



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 13, 2019

Record No.: 2016-003994CUA
Project Address: 55 Belcher Street
Zoning: Residential Transit Oriented (RTO) Zoning District
40-X Height and Bulk District
Market and Octavia Area Plan
Block/Lot: 3537/ Lots 098, 099, 100 (to be merged)
Project Sponsor: Reuben, Junius & Rose, LLP
Attn: John Kevlin
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: 55 Belcher Street, LLC
90 Santa Paula Avenue
San Francisco, CA 94127
Staff Contact: Chris Townes – (415) 575-9195
chris.townes@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project includes the merger of three lots into one (10,603 square foot lot) to allow for the construction of an approximately 27,406 square foot, four-story building with 25 residential units, 12 vehicular off-street parking spaces, and 25 bicycle parking spaces, up to 40-feet tall. The Project includes a dwelling-unit mix consisting of (1) studio, (12) one-bedroom, and (12) two-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 121.7, 207(a), 209.4, 303 and 303(r) to allow a merger of a lot greater than 5,000 square feet, a Large Project Review for a new building on a lot greater than 10,000 square feet, and for residential dwelling unit density greater than one dwelling unit per 600 square feet of lot area within the Residential Transit Oriented (RTO) Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** Initial public comments regarding the project included concerns with regard to the project's initially proposed 24 dwelling unit count, which only triggered a 12% inclusionary affordable housing requirement (resulting in 3 affordable units) pursuant to Planning Code Section 415. This concern was shared by the Department and the Sponsor subsequently revised the proposed number of dwelling units to 25 (currently proposed) which now triggers an

18% inclusionary affordable housing requirement (resulting in 5 affordable units) and which the Sponsor has elected to satisfy on-site as rental units. About a week prior to the hearing, the Department received a request from interested parties seeking to continue the June 13, 2019 Planning Commission hearing date on this item to a later date to allow further time for review; however, the Sponsor elected to maintain the June 13, 2019 hearing date which staff had already scheduled and agreed to maintain as well. However, the Sponsor indicated he would continue to dialogue with the concerned parties leading up to the hearing date to address any further concerns.

- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Refinement of the massing, particularly the massing/articulation at the front façade to be less bi-laterally symmetrically and less monolithic. The revised plan breaks up the massing at the front through changes in plane, a rhythm of vertical bays, and materials to better relate to the pattern of building frontage widths within the surrounding neighborhood.
 - The scope of work has been revised to increase the dwelling unit count from 24 to 25 units, which results in an increase in the inclusionary affordable housing requirement from 12% to 18%.

ENVIRONMENTAL REVIEW

On May 31, 2019 the Project was determined to be statutorily excluded from the California Environmental Quality Act ("CEQA") under California Public Resources Code Section 21083.3 as described in the determination contained in the Planning Department files for this Project;

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Market & Octavia Area Plan and the Objectives and Policies of the General Plan. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.7, 207(A), 209.4, 303, AND 303(R) REQUIRING CONDITIONAL USE AUTHORIZATION TO MERGE THREE LOTS INTO ONE (10,603 SQUARE FOOT LOT) FOR THE CONSTRUCTION OF AN APPROXIMATELY 27,406 SQUARE FOOT, FOUR-STORY BUILDING WITH 25 RESIDENTIAL UNITS, 12 VEHICULAR OFF-STREET PARKING SPACES, AND 25 BICYCLE PARKING SPACES, UP TO 40-FEET TALL LOCATED AT 55 BELCHER STREET, LOTS 098, 099, AND 100 (TO BE MERGED) IN ASSESSOR'S BLOCK 3537, WITHIN THE RTO (RESIDENTIAL TRANSIT ORIENTED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 15, 2018, John Kevlin of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2016-003994CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to merge three lots into one (10,603 square foot lot) for the construction of an approximately 27,406 square foot, four-story building with 25 residential units, 12 vehicular off-street parking spaces, and 25 bicycle parking spaces, up to 40-feet tall (hereinafter "Project") at 55 Belcher Street, Block 3537 Lots 098, 099, 100 (to be merged) (hereinafter "Project Site") within an RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.

On May 31, 2019 the Project was determined to be statutorily excluded from the California Environmental Quality Act ("CEQA") under California Public Resources Code Section 21083.3 as described in the determination contained in the Planning Department files for this Project;

On June 13, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-003994CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-003994ENV is located at 1650 Mission Street, Suite 400, 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 requested in Application No. 2016-00399454CUA, 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 the merger of three lots into one (10,603 square foot lot) to allow for the construction of an approximately 27,406 square foot, four-story building with 25 residential units, 12 vehicular off-street parking spaces, and 25 bicycle parking spaces, up to 40-feet tall.
3. **Site Description and Present Use.** The project site consists of three rectangular lots, each approximately 3,500 square feet in size, located midblock on Belcher Street. The site is located in the Castro/Upper Market neighborhood of the Market and Octavia Plan Area and bound by Duboce Avenue to the north, Church Street to the east, 14th Street to the south, and Belcher Street to the west, with a mix of residential, religious, and commercial uses surrounding the project site. Each lot is about 28 feet in width and extends about 125 feet east from the front property line at Belcher Street to the rear property line, creating a total of 85 feet of street frontage on Belcher Street. The site is currently a paved, vacant lot used for private vehicle parking.
4. **Surrounding Properties and Neighborhood.** The project vicinity is characterized by a mix of residential, retail, commercial, and religious uses. Development on the block varies in height between two to four stories. The closest park is Duboce Park, located approximately 0.1 miles northwest of the project site. The project site is well served by public transportation and located near Market Street, a major transportation thoroughfare in San Francisco. The Church Street MUNI metro station is located approximately 0.1 miles northwest of the project site.

- **Public Outreach and Comments.** Initial public comments regarding the project included concerns with regard to the project's initially proposed 24 dwelling unit count, which only triggered a 12% inclusionary affordable housing requirement (resulting in 3 affordable units) pursuant to Planning Code Section 415. This concern was shared by the Department and the Sponsor subsequently revised the proposed number of dwelling units to 25 (currently proposed) which now triggers an 18% inclusionary affordable housing requirement (resulting in 5 affordable units) and which the Sponsor has elected to satisfy on-site as rental units. About a week prior to the hearing, the Department received a request from interested parties seeking to continue the June 13, 2019 Planning Commission hearing date on this item to a later date to allow further time for review; however, the Sponsor elected to maintain the June 13, 2019 hearing date which staff had already scheduled and agreed to maintain as well. However, the Sponsor indicated he would continue to dialogue with the concerned parties leading up to the hearing date to address any further concerns.

5. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses In the RTO District.** Planning Code Section 209.4, Table 209.4 states that residential uses at densities above one unit per 600 square feet of lot area are conditionally permitted uses within the RTO Zoning District per the criteria of Planning Code Section 207(a).

The Project Sponsor has submitted a Conditional Use Authorization (Case No. 2016-00399454CUA) for the proposed project that would construct a new residential building within the RTO Zoning District per the criteria of Planning Code Section 207(a); therefore, the Project complies with Planning Code Section 209.4, Table 209.4.

- B. **Restriction of Lot Mergers in Certain Districts.** Planning Code Section 121.7 requires, in RTO Districts, a Conditional Use Authorization for merger of lots creating a lot greater than 5,000 square feet.

The project proposes to merge three lots into a single 10,603 square foot lot that would exceed 5,000 square feet; and therefore, requires a Conditional Use pursuant to Planning Code Section 121.7. Findings under Section 121.7 are set forth below.

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

The project proposes a building that will be approximately 40 feet in height; therefore, the project complies.

- D. **Front Yard.** Planning Code Section 132 requires, in RTO Districts, a front setback based on the average of the adjacent properties or on a legislated setback, but in no case greater than 15 feet.

The subject property does not have a legislated setback and requires a 0 foot setback when averaging the adjacent structures. The project proposes a 2-foot 9 inch front setback; therefore, the project complies.

- E. **Side Yard.** Planning Code Section 133 requires no side yard for buildings within an RTO District.

The project site is located within the RTO District and the proposed building generally abuts both side property lines (with the exception of side setbacks for shared lightwells and various massing articulations at the front and rear); therefore, the project complies.

- F. **Rear Yard.** Planning Code Section 134 requires, in RTO Districts, a rear yard of at least 45% of the lot depth to be provided at grade and each succeeding level of the building; however, a reduction of the rear yard may be permitted based on the alternate method of averaging pursuant to Planning Code Section 134(c); however, in this scenario, a minimum rear yard of 25% of the lot depth and not less than 15 feet is required. The project utilizes the alternate method of averaging.

With a lot depth of 125 feet, 45% of the lot depth is 56.25 feet and 25% of the lot depth is 31.25 feet. The project utilizes the alternate method of averaging; however, since the average of the adjacent properties is slightly less than 25% of the lot depth, the default required rear yard is 25% of the lot depth, or 31.25 feet. The project provides a minimum rear setback of 25% of the lot depth (or 31.25 feet); therefore, the project complies.

- G. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

Since the project has no required front setback, no front landscaping/permeability is required; however, the project provides approximately 120 square feet of ground level permeable landscaping along the street frontage in the form of three separate fixed planters in front of the ground floor residential units; therefore, the project complies with Section 132.

- H. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located within an Urban Bird Refuge. The Project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24 square feet and larger in size; therefore, the Project complies with Planning Code Section 139.

- I. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lot line and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

The Project complies as the off-street parking entrance will not exceed 12 feet and the minimum $\frac{1}{3}$ width visual relief at the ground story street frontage will be provided in the form of raised residential entrances/patios and fixed landscape planters.

- J. **Usable Open Space.** Planning Code Section 135 requires, in RTO Districts, at least 100 square feet of usable open space per dwelling if private, and 133 square feet of usable open space per dwelling if common.

