encourage moderate-height multi-family towers over local-serving commercial, such as the Project, and allow for flexibility in tower bulks. The Property also is located in the Lower Nob Hill Apartment-Hotel Historic District.

The Property is located between the Nob Hill neighborhood to the north and the Downtown/Civic Center neighborhood to the south. Approximately five to six blocks to the east, the zoning transitions to the Downtown districts, including the C-3-R District around Union Square. The surrounding streets have a mix of commercial buildings, retail uses, garages, and mixed-use and multi-family apartments and housing. The existing building at the Property is a two-story auto repair garage. The Project represents urban infill by replacing a lower-intensity single commercial use with a higher-intensity mixed-use residential building.

The Project proposes a new 75,200 square-foot, 80-foot high, 8-story over basement building. Residential uses comprise approximately 67,952 square feet with, as stated, 69 rental units. The Project includes approximately 1,538 square feet of ground floor neighborhood-serving commercial space that can be configured for a single tenant or two tenants, and which meets ground floor transparency requirements.

The Project provides approximately 5,710 square feet of total parking, including up to 9 automobile parking spaces (one of which will be a dedicated carshare space), and 80 Class 1 interior bicycle stacked spaces. There are also 6 Class 2 exterior sidewalk-rack bicycle spaces. The Project provides common open space at the landscaped rear yard (approximately 4,740 square feet), five private patios at the level 6 front units (approximately 1,500 sf), and an internal light court amenity.

The Project is planning to be all-electric and is seeking to enter long-term energy contracts with off-site renewable energy providers for electric generation. The Project will achieve either LEED Gold (60 points minimum) via LEED v4 BD+C or GreenPoint Rated (100 points minimum) via GPR Multifamily New Home Construction v8.0.

II. THE FINDINGS OF PLANNING CODE SECTION 303 ARE MET

The Project requires a CU for a building height above 40 feet in an RC District, and for a bulk-limit exception exceed the 125' maximum diagonal length. In order to approve the CU, Planning Code Section 303(c) requires that facts be established that demonstrate certain findings. We submit that these findings are met as follows:

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

Residential and local-serving commercial uses are encouraged in this zoning district, and are compatible with this neighborhood. The Project will create 69 new residential units to help alleviate the current housing crisis. These units are affordable-by-design and include 25% on-site inclusionary units. The Project will enhance the neighborhood character aesthetically, as it is well-designed and in keeping with the scale and density of the immediate neighborhood, and is preferable to the existing vacant commercial building. The Project proposes a more productive use of the Property by removing a vacant commercial structure and replacing it with a mixed-use building, providing much needed housing and complementary commercial uses, thereby adding vibrancy to the neighborhood and the pedestrian experience.

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

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure;

The Property is located in a developed urban area that is well suited for infill residential use with ground floor retail. The proposed size, shape, and arrangement of the Project design is compatible with the scale and context of the surrounding neighborhood. The Property is underdeveloped and underutilized and does not serve the community as well as it could.

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

The Project encourages public transit use, providing only nine parking spaces (with one dedicated carshare space) in a transit-rich area. The MUNI 2 and 3 lines, with a stop, are located in front of the building. There are also stops served by the 38 and 38R within 2 and 3 blocks in both the east and west directions on Leavenworth and Van Ness. The Van Ness Improvement Project (on track for completion in 2021) will have two Rapid Transit stops for the 47 and 46 lines at Sutter and Geary-O'Farrell, within 3 blocks of the site. The 19-Polk line has a stop one block from the Property. The Project creates a passenger loading zone at the building entrance for ride-hailing services by filling in an existing curb cut.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not produce any noxious or offensive emissions.

(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

The Project includes active ground floor uses along Post Street. The Project includes 4,740 square feet of common open space in a landscaped rear yard, as well as 1,500 square feet of private patio open space. All parking is located off-street in an underground parking garage. The sidewalk in front of the Project will be replaced, with all but one existing curb cut filled in, and will include landscaping and paving treatments.

(3) That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The proposed project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, as follows:

Housing Element

OBJECTIVE 1: IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1: 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 including, 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 meets this objective and policies by constructing a significant amount of new housing units within an existing urban environment that is in need of more housing. The Project proposes to demolish an underutilized two-story commercial building, and construct a mixed-use residential building with approximately 1600 sq. ft. of ground floor retail and on-site affordable units.

The Project is located within walking distance of a wide variety of public transit options, including several MUNI transit lines, including at the 2-Sutter & 3-Jackson stop directly at the site, the 5-Fulton, the 47-Van Ness and J, K, L, M, N, and T MUNI lines serve the Property, and riders can easily access Downtown, Civic Center, South of Market, Mission District and other areas. The Project also provides bicycle parking spaces with convenient access off the ground-floor.

OBJECTIVE 4: FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENT ACROSS LIFECYCLES.