The project proposes a total of 25 dwelling units; therefore, the usable open space requirement if entirely private would be 2,500 square feet and 3,325 square feet if entirely common. The project proposes a mixture of private and common usable open space totaling 6,668 square feet. The amount of common usable open space proposed alone at both the ground floor and roof deck is 5,227 square feet which exceeds the common usable open space requirement by approximately 2,200 square feet; therefore, the project complies.

- K. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of this Code or other open area that meets minimum requirements for area and horizontal dimensions.

The Project organizes the dwelling units to have exposure either on Belcher Street or along the qualifying rear yard. Since Belcher Street (60-feet wide) is greater than 25 feet in width and the project provides a qualifying rear yard, all units comply with the dwelling unit exposure requirements.

- L. **Street Trees.** The Department of Public works requires the planting of Street Trees pursuant to Article 16, Section 805(a) and (d) and 806 (d). Generally, one street tree for every 20 feet of frontage for new construction will be required.

The project proposes four new street trees along its Belcher Street frontage which meets the minimum number of required trees (85 feet of frontage/20 = 4.25 or 4 required street trees); however, since the street tree requirement now resides in Article 16 of the Public Works Code, Section 805(a) and (d) and 806 (d), the Project Sponsor must coordinate the street tree plan with Public Works staff to ensure compliance with the street tree requirement.

- M. **Off-Street Parking.** Planning Code Section 151 establishes no minimum parking space requirement but rather a maximum number of parking spaces based on the proposed number of dwelling units. Within the RTO District, the property is permitted up to three cars for each four dwelling units; and would require a Conditional Use Authorization for up to one car for each dwelling unit and not permitted above one car for each dwelling unit.

The project is located within the RTO District and proposes a total of 25 dwelling units; therefore, no parking spaces are required and is permitted a maximum of 19 parking spaces "as of right" and may request up to 25 parking spaces subject to Conditional Use Authorization. The project proposes twelve off-street parking spaces (7 less than the amount permitted "as of right") in the form of stackers.

- N. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The project proposes a total of 25 dwelling units; therefore, requires 25 Class 1 bicycle parking spaces and one Class 2 bicycle parking space. The project provides 25 Class 1 bicycle parking spaces and 2 Class 2 bicycle parking spaces; therefore, the project complies.

- O. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The proposed 25-dwelling unit project is providing 12 off-street parking spaces that are accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project complies with Planning Code Section 167.

- P. **Residential Density, Dwelling Units.** Per Planning Code Section 207(a) and 209.4, within the RTO District, the project is permitted up to one residential dwelling unit per 600 square feet of lot area and would require a Conditional Use Authorization to exceed one unit per 600 square feet of lot area pursuant to the criteria of Planning Code Section 207(a). Subject to a Conditional Use Authorization, the maximum density would be determined based upon the applicable property development standards such as height, bulk, setbacks, open space, exposure, unit mix, and applicable design guidelines, elements of the area plans of the General Plan and design review by the Planning Department.

The proposed project (involving the merger of three lots into one) would have a total lot area of 10,603 square feet; therefore, pursuant to Planning Code Section 209.4, the maximum number of dwelling units permitted "as of right" would be 18 dwelling units ($10,603 \text{ sf}/600 = 17.7$ or 18 units) and a Conditional Use Authorization subject to the criteria of Planning Code Section 207(a) is required for 19 units or greater. The project proposes a total of 25 residential dwelling units consistent with the criteria of Planning Code Section 207(a); therefore, the Project complies with Planning Code Section 207(a), 209.4, Table 209.4.

- Q. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40% of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30% of the total number of proposed dwelling units contain at least three bedrooms.

For the 25 dwelling units proposed, the project is required to provide at least (10) two-bedroom or larger units or (8) 3-bedroom or larger units. The Project provides (12) 2-bedrooms, (12) 1-bedrooms, and (1) studio unit. The Project provides 48% 2-bedroom units; thereby, exceeding the minimum 40% 2-bedroom dwelling unit mix requirement of Planning Code Section 207.6.

- R. **Development of Large Lots in RTO Districts (Large Project Review).** Planning Code Section 303(r) requires a Conditional Use Authorization for new buildings on lots of 10,000 square feet

or larger. The Planning Commission shall consider the extent to which the following criteria are met

1. The mass and articulation of the proposed structures are compatible with the intended scale of the district.

The project site is located in the Residential Transit Oriented (RTO) district and 40-X height and bulk district. RTO Districts are intended to recognize, protect, conserve, and enhance areas characterized by a mixture of houses and apartment buildings covering a range of densities and building forms. The project vicinity is characterized by a mix of residential, retail, commercial, and religious uses. The surrounding residential buildings are typically two- to four-stories in height. The project site is also well served by public transportation and located near Market Street, a major transportation thoroughfare in San Francisco. The project proposes an approximately 27,406 square foot, four-story building up to 40-feet tall upon a 10,603 square foot lot with 25 residential units. The project would not exceed the applicable 40-foot height limit and the proposed massing allows for (12) family-sized units, (12) 1-bedroom, and (1) studio unit, while maintaining the required rear yard open space. The project is designed to be in keeping with the existing development pattern and the neighborhood character.

2. For development sites greater than ½-acre, the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The project proposes the merger of three lots into a single 10,603 square foot lot; therefore, the development site does not exceed ½ acre in size.

3. The site plan, including the introduction of new streets and alleys, the provision of open space and landscaping, and the articulation and massing of buildings, is compatible with the goals and policies of the applicable Area Plan in the General Plan.

The project, which proposes to merge three lots into a single 10,603 square feet lot to allow for the construction of an approximately 27,406 square foot, four-story building with 25 residential units and 12 vehicular off-street parking spaces, up to 40-feet tall is compatible with the goals and policies of the Market and Octavia Area Plan as outlined in the General Plan Compliance, Market and Octavia Plan section further below.

- S. **Residential Demolition – Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project is being constructed on three existing vacant lots, no residential demolition is occurring; therefore, the project is not subject to Conditional Use Authorization pursuant to Planning Code Section 317.

- T. Child Care Requirements for Residential Projects.** The Residential Child Care Impact Fee requirements of Planning Code Section 414A applies to any residential development project that results in at least one net new dwelling unit and any additional space in an existing residential unit of more than 800 gross square feet.

The project proposes 25 new residential dwelling units; therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

U. Inclusionary Affordable Housing Program.

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 October 7, 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 18% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. 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 May 13, 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 October 7, 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 18% of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 4% of the units affordable to moderate-income households, and the remaining 4% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. 5 units [(3) 1-bedroom and (2) 2-bedroom] of the total 25 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.

- V. Market and Octavia Community Infrastructure Impact Fee.** The Market and Octavia Community Infrastructure Impact Fee requirements of Planning Code Section 421 applies to

any residential development project that results in at least one net new dwelling unit and any additional space in an existing residential unit of more than 800 gross square feet.

The project proposes 25 new residential dwelling units; therefore, the Project is subject to the Market and Octavia Community Infrastructure Impact Fee and must comply with the requirements outlined in Planning Code Section 421.

6. **Restriction of Lot Mergers in Certain Districts.** Planning Code Section 121.7 requires, in RTO Districts, a Conditional Use Authorization for merger of lots creating a lot greater than 5,000 square feet. The Planning Commission may approve such merger, as a Conditional Use according to the procedures of Planning Code Section 303, only when one or more of the following findings can affirmatively be made and the project meets the intent of Planning Code Section 121.7 (which seeks to promote, protect and maintain fine-grain scale of development in residential districts and on important pedestrian-oriented commercial streets that is appropriate to each district, compatible with adjacent buildings, provides for diverse streetscape, ensures the maintenance and creation of multiple unique buildings and building frontages rather than large single structures superficially treated, promotes diversity and multiplicity of land ownership and discourages consolidation of property under single ownership):

- a. The lot merger will enable a specific residential project that provides housing on-site at affordability levels significantly exceeding the requirements of Section 415.

The proposed merger of three lots into a single (10,603 square foot) lot will enable the construction of an approximately 27,406 square foot, four-story, 25-dwelling unit residential development with (12) 2-bedroom, (12) 1-bedroom, and 1 studio unit. The number of dwelling units proposed in this specific 25-dwelling unit residential development is noteworthy in that 25 residential dwelling units (rather than 10-24 dwelling units) triggers a higher inclusionary affordable housing requirement, pursuant to Planning Code Section 415. For example, with 25 dwelling units, the project is subject to an 18% (or 5 affordable units) inclusionary affordable housing requirement. If the project proposed 10-24 dwelling units, it would only be subject to a 12% inclusionary affordable housing requirement. For comparison purposes, a 24 dwelling unit subject to a 12% inclusionary affordable housing requirement would only yield 3 affordable units. Therefore, this specific project, with 25 dwelling units proposed yields two more affordable housing units than may otherwise have been requested if the Sponsor chose to propose a lesser number of units thereby, significantly exceeding the requirements of Planning Code Section 415. Lastly, the Sponsor has submitted their Inclusionary Affordable Housing Program Affidavit which selected to satisfy the affordable housing requirement on-site.

- b. The lot merger will facilitate development of an underutilized site historically used as a single use and the new project is comprised of multiple individual buildings.

The proposed merger of three, underutilized vacant lots into a single (10,603 square foot) lot will enable the lot to be more fully utilized with the construction of an approximately 27,406 square foot, four-story, 25-dwelling unit residential development with (12) 2-bedroom, (12) 1-bedroom, and 1 studio unit. The existing lots have been historically underutilized as a single use parking lot. Although the project is not comprised of multiple individual buildings, the proposed building design

and massing have been strategically articulated to break up the massing through changes in plane, varied palate of materials, and rhythm of bays to create proportions that are more compatible with the neighborhood context.

- c. The lot merger serves a unique public interest that cannot be met by building a project on a smaller lot.