Policy 4.1: Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11: SUPPORT AND RESPECT THE DIVERSE AND DISTRICT 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 11.3: Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4: Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6: Foster a sense of community through architectural design, using features that promote community interaction.

The Project supports these objectives and policies. The Project will create 69 new dwelling units; of which 24 are one-bedroom units, 36 are 2-bedroom units and 9 are 3-bedroom units. The Project will provide on-site affordable units. The larger units will be suitable starter units for small families. The design is of a contemporary style but in keeping with the building patterns, scale and massing of the existing neighborhood character, and historic district. The Project provides appropriate horizontal datum lines, variation of facade planes and the selection of exterior materials to produce a building that is harmonious with its surrounding context. A sense of community is fostered by the Project in terms of the landscaped rear yard, and the active commercial uses that front on Post Street, and the use of residential-scaled exterior materials.

Recreation and Open Space Element

OBJECTIVE 4: PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.6: Assure the provision of adequate public open space to serve new residential development.

The Project provides 4,740 sf of rear yard common open space and 1,500 sf of private patios open space. This is more open space than is required by the Planning Code.

Urban Design Element

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 3.2: Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.6: Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project's massing, articulation, and scale are in keeping with existing neighborhood patterns and residential uses. The Project is of a contemporary architectural style that relates to the nearby residential buildings and newer development within the district. The Project is grounded in the common rhythms and elements of architectural expression found in the surrounding neighborhood through the facade expressions. The Project's scale is broken down further by the use of the voluntary rear yard notch to preserve the future opportunity of rear yard patterns. The planes of the exterior facades are further varied by the use of projecting bays. The Project will complement and be harmonious with the surrounding neighborhood character.

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.

The Project directly supports this policy by creating high-density dwelling units near well served public transit corridors. MUNI lines, including at the 2-Sutter & 3-Jackson stop directly at the site, 5, 19, 47, 49, J, K, L, M, N, and T as well as Civic Center BART Station are all within walking distance of the site.

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 is located within a neighborhood rich with public transportation and the people occupying the building are expected to rely heavily on public transit, bicycling, or walking for the majority of their daily trips. The Project includes more than its required amount of bicycle parking. Within a few blocks of the Property, there is an abundance of local and regional transit lines, including MUNI bus lines, MUNI Metro rail lines and BART. Additionally, such transit lines also provide access to AC Transit (Transbay Terminal) and CalTrain.

(4) That the use as proposed would provide development that is in conformity with the purpose of the applicable use district.

The Project is located within the RC-4 District. This District encourages moderate-height multi-family towers over local-serving commercial, such as the Project, and allows for flexibility in tower bulks. The Project would replace an underutilized two-story commercial structure with an eight-story, mixed-use building, containing 69 dwelling units at all floors of the building, along

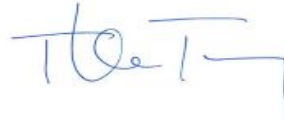
with a ground floor commercial space that has been designed to accommodate either a single or multiple tenants. The Project also encourages public transportation and bicycle use in a transit-rich District.

III. CONCLUSION

The City has a significant housing deficit with a particular need for smaller, less expensive units, as well as on-site affordable units. This Project provides that, as well as a thoughtful design, with ground floor commercial uses on an infill, opportunity site in a transit-rich area. For these reasons, we urge the Planning Commission to approve this worthy Project. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in blue ink, appearing to read 'T Tunny', with a horizontal line above the name.