The proposed merger of three lots into a single (10,603 square foot) lot enables the construction of a an approximately 27,406 square foot, four-story, 25-dwelling unit residential development that could not otherwise be built upon any of the existing smaller lots whose lot sizes are only 3,603 square feet, 3,500 square feet, and 3,500 square feet. The proposed project fulfills the unique public interest of increasing the City's housing stock by 25 units during a period of high housing demand. In addition, with 25 dwelling units (rather than 10-24 units), the project is subject to a higher (18%) inclusionary affordable housing requirement that will result in 5 affordable housing units, which the Sponsor has elected to fulfill via the on-site, rental option. Lastly, the proposed unit bedroom mix, including (12) 2-bedroom, (12) 1-bedroom, and 1 studio unit provides 48% family-sized units, thereby, exceeding the 40% (family sized unit, 2-bedroom or larger) Code requirement by 8%. In summary, the project serves specific public interests regarding housing supply, housing affordability, and production of family-sized housing that could not otherwise be achieved by building on the existing smaller lots.

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

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The project site is located in the Residential Transit Oriented (RTO) district and 40-X height and bulk district. RTO Districts are intended to recognize, protect, conserve, and enhance areas characterized by a mixture of houses and apartment buildings covering a range of densities and building forms. The project vicinity is characterized by a mix of residential, retail, commercial, and religious uses. The surrounding residential buildings are typically two- to four-stories in height. The project site is also well served by public transportation and located near Market Street, a major transportation thoroughfare in San Francisco. The project proposes an approximately 27,406 square foot, four-story building up to 40-feet tall upon a 10,603 square foot lot with 25 residential units. The project would not exceed the applicable 40-foot height limit and the proposed massing allows for (12) family-sized units, (12) 1-bedroom, and (1) studio unit, while maintaining the required rear yard open space. The project design is consistent with the Residential Design Guidelines and compatible with the existing development pattern and the neighborhood character.

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

could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project, involving the merger of three separate lots into a single 10,603 square foot lot, is designed to be compatible with the surrounding neighborhood context. Since the existing project site is totally vacant, the proposed project would not involve the demolition of any structures. The project site is flat and rectangular, typical of the surrounding properties. The proposed building is rectangular in form consistent with surrounding buildings and is sensitively designed to be compatible with adjacent properties and consistent with the Residential Design Guidelines. The project would provide a 25% (of lot depth, or 31.25 feet) Code-compliant rear yard setback, thus contributing landscaped area to the shared mid-block open space. The project would not exceed the applicable 40-foot height limit.

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

The Planning Code requires zero off-street parking spaces and establishes a maximum “as of right” permitted amount of 19 parking spaces based on the number of dwelling units. The project includes a parking garage with twelve off-street parking spaces (or 7 spaces less than what may be requested “as of right” pursuant to the Planning Code) accessed by a single 11.5-foot wide curb cut, twenty-five Class 1 and two Class 2 bicycle parking spaces. The project site is also well served by public transportation and located near Market Street, a major transportation thoroughfare in San Francisco. The Church Street MUNI metro station is located approximately 0.1 miles southeast of the project site and within one-quarter mile of the following MUNI bus routes, which operate with service intervals of 15 minutes or less during peak periods: 22-Fillmore, 37—Corbett, 6-Haight/Parnassus, 7-Haight/Noriega, and the F-Market. Therefore, it is anticipated that the project would be compatible with accessibility and traffic patterns for persons and vehicles.

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

As the proposed project is residential in nature, unlike commercial or industrial uses, it is anticipated that the proposed residential use would have minimal potential to produce noxious or offensive emissions.

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

The property will be landscaped and provide usable open space as required by the Planning Code in various forms throughout the project. For example, at the front, the Project features long rectangular fixed planters along the ground-level street frontage in front of the recessed, raised residential entrances, as well as, four equidistantly spaced street trees along the project’s public right-of-way.

The project provides a total of approximately 6,668 square feet of private and common usable open space. Open spaces are provided in the form of a common rear yard, private decks/balconies, and roof decks.

- 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, has been evaluated by the Residential Design Advisory Team to be consistent with the Residential Design Guidelines and is consistent with objectives and policies of the General Plan and Market and Octavia Area Plan as detailed in the Planning Code Compliance section above and the General Plan Compliance Section below.

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

The size, scale, use and location of the proposed four-story, residential building with 25 dwelling units is consistent with the stated purpose of the RTO District.

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

HOUSING ELEMENT

OBJECTIVE 1:

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

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.

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.5

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

The project, located within the RTO Zoning District, proposes to merge three underutilized (vacant and used only for parking) lots into a single 10,603 square foot lot to allow for a larger lot that can accommodate a higher density 4-story, 25-dwelling unit residential development that provides for permanently affordable housing within a mixed-use neighborhood that is well-served by transit and open space given its proximity to Duboce Park. The Church Street MUNI metro station is located approximately 0.1 miles southeast of the project site and within one-quarter mile of the following MUNI bus routes, which operate with service intervals of 15 minutes or less during peak periods: 22-Fillmore, 37—Corbett, 6-Haight/Parnassus, 7-Haight/Noriega, and the F-Market.

The project would infill in a noticeably undeveloped expanse within the middle of the block with a residential building which was reviewed by the Residential Design Advisory Team and determined to be consistent with the Residential Design Guidelines in that the project's overall mass, scale and architectural expression is compatible with the surrounding neighborhood context. The rear yard contributes toward a well-defined mid-block open space and the building provides strategically placed lightwells and side setbacks between buildings to better ensure compatibility with the adjacent properties and to preserve and provide light and air for habitable living spaces. Architecturally, the project is contemporary in design utilizing a varied palate of high-quality materials, including horizontal wood siding, smooth stucco, anodized aluminum-framed windows/doors, and fiber cement panels.

With 25 dwelling units (rather than 10-24 units), the project is subject to a higher inclusionary affordable housing requirement (18% rather than 12%) and is required to provide 5 affordable housing units which the Sponsor has elected to satisfy on-site as rental units. The project also provides (12) 2-bedroom (family-sized) units which represents 48% of the total number of units, which exceeds the Planning Code dwelling unit mix requirement by 8%. Therefore, the project will help diversify and increase the City's overall housing stock, affordable housing stock, and family-sized housing stock while also enhancing the neighborhood character.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1:

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

Policy 1.1

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

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 proposes an approximately 27,406 square foot, four-story building up to 40-feet tall upon a 10,603 square foot lot with 25 residential units within the RTO (Residential Transit Oriented) Zoning District. RTO Districts are intended to recognize, protect, conserve, and enhance areas characterized by a mixture of houses and apartment buildings covering a range of densities and building forms. The project vicinity is characterized by a mix of residential, retail, commercial, and religious uses. The surrounding residential buildings are typically two- to four-stories in height. The project site is also well served by public transportation and located near Market Street, a major transportation thoroughfare in San Francisco. With only 12 off-street parking spaces proposed (7 spaces less than what may have been requested "as of right"), the project supports the objective to establish public transit as the primary mode of transportation in San Francisco and as a means through which to improve regional mobility and air quality by minimizing parking in order to encourage reliance on public transit. The number of dwelling units proposed in this specific 25-dwelling unit residential development is also noteworthy in that 25 residential dwelling units (rather than 10-24 dwelling units) triggers a higher inclusionary affordable housing requirement, pursuant to Planning Code Section 415. This increased number of units provides substantial net benefit in relation to the City's overall housing stock and affordable housing stock in particular. For example, with 25 dwelling units, the project is subject to an 18% (or 5 affordable units) inclusionary affordable housing requirement. If the project proposed 10-24 dwelling units, it would only be subject to a 12% inclusionary affordable housing requirement. For comparison purposes, a 24-dwelling unit subject to a 12% inclusionary affordable housing requirement would only yield 3 affordable units. Therefore, this specific project, with 25 dwelling units proposed yields two more affordable housing units than may otherwise have been requested if the Sponsor chose to propose a lesser number of units thereby, significantly exceeding the requirements of Planning Code Section 415.

MARKET AND OCTAVIA AREA PLAN

OBJECTIVE 1.1:

**CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA
NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.**

Policy 1.1.2:

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

OBJECTIVE 1.2:

**ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN
THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND
CHARACTER.**

Policy 1.2.2:

Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

The project, which proposes an approximately 27,406 square foot, four-story building with 25 residential units, is consistent with the purpose of the underlying RTO Zoning District and the Market & Octavia neighborhood's potential as a mixed-use urban neighborhood in that the project's size and use is compatible with the surrounding context that is characterized by a mix of residential, retail, commercial, and religious uses. The surrounding residential buildings are typically two- to four-stories in height. The project, which involves the merger of three lots into a single 10,603 square foot lot and which provides 25 residential units, is also well suited to the neighborhood in that it is well served by public transportation and located near Market Street, a major transportation thoroughfare in San Francisco. The project design and massing are consistent with the neighborhood context and the proposed building height would not exceed the applicable 40-foot height limit.

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

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

The project proposes a 25-dwelling unit residential development upon a vacant site; and therefore, does not displace any neighborhood-serving retail uses. It is anticipated that the new residents of the proposed project would enhance existing neighborhood-serving retail uses by frequenting the local businesses and retail.

- 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 proposes a 25-dwelling unit residential development upon a vacant site; and therefore, will not displace any existing housing or residents. The project massing and design is compatible with the

neighborhood character and will increase the number of dwelling units on the property from zero to twenty-five units.

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

The project proposes a 25-dwelling unit residential development upon a vacant site; and therefore, will not displace any existing affordable housing or residents. The project will contribute towards the City's supply of affordable housing since it's inclusionary affordable housing requirement is 18%; therefore, the project will provide 5 affordable on-site rental units as indicated on the Sponsor's Compliance with The Inclusionary Affordable Housing Program Affidavit.

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

It is anticipated that the project would not impede MUNI transit service or overburden City streets or neighborhood parking in that the project would provide a 25-dwelling unit infill development upon a vacant site well served by public transportation and located near Market Street, a major transportation thoroughfare in San Francisco. The Church Street MUNI metro station is located approximately 0.1 miles southeast of the project site and within one-quarter mile of the following MUNI bus routes, which operate with service intervals of 15 minutes or less during peak periods: 22-Fillmore, 37—Corbett, 6-Haight/Parnassus, 7-Haight/Noriega, and the F-Market.