Thomas Tunny

Enclosures

cc: 955 Post LLC
Page & Turnbull

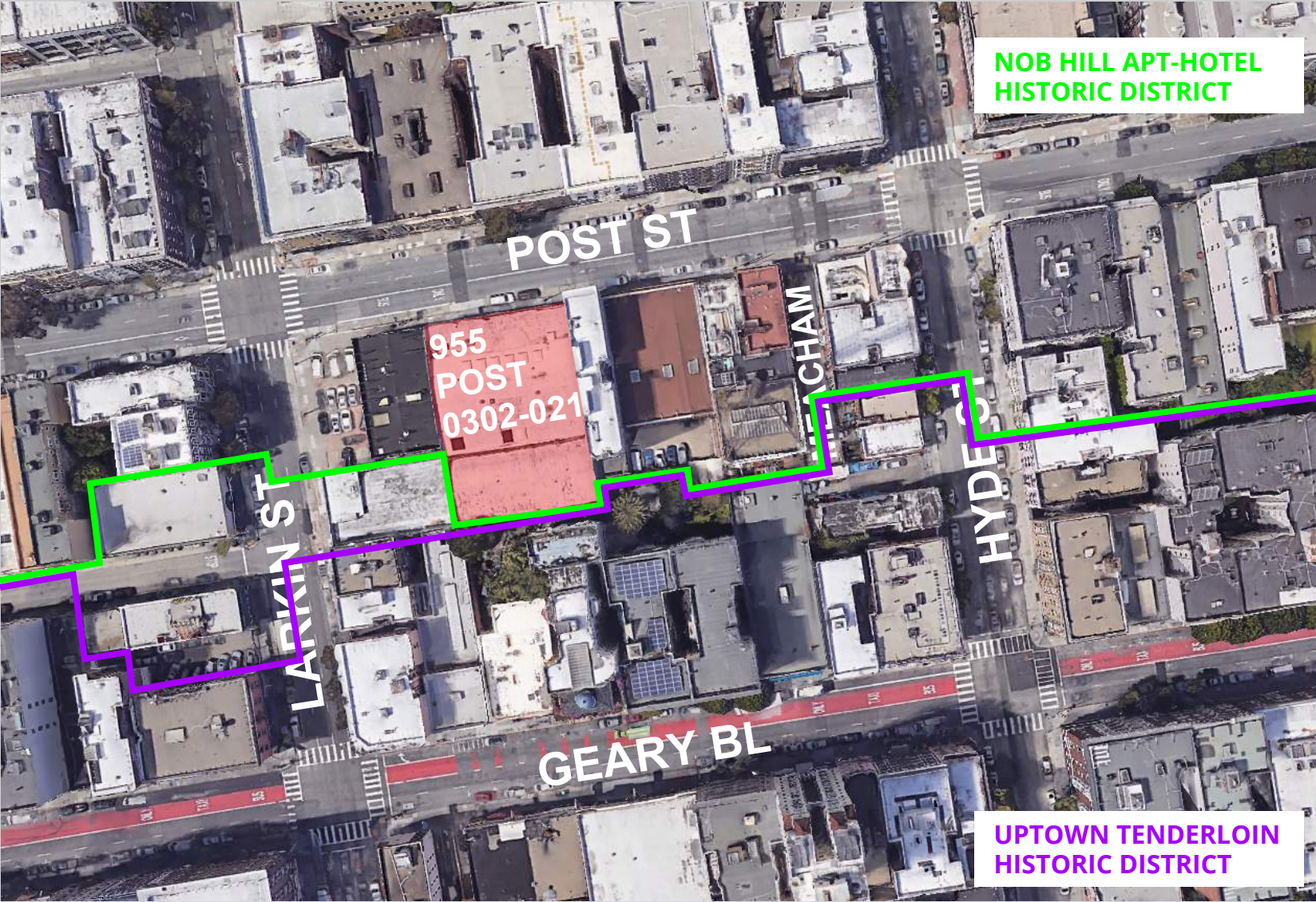
EXHIBIT A

Project Renderings and Floor Plans

955
THE NINE FIFTY FIVE



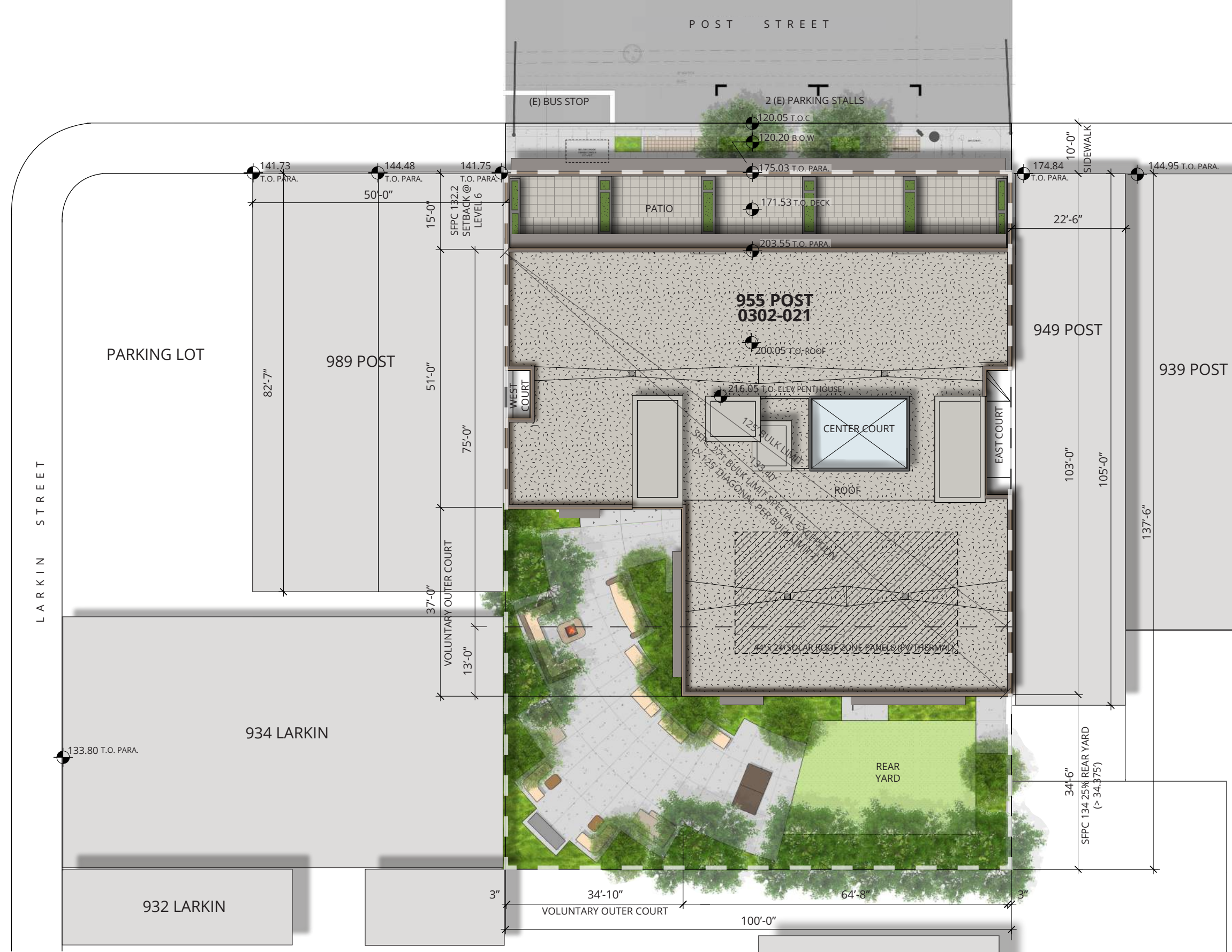