- 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 proposal is a residential project upon a vacant site in an RTO District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

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

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 –

Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-00399454CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

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 June 13, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 13, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to merge three lots into one (10,603 square foot) lot for the construction of an approximately 27,406 square foot, four story, building with 25 residential units, 12 off-street parking spaces, and 25 bicycle parking spaces located at 55 Belcher Street, Block 3537, Lots 098, 099, 100 pursuant to Planning Code Sections 121.7, 207(a), 209.4, 303, and 303(r) within the RTO District and a 40-X Height and Bulk District; in general conformance with plans, dated June 4, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2016-00399454CUA and subject to conditions of approval reviewed and approved by the Commission on June 13, 2019 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 June 13, 2019 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 415-575-6863, www.sf-planning.org

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

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

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

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

DESIGN

5. **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 415-575-9195, www.sf-planning.org

6. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9195, www.sf-planning.org

PROVISIONS

10. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
11. **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
12. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9195, www.sf-planning.org
13. **Market and Octavia Community Infrastructure Impact Fee.** The project is subject to the Market and Octavia Community Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 421.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9195, www.sf-planning.org

14. **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

MONITORING

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

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

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

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

OPERATION

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

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

18. **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, 415-695-2017, <http://sfdpw.org>

19. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

INCLUSIONARY HOUSING

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

1. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 18% of the proposed dwelling units as affordable to qualifying households. The Project contains 25 units; therefore, 5 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 5 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

2. **Unit Mix.** The Project contains 1 studio, 12 one-bedroom, and 12 two-bedroom units; therefore, the required affordable unit mix is (3) one-bedroom, (2) two-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 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

3. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 18% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 4% must be affordable to moderate income households, and at least 4% 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 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

4. **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 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

5. **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 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

6. **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 architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

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

7. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than eighteen percent (18%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

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

8. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
9. **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 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*
10. **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 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
11. **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 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*
 - a. 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.

- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 10% of the units affordable to low-income households, 4% to moderate-income households, and the remaining 4% 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.
- c. 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.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. 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.
- f. 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 penalties and interest, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

Case No.: 2016-003994ENV
Project Address: 55 Belcher Street
Zoning: RTO (Residential Transit Oriented District)
40-X Height & Bulk District
Block/Lot: 3537/098,099,100
Lot Size: 10,603 square feet
Plan Area: Market and Octavia Neighborhood Area Plan
Project Sponsor: Amir Afifi, SIA Consulting, 415-741-1292
Staff Contact: Ryan Shum, ryan.shum@sfgov.org, 415-575-9021

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project site consists of three rectangular lots, each approximately 3,500 square feet in size, located midblock on Belcher Street. The site is located in the Castro/Upper Market neighborhood of the Market and Octavia Plan Area and bound by Duboce Avenue to the north, Church Street to the east, 14th Street to the south, and Belcher Street to the west, with a mix of residential, religious, and commercial uses surrounding the project site. Each lot is about 28 feet in width and extends a distance of about 125 feet east from the front property line at Belcher Street to the rear property line, creating a total of 85 feet of street frontage on Belcher Street. The site is currently a paved, vacant lot used for private vehicle parking.


(Continued on next page.)

CEQA DETERMINATION

The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



LISA GIBSON
Environmental Review Officer

5/31/19

Date

cc: Amir Afifi, Project Sponsor; Supervisor Rafael Mandelman, District 8; Chris Townes, Current Planning Division;
Vima Byrd, M.D.F.; Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

The proposed project would merge the three vacant lots into one lot (10,603 square feet) and construct a new four-story, 40-foot-tall, 27,453 gross-square-foot residential building containing 25 dwelling units. The project would contain one studio unit, 12 one-bedroom units, and 12 two-bedroom units. Five of the units would be provided at below market rate. Access to the building's dwelling units and residential office would be provided via a residential lobby entered from Belcher Street. Common open space would be provided in a 2,460-square-foot rear yard on the ground level, and in a 2,767-square-foot rooftop deck; in total, the project would provide 5,227 square feet of common open space. The proposed project also includes a private patio or deck for most dwelling units; in total, about 1,411 square feet of private open space would be provided in the project.

In addition, the proposed project includes a 2,573-square-foot ground floor garage with 12 vehicular parking spaces to be provided via car stackers. To access the garage, an existing 16-foot-wide curb cut on Belcher Street would be removed and replaced with a new 10-foot-wide curb cut approximately 15 feet south of the existing curb cut. In addition, 25 class I residential bicycle parking spaces would be installed on the ground level and two class II on-street bicycle parking spaces in a dual bike rack would be installed on Belcher Street.¹ Four new street trees would be planted along the project's frontage on Belcher Street.

The proposed project would be supported by a stiffened, structural mat slab foundation on strengthened soil. Construction of the foundation would disturb an area of approximately 7,800 square feet to a maximum depth of up to 30 inches below ground surface. The project would excavate about 577 cubic yards of soil. Project construction is anticipated to last approximately 18 months.

PROJECT APPROVALS

The proposed 55 Belcher Street project would require the following approvals:

- **Conditional Use Authorization.** A Conditional Use Authorization from the Planning Commission is required for the proposed lot merger greater than 5,000 feet pursuant to Planning Code Section 121.7, 209.4.
- **Conditional Use Authorization.** A Conditional Use Authorization from the Planning Commission is required to allow the project density to exceed one dwelling unit per 600 square feet of lot area and instead be determined based on applicable property development standards such as height, bulk, setbacks, open space, exposure, unit mix and applicable design guidelines, elements and area plans of the General Plan and design review by the Planning Department pursuant to Planning Code Section 207(a), 209.4.
- **Conditional Use Authorization.** A Conditional Use Authorization from the Planning Commission is required to allow a "Large Project Review" for a new building on a lot greater than 10,000 square feet pursuant to Planning Code Section 209.4, 303(r).
- **Building Permit Application.** For construction of the proposed project on the subject property.

¹ Per Planning Code Section 155.1, Class I bicycle spaces are in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and employees.

The approval of Conditional Use Authorizations from the Planning Commission and Building Permit Application from the Department of Building Inspection would constitute the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan with which the project is consistent; (c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or (d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 55 Belcher Street project described above, and incorporates by reference information contained in the Programmatic EIR for the *Market and Octavia Area Plan* (Market and Octavia PEIR).² Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Market and Octavia PEIR.

On April 5, 2007, the Planning Commission certified the Market and Octavia PEIR by Motion No. 17406.^{3,4} The PEIR analyzed amendments to the *San Francisco General Plan* (General Plan) to create the *Market and Octavia Area Plan* and amendments to the Planning Code and Zoning Maps, including the creation of the Upper Market Street NCT (Neighborhood Commercial Transit) District. The PEIR analysis was based upon an assumed development and activity that were anticipated to occur under the *Market and Octavia Area Plan*. The proposed 55 Belcher Street project is in conformance with the height, use, and density for the site described in the Market and Octavia PEIR and would represent a small part of the growth that was forecast for the *Market and Octavia Plan* area. Thus, the plan analyzed in the Market and Octavia PEIR considered the incremental impacts of the proposed 55 Belcher Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Market and Octavia PEIR.

The project site is located in a Residential Transit Oriented (RTO) district and 40-X height and bulk district. RTO districts are intended to recognize, protect, conserve, and enhance areas characterized by a mixture of

² San Francisco Planning Department Case No. 2003.0347E, State Clearinghouse No. 2004012118.

³ San Francisco Planning Department, *Market and Octavia Area Plan Final Environmental Impact Report*, Case No. 2003.0347E, certified April 5, 2007. This document is available online at <https://sfplanning.org/environmental-review-documents>, accessed May 8, 2019.

⁴ San Francisco Planning Commission Motion No. 17406, April 5, 2007. Available online at: <https://sfbos.org/ftp/uploadedfiles/bdsupvrs/motions07/m07-0075.pdf>, accessed May 8, 2019.

houses and apartment buildings covering a range of densities and building forms. These districts are well served by transit, generally within one-quarter mile, and are located near commercial areas. Limited small-scale neighborhood-oriented retail establishments are also permitted in RTO districts, though only on corner lots. The 40-X height and bulk district permits buildings up to 40 feet in height with no bulk restrictions.

The project proposes to construct a new 40-foot tall building with 25 dwelling units. In addition, the project includes a common rear yard and rooftop deck, and private patios for most of the units. The project would not exceed the applicable 40-foot height limit. However, the proposed project would require a Conditional Use Authorization to allow the project density to exceed one dwelling unit per 600 square feet of lot area and instead be determined based on applicable property development standards such as height, bulk, setbacks, open space, exposure, unit mix and applicable design guidelines, elements and area plans of the General Plan and design review by the Planning Department. Furthermore, the project would require Conditional Use Authorizations for the proposed lot merger and review of a large project.

Individual projects that could occur in the future under the *Market and Octavia Area Plan* undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 55 Belcher Street is consistent with and was encompassed within the analysis in the Market and Octavia PEIR. This determination also finds that the Market and Octavia PEIR adequately anticipated and described the impacts of the proposed 55 Belcher Street project and identified the mitigation measures applicable to the 55 Belcher Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{5,6} Therefore, no further CEQA evaluation for the 55 Belcher Street project is required. In sum, the Market and Octavia PEIR and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project vicinity is characterized by a mix of residential, retail, commercial, and religious uses. Development on the block varies in height between two to four stories. The closest park is Duboce Park, located approximately 0.1 miles northwest of the project site.

The project site is well served by public transportation and located near Market Street, a major transportation thoroughfare in San Francisco. The Church Street MUNI metro station is located approximately 0.1 miles southeast of the project site and within one-quarter mile of the following MUNI bus routes, which operate with service intervals of 15 minutes or less during peak periods: 22-Fillmore, 37-Corbett, 6-Haight/Parnassus, 7-Haight/Noriega, and the F-Market.