CONTEXT



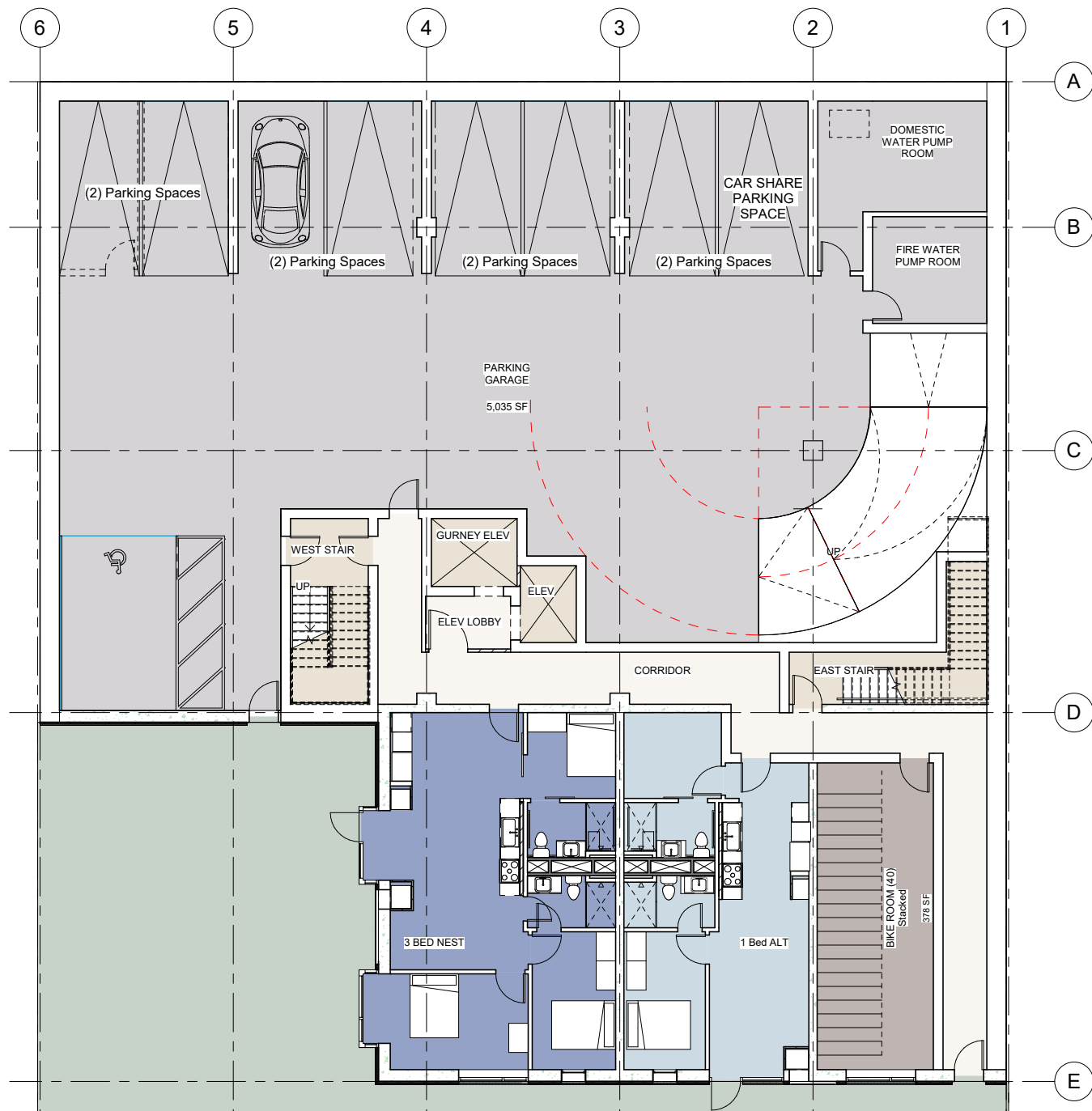
EXISTING BUILDING



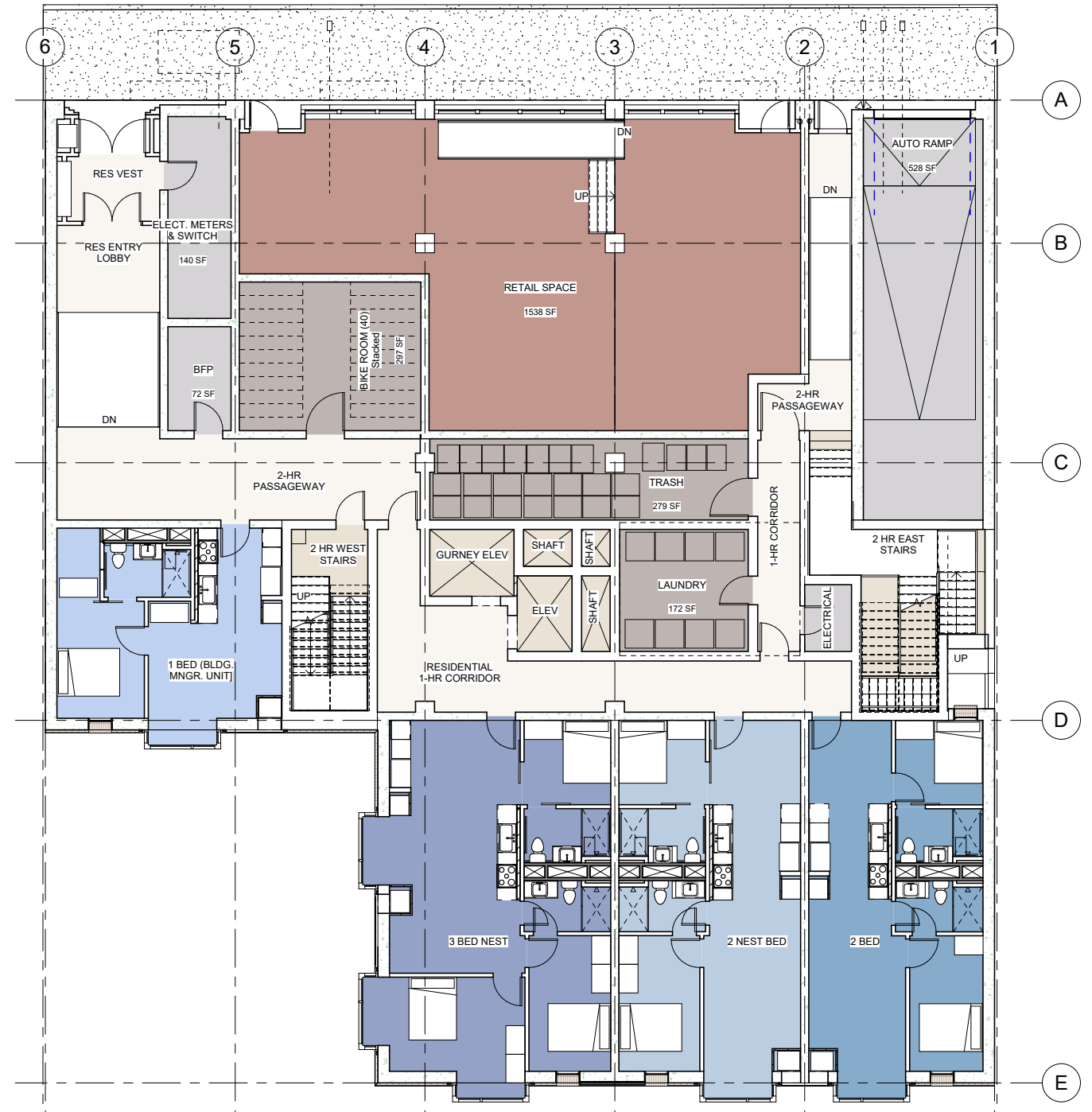


MATERIAL FEATURES

- FULLY GROUTED INSULATED MASONRY UNITS FOR PRIMARY WALLS AND ARTICULATED BANDING
- FACTORY FINISH METAL PANELS AT BAYS & FRONT CORNICES
- FACTORY FINISH METAL WINDOWS
- INTEGRAL COLOR FCP PLANK AT GROUND FLOOR SIDEWALK
- TACTILE PATTERN METALWORK AT RESIDENTIAL ENTRY



BASEMENT / REAR YARD



GROUND FLOOR



2ND TO 5TH FLOOR



6TH TO 8TH FLOOR





PROJECT REVIEW REPORT CARD

Project Address: 955 Post Street, SF 94109
Project Sponsor: Jevon Chan and Pierre Chan
Date of SFHAC Review: 11/04/2020

Grading Scale

- ★ = The project meets the high standard set by local jurisdiction and/or SFHAC
- ★★ = The project exceeds SFHAC standards
- ★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

Criteria for SFHAC Endorsement

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

Summary	After review, SFHAC is pleased to endorse 955 Post Street, a project that promotes the usage of environmentally smart alternatives and will provide affordable housing in a transit-rich environment.	★
Land Use	The project converts an existing commercial building, composed of two stories of offices above an auto-repair garage, with an eight-story residential and commercial building. The addition of 69 residential units and its inclusion of below market rate units are situated within multiple stops for public transportation, promoting environmental conservation and affordable housing in a transit-rich area.	★
Density	The project achieves the maximum baseline density of 69 residential units, distributed for 1, 2, and 3 bedroom layouts. We encourage the project team to consider utilizing the state density bonus to achieve more homes.	★
Affordability	The project provides 17 on-site inclusionary rental homes (25% of the project), required by the North of Market SUD. 10 of these homes are designated for low-income residents, 3 homes for moderate-income residents, and 4 homes for middle-income residents. While this 25% inclusionary rate meets the baseline requirement, we commend the project team for meeting the high requirement for BMR homes.	★
Parking & Alternative Transportation	The project's total automobile parking garage and ramp access allow 9 parking spaces and 80 bike parking spaces, exceeding the 1:1 bike parking to dwelling unit ratio. Its close proximity to MUNI stops, served by 38 and 38R, and placement within major transit lines, such as MUNI 2 and 3, encourage residents' usage of environmentally friendly transit. Aimed for completion in 2021, the Van Ness Improvement Project will add two Rapid Transit stops for the 46 and 47 lines at Sutter and Geary O'Farrell, which is within three blocks of the site. While we would like to see less or even no parking in projects like this, and we encourage the project sponsor to consider alternatives to on site parking, the SFHAC recognizes that this is not always feasible due to financing or other external factors.	★
Preservation	The site is considered a contributor of the Lower Nob Hill Apartment-Hotel Historic District; however, it does not contain any infrastructure deemed historic and the demolition not affect the cultural integrity of the district.	n/a
Urban Design	The project's L-shaped footprint includes common open space, private patios, and internal amenities for tenants and takes into account the possible redevelopment of adjacent parcels. The elimination of corridors and inclusion of geometrically modular units aim for land efficiency and maximizes unit count and exposure. We understand the massing and historic design limitations imposed by the City, and commend the team for developing a coherent design within these limitations.	★

Environmental Features	The project will satisfy the requirements of the SF Green Building Code and complies with the Better Roofs Initiative, including solar installation on roof space. It will utilize insulated concrete precast forms for superstructure for thermal efficiency and seeks long-term contracts with off-site renewable energy providers to achieve their all-electric plans, which we commend.	★★
Community Benefits	The project will comply with the Planning Department's First Source Hiring Program requirements and has engaged with union signatory contractors for preliminary pre-construction services, Pankow Builders and Turner Construction. We encourage the project team to continue their conversations with the SF Building Trades and NorCal Carpenters. The project aims to support local business through the building's allocation of retail space on the ground floor, and contributes an estimated \$1.2 million in impact fees.	★
Community Input	The project held two pre-application meetings with neighbors, expressing concerns in affordability and construction impact. In response to input from the community and the City, the project has demonstrated extensive revisions to its original design, including the incorporation of a L-shaped footprint and a reduction in height.	★

Exhibit G

Inclusionary Affordable Housing Affidavit

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco Planning

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

October 17, 2019

Date

I, Pierre Chan,
do hereby declare as follows:

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

955 POST ST

Address

0302/021

Block / Lot

The subject property is located within the following Zoning District:

RC-4

Zoning District

80-T

Height and Bulk District

NORTH OF MARKET
RESIDENTIAL SUD SUBAREA 1

Special Use District, if applicable

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

Yes No

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

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

2015-015950PRJ

Planning Case Number

N/A

Building Permit Number

This project requires the following approval:

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

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

ANDREW PERRY

Planner Name

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

EEA: 5-19-2016 / PRJ: 6-10-2016

Date

The project contains 69 total dwelling units and/or group housing rooms.