POTENTIAL ENVIRONMENTAL EFFECTS

The Market and Octavia PEIR analyzed environmental issues including: plans and policies; land use and zoning; population, housing, and employment; urban design and visual quality; shadow and wind;

⁵ San Francisco Planning Department, *Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 55 Belcher Street*, October 5, 2018.

⁶ San Francisco Planning Department, *Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 55 Belcher Street*, July 10, 2018.

cultural (historic and archeological) resources; transportation; air quality; noise; hazardous materials; geology, soils, and seismicity; public facilities, services, and utilities; hydrology; biology; and growth inducement. The proposed 55 Belcher Street project is in conformance with the height, use and density for the site described in the Market and Octavia PEIR and would represent a small part of the growth that was forecast for the area covered by the *Market and Octavia Plan*. Thus, the plan analyzed in the Market and Octavia PEIR considered the incremental impacts of the proposed project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Market and Octavia PEIR.

The Market and Octavia PEIR identified significant impacts related to shadow, wind, archeology, transportation, air quality, hazardous materials, and geology. Mitigation measures were identified for these impacts that will reduce all of these impacts to less-than-significant levels with the exception of those related to shadow (impacts on two open spaces: the War Memorial Open Space and United Nations Plaza) and transportation (project- and program-level as well as cumulative traffic impacts at nine intersections; project-level and cumulative transit impacts on the 21 Hayes Muni line). A shadow fan analysis prepared by the Planning Department determined that the proposed project would not shadow any parks or open spaces.⁷ At a height of 40 feet, the proposed project is not tall enough to substantially alter ground-level wind currents in a manner that would adversely affect public areas and result in a significant wind impact.

Consistent with the assumptions in the Market and Octavia PEIR, it is anticipated that the proposed project would add vehicle trips to the project area that could potentially contribute to worsening intersection operating conditions at Market Street/Church Street/14th Street. This impact was disclosed in the PEIR as significant and unavoidable due to future growth in the project area and the infeasibility of the proposed mitigation measure. As described in the Initial Study Checklist, transit ridership generated by the project would not make a considerable contribution to the significant cumulative transit impacts identified in the Market and Octavia PEIR.

The Market and Octavia PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historic resources, hazardous materials, and transportation. **Table 1** lists the mitigation measures identified in the Market and Octavia PEIR and states whether each measure would apply to the proposed project.

Table 1 – Market and Octavia PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
A. Shadow		
A1. Parks and Open Space Not Subject to Section 295	Not Applicable: Project does not exceed a height of 50 feet.	Not Applicable
B. Wind		
B1: Buildings in Excess of 85 Feet in Height	Not Applicable: Project does not exceed a height of 85 feet.	Not Applicable

⁷ San Francisco Planning Department, *Shadow Fan Analysis, 55 Belcher Street*, November 6, 2018.

Mitigation Measure	Applicability	Compliance
B2: All New Construction	Applicable: Project involves new construction of a 40-foot-tall building.	Completed: The project sponsor has designed the proposed project to minimize its effects on ground-level wind conditions.
C. Archeological Resources		
C1: Soil-Disturbing Activities in Archeologically Documented Properties	Not Applicable: Project site is not located on an archeologically documented property.	Not Applicable
C2: General Soil-Disturbing Activities	Applicable: Project would include soil-disturbing activities.	The Planning Department has conducted a Preliminary Archeological Review, and the project sponsor has agreed to implement the Planning Department's Second Standard Mitigation Measure, which requires an Archeological Testing Program (see Project Mitigation Measure 1).
C3: Soil-Disturbing Activities in Public Street and Open Space Improvements	Not Applicable: Project would not include soil-disturbing activities associated with public street or open space improvements.	Not Applicable
C4: Soil-Disturbing Activities in the Mission Dolores Archeological District	Not Applicable: Project site is not in the Mission Dolores Archeological District.	Not Applicable
D. Transportation		
D3: Traffic Mitigation Measure for Laguna/Market/Hermann/Guerrero Streets Intersection (LOS D to LOS E PM peak-hour)	Not Applicable: Plan level mitigation to be implemented by the San Francisco Municipal Transportation Agency (SFMTA).	Not Applicable
D4: Traffic Mitigation Measure for Market/Sanchez/ Fifteenth Streets Intersection (LOS E to LOS E with increased delay PM peak-hour)	Not Applicable: Plan-level mitigation to be implemented by the SFMTA.	Not Applicable

Mitigation Measure	Applicability	Compliance
D5: Traffic Mitigation Measure for Market/Church/ Fourteenth Streets Intersection (LOS E to LOS E with increased delay PM peak hour)	Not Applicable: Plan-level mitigation to be implemented by the SFMTA.	Not Applicable
D6: Traffic Mitigation Measure for Mission Street/Otis Street/South Van Ness Intersection (LOS F to LOS F with increased delay PM peak-hour)	Not Applicable: Plan-level mitigation to be implemented by the SFMTA.	Not Applicable
E. Air Quality		
E1: Construction Mitigation Measure for Particulate Emissions	Not Applicable: Superseded by Construction Dust Control Ordinance.	Not Applicable
E2: Construction Mitigation Measure for Short-Term Exhaust Emissions	Applicable: Project construction could exacerbate poor air quality.	The project sponsor has agreed to develop and implement a Construction Emissions Minimization Plan to reduce construction emissions (see Project Mitigation Measure 2).
F. Hazardous Materials		
F1: Program- or Project-Level Mitigation Measures	Not Applicable: Superseded by Construction Dust Control Ordinance and federal, state, and local regulations related to abatement and handling of hazardous materials.	Not Applicable
G. Geology, Soils, and Seismicity		
G1: Construction-Related Soils Mitigation Measure	Not Applicable: Superseded by San Francisco Public Utilities Commission (SFPUC) Construction Site Runoff Ordinance.	Not Applicable

Please see the attached Mitigation Monitoring and Reporting Program for the complete text of the applicable mitigation measures. With implementation of these mitigation measures, the proposed project would not result in significant impacts beyond those analyzed in the Market and Octavia PEIR.

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on May 21, 2018 to adjacent occupants and owners of properties within 300 feet of the project site. No comments were received in response to the notice.

CONCLUSION

As summarized above and further discussed in the project-specific initial study checklist:⁸

1. The proposed project is consistent with the development density established for the project site in the *Market and Octavia Area Plan*;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Market and Octavia PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Market and Octavia PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Market and Octavia PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Market and Octavia PEIR to mitigate project-related significant impacts.

Therefore, no further environmental review shall be required for the proposed project pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁸ The initial study checklist is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2016-003994ENV.

55 Belcher Street – MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR					
ARCHEOLOGICAL RESOURCES					
<p>Project Mitigation Measure 1 – Archeological Testing (Implements Mitigation Measure C2 of the Market & Octavia PEIR). Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archaeological consultant having expertise in California prehistoric and urban historical archaeology. The archaeological consultant shall undertake an archaeological testing program as specified herein. In addition, the consultant shall be available to conduct an archaeological monitoring and/or data recovery program if required pursuant to this measure. The archaeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archaeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archaeological resource as defined in CEQA Guidelines §15064.5 (a)(c).</p>	Project sponsor and archaeological consultant	Prior to project construction	Project sponsor to retain archeological consultant to undertake archaeological testing and, if required, archeological monitoring program in consultation with ERO.	Project sponsor, archeologist, and ERO.	Complete when project sponsor retains a qualified archeological consultant.
<p>Archaeological Testing Program</p> <p>The archaeological consultant shall prepare and submit, as determined by the ERO, either an Archaeological Research Design/Testing Plan (ARD/TP) or an Archaeological Testing Plan (ATP) to the ERO for review and approval. The archaeological testing program shall be conducted in accordance with the approved ARD/TP or ATP. The ARD/TP or ATP shall identify the property types of the expected archaeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archaeological testing program will be to determine to the extent possible the presence or absence of archaeological resources and to</p>	Archaeological consultant	Prior to project construction	Planning Department (ERO)	Project sponsor, archeologist, and ERO.	

identify and to evaluate whether any archaeological resource encountered on the site constitutes an historical resource under CEQA. At the completion of the archaeological testing program, the archaeological consultant shall submit a written report of the findings to the ERO. If based on the archaeological testing program the archaeological consultant finds that significant archaeological resources may be present, the ERO in consultation with the archaeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archaeological testing, archaeological monitoring, and/or an archaeological data recovery program. If the ERO determines that a significant archaeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

1. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archaeological resource; or
2. A data recovery program shall be implemented, unless the ERO determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archaeological Monitoring Program

If the ERO, in consultation with the archaeological consultant, determines that an archaeological monitoring program shall be implemented, the archaeological monitoring program shall minimally include the following provisions:

1. The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archaeological consultant shall determine what project activities shall be archaeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archaeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
2. The archaeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archaeological resource;
3. The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archaeological consultant and the ERO until the ERO

Project sponsor
and
archeological
consultant

If Planning
Department
(ERO)
determines
monitoring
program
required

Planning
Department
(ERO)

Project sponsor,
archeologist,
and ERO.

Considered
complete
upon
submission of
a final report

has, in consultation with project archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits;

4. The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ ecofactual material as warranted for analysis;
5. If an intact archaeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/ excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archaeological monitor has cause to believe that the pile driving activity may affect an archaeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archaeological consultant shall immediately notify the ERO of the encountered archaeological deposit. The archaeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit, and present the findings of this assessment to the ERO.

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

Archeological Data Recovery Program

The archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan (ADRP). The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archaeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.

Archeological consultant

If ERO requires archeological data recovery program

Planning Department (ERO)

Project sponsor, archeologist, and ERO.