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

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

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

Yes No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes No

(If yes, please indicate HOME-SF Tier)

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

Yes No

C Please indicate the tenure of the project.

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

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

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

The applicable inclusionary rate is:

25%

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

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

N/A

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS: 69	SRO / Group Housing: N/A	Studios: N/A	One-Bedroom Units: 24	Two-Bedroom Units: 36	Three (or more) Bedroom Units: 9
---------------------------	-----------------------------	-----------------	--------------------------	--------------------------	-------------------------------------

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

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

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS: 69	SRO / Group Housing: N/A	Studios: N/A	One-Bedroom Units: 6	Two-Bedroom Units: 9	Three (or more) Bedroom Units: 2
---------------------------	-----------------------------	-----------------	-------------------------	-------------------------	-------------------------------------

LOW-INCOME	Number of Affordable Units 10	% of Total Units 15%	AMI Level 55%
MODERATE-INCOME	Number of Affordable Units 3	% of Total Units 5%	AMI Level 80%
MIDDLE-INCOME	Number of Affordable Units 4	% of Total Units 5%	AMI Level 110%

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

Number of Affordable Units to be Located OFF-SITE:

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

Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:	
Area of Dwellings in Off-Site Project (in sq. feet):		
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):	Number of Market-Rate Units in the Off-site Project:

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. 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):					
		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	
Off-Site Block/Lot(s):					

Income Levels for On-Site or Off-Site Units in Combination Projects:			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No
 If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) _____

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

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

955 Post LLC

Company Name

Pierre Chan

Name (Print) of Contact Person

955 Post St

Address

949-254-5780

Phone / Fax

San Francisco, CA 94109

City, State, Zip

pierre@the955.com

Email

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

Sign Here

Signature:



Name (Print), Title:

Pierre Chan

Executed on this day in:

Location:

Date:

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:

Exhibit H

Anti-Discriminatory Housing Affidavit

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Frank Wong	
PROPERTY OWNER'S ADDRESS: 1100 Ahwanee Drive Millbrae, CA 94030	TELEPHONE: (415)771-4050
	EMAIL: postautorepair@yahoo.com

APPLICANT'S NAME: 955 Post LLC / Pierre Chan Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 955 Post St, San Francisco CA 94109	TELEPHONE: (949) 254-5780
	EMAIL: pierre@the955.com

CONTACT FOR PROJECT INFORMATION: Steven Aiello, Page & Turnbull Same as Above <input type="checkbox"/>	
ADDRESS: 170 Maiden Lane, Flr 5, San Francisco CA 94108	TELEPHONE: (415) 593-3244
	EMAIL: aiello@page-turnbull.com

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

2. Location and Project Description

STREET ADDRESS OF PROJECT: 955 POST ST		ZIP CODE: 94109
CROSS STREETS: Larkin & Hyde		
ASSESSORS BLOCK/LOT: 0302/021	ZONING DISTRICT: RC-4	HEIGHT/BULK DISTRICT: 80-T

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	69	69
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? Rhode Island, Hawaii

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

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

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

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 10/21/2019

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

Pierre Chan / Owner - Manager

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
VERIFIED BY PLANNER:	
Signature: _____	Date: _____
Printed Name: _____	Phone: _____
ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	

Exhibit I

First Source Hiring Affidavit



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
955 POST ST		0302/021	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
N/A	2015-015950PRJ	N/A	
PROJECT SPONSOR	MAIN CONTACT	PHONE	
955 Post LLC	Pierre Chan	949-254-5780	
ADDRESS			
955 Post St			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94109		pierre@the955.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
69	1569	80' / 8 over Base	\$10M
ANTICIPATED START DATE			
Q1 2021			

Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

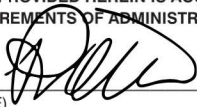
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer			6
Boilermaker				Operating Engineer			
Bricklayer	6		6	Painter			6
Carpenter	6		6	Pile Driver			
Cement Mason	6		6	Plasterer			
Drywall/Latherer	6		6	Plumber and Pipefitter			6
Electrician	6		6	Roofer/Water proofer			6
Elevator Constructor	4		4	Sheet Metal Worker			6
Floor Coverer	4		4	Sprinkler Fitter			6
Glazier	4		4	Taper			6
Heat & Frost Insulator				Tile Layer/ Finisher			4
Ironworker	6		6	Other:			
TOTAL:			48	TOTAL:			46

- | | | |
|--|--------------------------|-------------------------------------|
| | YES | NO |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California’s Department of Industrial Relations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired? | 94 | |

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Pierre Chan - Owner/Manager	pierre@the955.com	949-254-5780
<p>I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD’S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.</p>		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		10/21/19 (DATE)

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD’S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

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

Exhibit J

Accepted Priority Processing Application



Application for Priority Application Processing

This form is to be used for requests for Priority Application Processing as set forth in Director's Bulletin No. 2. Please submit completed applications to the Office of the Planning Director.

For Staff Use Only		
2015-015950PRJ	9/18/20	2:20 PM
Case and/or Permit Application Nos.	Date Received	Time Received

PROPERTY ADDRESS:		BLOCK(S) & LOT(S):
955 POST ST, SAN FRANCISCO, CA 94109		0302/021
ZONING:	HEIGHT/BULK DISTRICT:	SUD/HISTORIC DISTRICT (if any)
RC-4	80-T	North of Market Residential Special Use District (SUD), and Lower Nob Hill Apartment-Hotel Historic District
DESCRIPTION OF PROPOSED WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):		
This application amends the pending Project Application 2015-015950PRJ & Conditional Use Application #2015-015950CUA.		
The Project will demolish the existing semi-operational auto repair garage entirely, excavate and shore the site, and construct a new mixed-use building with 74,731 GSF, 80' high, 8-story over basement, containing: residential (67,378 GSF, 69 new rental units); commercial (1589 GSF, ground-floor neighborhood-serving retail); and automobile parking (5764 GSF, up to 9 spaces). The Project superstructure is planned to be all reinforced concrete with interior concrete long-span truss frames at basement and ground levels, Insulated Concrete Forms (ICF) for primary exterior and unit demising walls, and concrete floor diaphragms of cast-in-place post-tensioned slabs.		

Basis for Priority Application Review

Check Type:

- 1 100% affordable housing
 1A HOME-SF & <100% aff. hsng.
 3 clean construction
 4 seismic retrofit
 5 HCSMP
 6 other

Findings of consistency with Director's Bulletin No. 2 (attach additional pages if necessary). For Type 3 Applications, you must also submit the [Supplemental Application](#).

The Project exceeds the minimum requirements for a TYPE 3 Clean Construction Project:

1. Diesel equipment will be used in excess of 20 total hours for the duration of the Project's construction.
2. At least 2 dwelling units will be created by the Project.

See attached TYPE 3 SUPPLEMENTAL APPLICATION.

Applicant's Declaration

I hereby declare that the information I have provided is accurate to the best of my knowledge and that I intend to complete the project described herein in compliance with the requirements for Priority Processing of Applications described in Director's Bulletin No. 2 for the particular type of application indicated above. I understand that failure to do so may lead to suspension of permits, stoppage of construction, assessment of penalties and/or other remedies articulated in the Municipal Code.

SIGNATURE OF APPLICANT

Pierre Chan, 955 Post LLC

NAME OF APPLICANT AND RELATIONSHIP TO PROJECT (PRINT)

September 18, 2020

DATE

949-254-5780 / pierre@the955.com

PHONE NUMBER AND EMAIL ADDRESS

For Staff Use Only		
Check One:	<input checked="" type="checkbox"/> ACCEPTED	<input type="checkbox"/> REJECTED
Signature and Printed Name of Staff [Director's Office staff only]	Digitally signed by Daniel A. Sider Date: 2020.09.21 08:44:16 -07'00'	Date

PROPERTY INFORMATION

PROPERTY ADDRESS: 955 POST ST, SAN FRANCISCO, CA 94109	BLOCK(S) & LOT(S): 0302/021
DESCRIPTION OF PROPOSED WORK (OR REFERENCE ASSOCIATED APPLICATION FOR PRIORITY PROCESSING APPLICATION AND SUBMITTAL DATE): This application amends the pending Project Application 2015-015950PRJ & Conditional Use Application #2015-015950CUA. The Project will demolish the existing semi-operational auto repair garage entirely, excavate and shore the site, and construct a new mixed-use building with 74,731 GSF, 80' high, 8-story over basement, containing: residential (67,378 GSF, 69 new rental units); commercial (1589 GSF, ground-floor neighborhood-serving retail); and automobile parking (5764 GSF, up to 9 spaces). The Project superstructure is planned to be all reinforced concrete with interior concrete long-span truss frames at basement and ground levels, Insulated Concrete Forms (ICF) for primary exterior and unit demising walls, and concrete floor diaphragms of cast-in-place post-tensioned slabs.	

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. I recognize that I have applied for a project that includes clean construction components, and acknowledge and consent to the Priority Application Processing Program's terms as a component of the project and a material term underlying the project's approval.
- d. I acknowledge that if the project is unable to comply with the terms of the Priority Application Processing Program at any time, or subsequently withdraws from the Priority Application Processing Program, the Planning Department will promptly undertake compliance activities as set forth under the "Benefits and Expectations for Qualifying Applications" section of Director Bulletin No. 2.
- e. I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Pierre Chan

Name (Printed)

September 18, 2020

Date

955 Post LLC

949-254-5780

pierre@the955.com

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

Phone

Email

Digitally
signed by
Daniel A. Sider

For Department Use Only

Application received by Planning Department



Date:
2020.09.21

By: _____

08:41:50
-07'00'

Date: _____