- *Discard and Deaccession Policy*. Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program*. Consideration of an on-site/off-site public interpretive program during the course of the archaeological data recovery program.
- *Security Measures*. Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report*. Description of proposed format and distribution of results.
- *Curation*. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Consultation with Descendant Communities

On discovery of an archeological site¹ associated with descendant Native Americans or the Overseas Chinese an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Project sponsor/archeological consultant in consultation with any individual listed in the current Native American Contact List and Chinese Historical Society of America.	In the event of discovery of an archeological site associated with descendant Native Americans or Overseas Chinese.	Contact any individual listed in the current Native American Contact List and Chinese Historical Society of America and implement any further mitigation advised.	Project sponsor, archeologist, and ERO.	Considered complete upon notification of appropriate organization and implementation of any further mitigation as advised.
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Human Remains and Associated or Unassociated Funerary Objects

The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The ERO shall also be immediately notified upon discovery of human remains. The archeological

Project sponsor/archeological consultant in consultation with the San Francisco Coroner, NAHC, and MLD.	In the event human remains and/or funerary objects are encountered.	Contact San Francisco County Coroner. Implement regulatory requirements, if applicable, regarding	Project sponsor, archeologist, and ERO.	Considered complete on notification of the San Francisco County Coroner and
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¹ By the term "archeological site" is intended here to minimally included any archeological deposit, feature, burial, or evidence of burial.

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

consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)).

The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached State regulations shall be followed including the reinternment of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).

discovery of
Native
American
human remains
and associated/
unassociated
funerary objects.

NAHC, if
necessary.

Final Archeological Resources Report

The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Project sponsor/
archeological
consultant at the
direction of the
ERO.

After
completion of
archeological
data recovery,
inventorying,
analysis, and
interpretation.

Submit a draft
FARR.

Project sponsor,
archeologist,
and ERO.

Considered
complete on
submittal of
FARR.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

Archeological
consultant at the
direction of the
ERO.

Written
certification
submitted to
ERO that
required FARR
distribution has
been
completed.

Distribute
FARR.

Project sponsor,
archeologist,
and ERO.

Considered
complete on
distribution
of FARR.

AIR QUALITY

Project Mitigation Measure 2 – Construction Air Quality (Implements Mitigation Measure E2 of the Market & Octavia PEIR).

The project sponsor or the project sponsor's Contractor shall comply with the following:

A. Engine Requirements.

1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.
2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.
3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit.
4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.

B. Waivers.

1. The Planning Department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).
2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If

Project sponsor
and project
contractor.

During
construction

Project sponsor
to submit
Construction
Emissions
Minimization
Plan to the ERO
for review and
approval

Project sponsor
to provide
Planning
Department
with quarterly
reports
documenting
compliance
with the plan.

Considered
completed
upon receipt
of final
monitoring
report at
completion of
construction
reports.

the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to Table 2 below.

Table 2 – Off-Road Equipment Compliance Step-down Schedule

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

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative

1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.

** Alternative fuels are not a VDECS.

C. Construction Emissions Minimization Plan. Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.

2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.

3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.

D. Monitoring. After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

June 4, 2019

Delivered by Email (chris.townes@sfgov.org)

Myrna Melgar, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

Re: 55 Belcher Street
Planning Case Number: 2016-003994
Hearing Date: June 13, 2019
Our File No.: 10753.01

Dear President Melgar and Commissioners:

This office represents the sponsor of the project at 55 Belcher Street, which seeks to improve the large, underutilized site into a 25-unit housing development (the “**Project**”). The Project proposes a 4-story residential project with affordable-by-design units, nearly all of which have one or two bedrooms, in an appropriate infill location currently occupied by a surface parking lot. The Project will maximize the density on the site while also being compatible in scale with the overall district character and the buildings on the block.

A. Existing Site and Project Description

The Project site is currently composed on three lots that total approximately 10,603 square feet in area. The Property is located within the Residential Transit Oriented (“RTO”) zoning district and the 40-X height and bulk district. The lots are currently used as a surface parking lot.

The Project proposes to redevelop this relatively large, vacant site with a largely Code-compliant residential project. The Project will add 25 residential units to the housing stock in an area where housing is strongly encouraged. The unit mix is as follows: 1 studio unit, 12 one-bedroom units, and 12 two-bedroom units. Of the 25 units, 5 will be below market rate units. In addition, the 4-story building is in keeping with the neighborhood character. The buildings in the immediate vicinity range from 2- to 4-stories in height, with a few residential buildings in the greater neighborhood that are taller. Therefore, at four stories the proposed Project is consistent with the existing scale of residential development in the vicinity.

The Project also includes 1,441 square feet of private open space and 5,227 square feet of common open space in the form of a Code-compliant rear yard and a roof deck. The provision of open space far exceeds the requirement of 3,325 square feet of common open space. In addition, the Project includes 12 parking spaces, 25 Class 1 bike parking spaces, and 2 Class 2 bike parking spaces. It is anticipated that the majority of residents will utilize alternative modes of transit given the property's proximity to multiple Muni Metro stations and the Project's ample bike parking.

B. Planning Approvals Sought

The Project requires Conditional Use Authorization to exceed the dwelling unit density limit for the RTO Zoning District pursuant to Planning Code Sections 207 and 209.4 and to approve the lot merger in the RTO Zoning District pursuant to Planning Code Sections 121.7 and 209.4.

In the RTO zoning district, one dwelling per 600 square feet is principally permitted. The Project site is approximately 10,603 square feet, which would allow for up to 18 dwelling units. However, residential density over this limit is permitted with Conditional Use Authorization. The Project seeks to increase the number of dwelling units by 7, for a total of 25 dwelling units. But because the five affordable units do not count towards the density calculations per Section 207, the Project only seeks to add two additional units beyond what is principally permitted at this site. The proposal is necessary and desirable because it will allow the density on the site to be maximized while staying within the 40-foot height limit.

The merger of lots in the RTO zoning district that would result in a lot larger than 5,000 square feet requires Conditional Use Authorization. The existing property consists of three separate lots, which total approximately 10,603 square feet in area. Accordingly, the Project seeks Conditional Use Authorization to merge the existing three lots into one lot of over 5,000 square feet. The lot merger is necessary and desirable because it will allow for the cohesive development of all three vacant lots and maximize the housing units being provided (both market rate and BMR).

C. Project Benefits

Approval of the Conditional Use Authorization will provide the following substantial benefits to the neighborhood and the City at large:

- The Project will maximize density on the site. The Planning Commission approval of the Project will allow for the site to be developed with 25 units, as opposed to the 18 that would be principally permitted on this site. The addition of 25 dwelling units in this largely residential neighborhood will bring new life to the site and increase the City's housing stock where this type of multi-family development is encouraged. With 12 of the units providing two bedrooms each, the Project will help further the City's goal of keeping families in San Francisco by creating more family-sized units. **Without the merger, three separate buildings would be**

constructed, and 0 BMR units would be provided (each building would have less than 10 units in them).

- The Project will increase the City's affordable housing stock. Maximizing the density on the site has the benefit of adding additional affordable housing units. Because the Project involves 25 units, it is subject to the higher affordable housing requirement and will provide five new affordable housing units. Of the five affordable housing units, three will be available to households at 55% of the area median income, while one unit will be available to households at both 80% and 110% of the area median income.
- The Project will put this underutilized lot to a beneficial use. The Project site is currently an underutilized, surface parking lot on an otherwise fully built-out block. Therefore, it is an appropriate location for infill development and will revitalize the site with much needed housing.
- The Project is consistent with the neighborhood character. The buildings in the immediate vicinity range from 2- to 4-stories in height, with two 4-story buildings just across the street from the property. Therefore, the scale of the development is compatible with the prevailing neighborhood character.
- The Project has undergone significant neighbor and community vetting. The Project sponsor has been committed to neighborhood engagement since the outset of the entitlement process. The Project team has conducted numerous community meetings and follow-up discussions with interested parties, including neighbors and community representatives. The Project is supported by the Duboce Triangle Neighborhood Association (DTNA), as discussed in greater detail below.

D. Community and Neighborhood Outreach

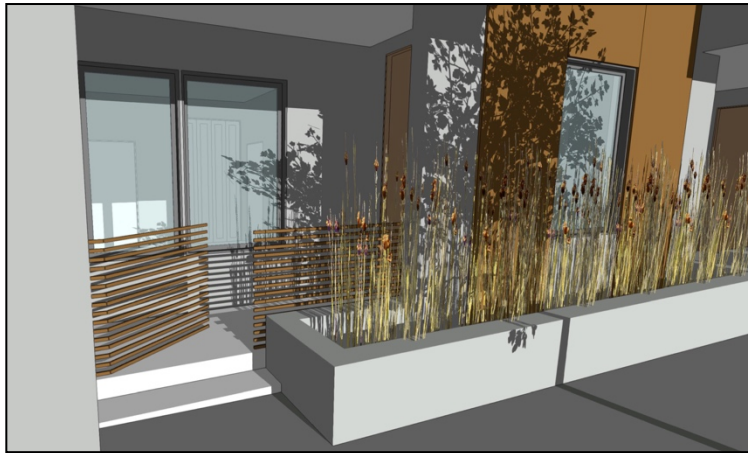
The project sponsor has shown its willingness to be flexible and work with the neighborhood throughout the entitlement process. The project sponsor is happy to have the support of the Duboce Triangle Neighborhood Association ("DTNA"). This came after agreeing to several significant project modifications, as follows:

- The project sponsor agreed to provide on-site BMR units;
- The project sponsor increased the unit count to 25 units, resulting in an increase in the BMR requirement from 12% to 18%;
- The project sponsor incorporated a number of design modifications;
- The project sponsor committed to not providing more than 0.5 parking spaces per dwelling unit.

As a result of these productive conversations, DTNA is in support of the project.

The project sponsor has also been working with the immediate neighbors of the project. All requests made by these neighbors to date have been accepted by the project sponsor, as follows:

- Individual gates for each ground floor stoop have been incorporated:

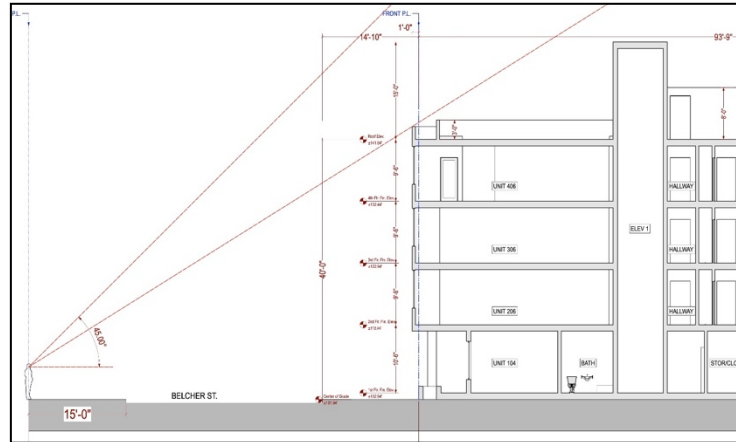


- The planter along the street frontage has been modified to use a narrow planter box so as not to encourage sitting and loitering at the site.



- Motion lights will be incorporated at the ground floor units to dissuade activity in front of the building at night.

- The neighbors expressed some concern about whether the elevator penthouse will be visible from the street. The architect produced this line-of-sight drawing illustrating that it won't be visible from across the street.



E. Conclusion

The Project will improve the existing conditions on the site, adding much-needed affordable-by-design housing along with on-site affordable housing units. The project sponsor has shown its willingness to work with the neighborhood by agreeing to all project modifications requested, including an increase in the BMR requirement from 12% to 18%. The project fits with the existing neighborhood character and we look forward to presenting the project to the Commission.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

John Kevlin

cc: Joel Koppel, Commission Vice-President
Frank Fong, Commissioner
Milicent A. Johnson, Commissioner
Rich Hillis, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Chris Townes, Project Planner

Parcel Map

lot66 into lots 110&111 for 2003 roll
lot83 into lots108&109 for 2004 roll
lot31 into lots 112to114 for 2005 roll
lot67 into lots 115&116 for 2006 roll
lot63 into lots125to128 for 2008 roll
lot115 into lots112to124 for 2008 roll
lot116 into lots119to121 for 2008 roll
lot84A into lots117&118 for 2009 roll
lot89 into lots129&130 for 2010 roll

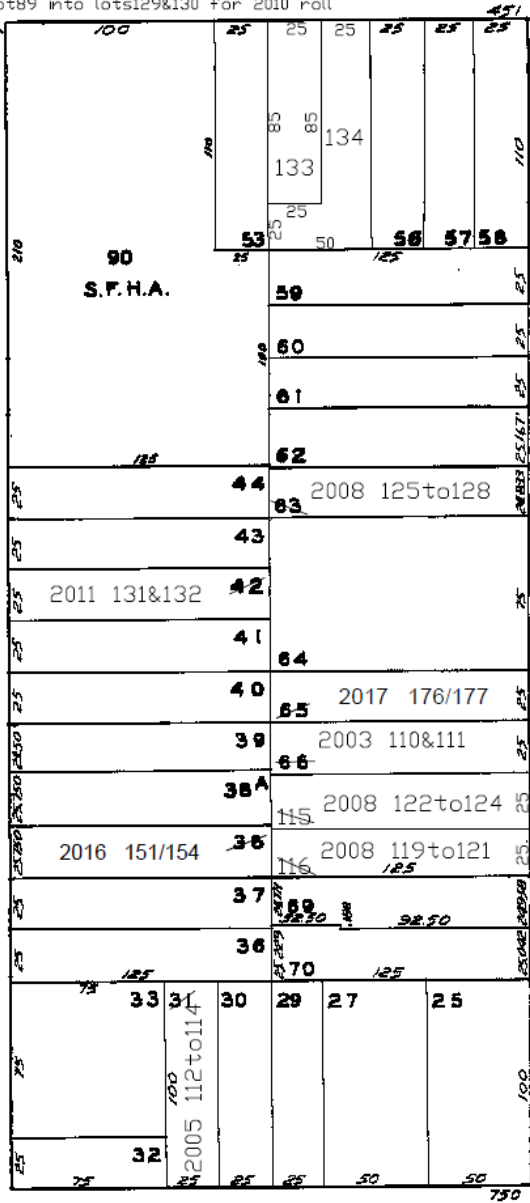
lot42 into lots131&132 for 2011 roll
lot93 into lots133&134 for 2012 roll
Lot 87 into lots 135 & 136 for 2015 roll
Lot 135 into lots 137 to 141 for 2015 roll

Lot 78 into lots 165 & 166 for 2016 roll
Lot 38 into lots 151 to 154 for 2016 roll
Lot 65 into lots 176 & 177 for 2017 roll

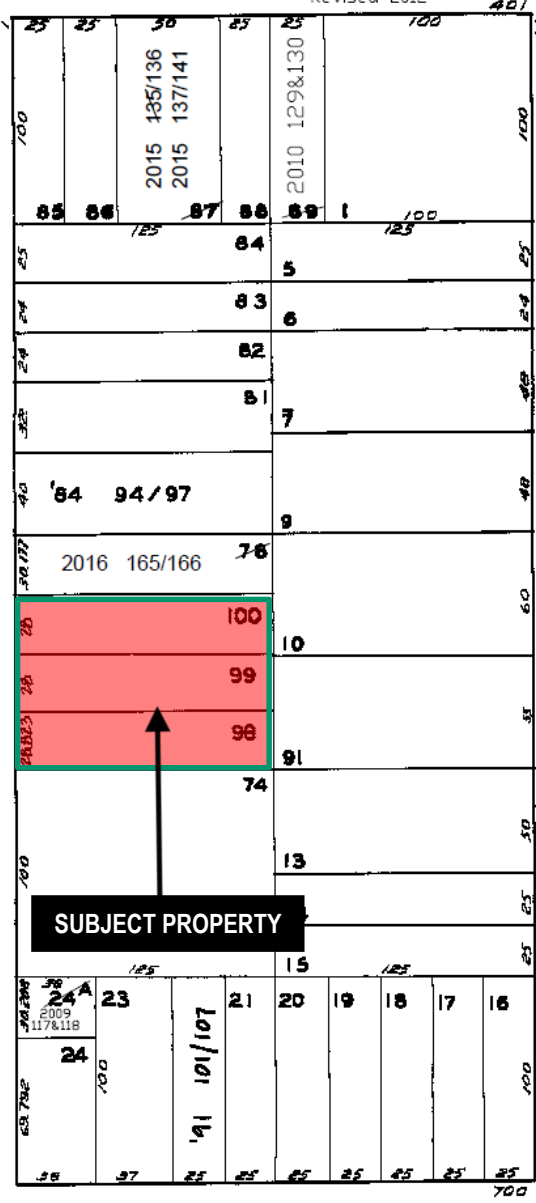
Revised 2003
Revised 2004
Revised 2005
Revised 2006
Revised 2008
Revised 2009
Revised 2010
Revised 2011
Revised 2012

DUBOCE AVE.

SANCHEZ



BELCHER



CHURCH

SUBJECT PROPERTY

14TH

CHER ST.
MINIMUM
COMM. AREA
43.17
56.83

62-64 BELCHER ST.
A CONDOMINIUM
LOT UNIT % COMM. AREA
110 62 44.85

734 - 14TH ST.
A CONDOMINIUM

37-43 BELCHER ST.
A CONDOMINIUM
LOT UNIT % COMMON
NO. NO. AREA
94 43 24.1

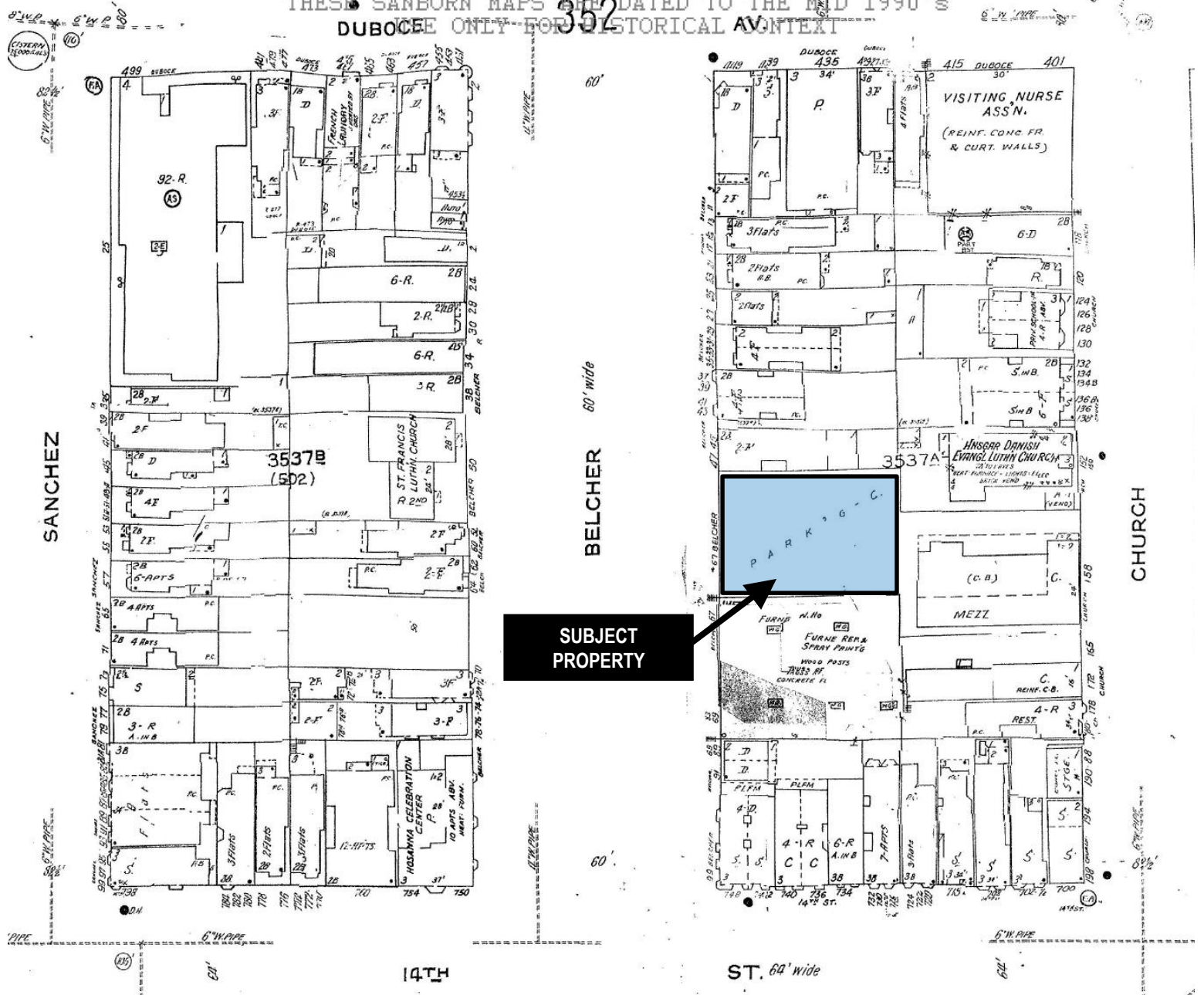
68 BELCHER ST.
A CONDOMINIUM
LOT UNIT % COMM. AREA
119 1 34.52
120 2 34.89
121 3 30.59



Conditional Use Authorization
Case Number 2016-003994CUA
55 Belcher Street

Sanborn Map*

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
 DUBOCE 352 BELCHER ONLY FOR HISTORICAL AV. CONTEXT

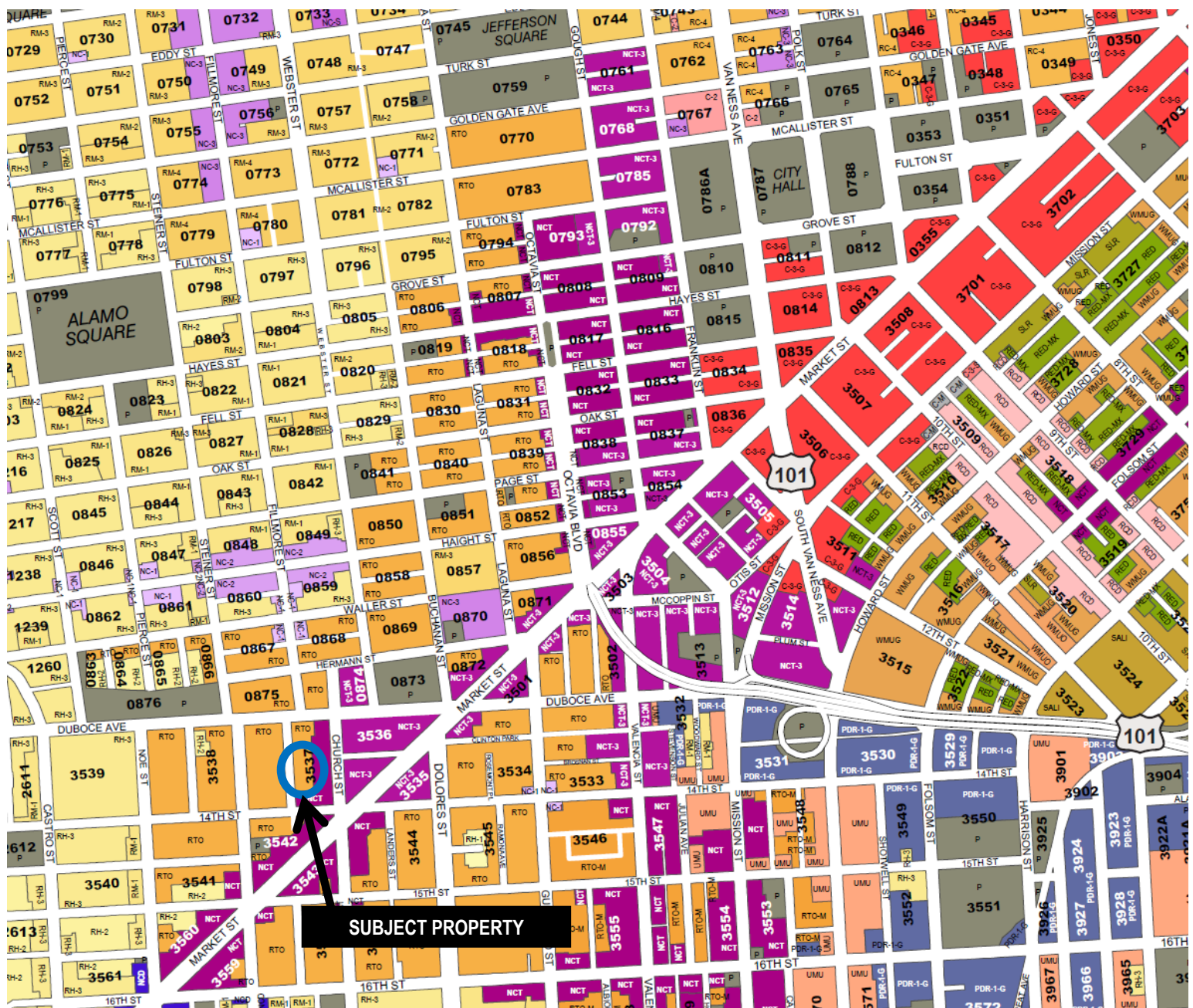


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

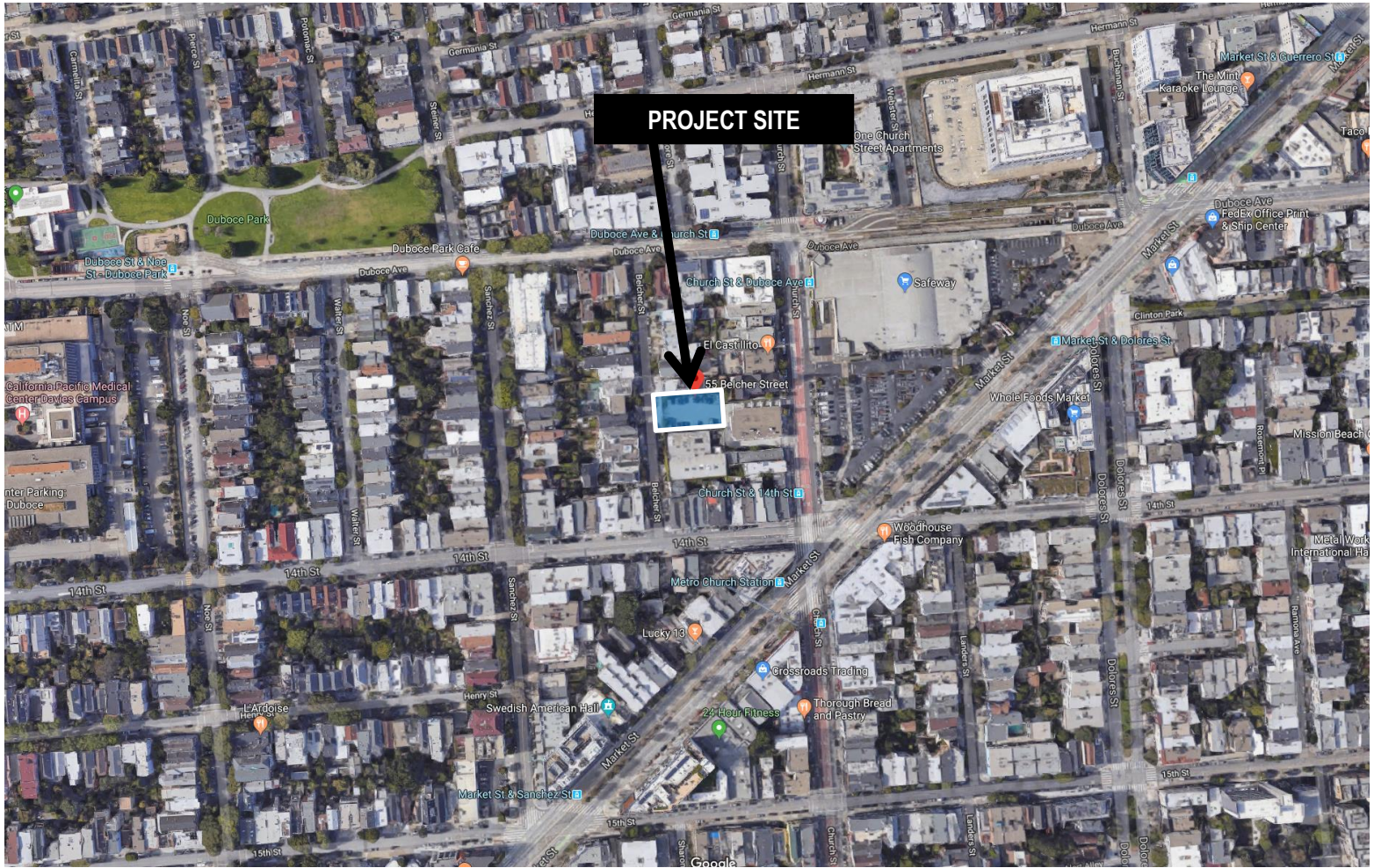


Conditional Use Authorization
 Case Number 2016-003994CUA
 55 Belcher Street

Zoning Map



Aerial Photo



Site Photo



Looking South Towards Site Along Belcher Street Frontage



Looking North Towards Site Along Belcher Street Frontage

Conditional Use Authorization
Case Number 2016-003994CUA
55 Belcher Street

Site Photo



View of Neighborhood Context South of Project Site Along Belcher Street



Properties Directly Across the Project Site on Belcher Street

Conditional Use Authorization
Case Number 2016-003994CUA
55 Belcher Street

Site Photo



View of Neighborhood Context North of Project Site Along Belcher Street

Conditional Use Authorization
Case Number 2016-003994CUA
55 Belcher Street



COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

Date: October 24, 2018

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

From: San Francisco Planning Department

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Complete EEA/PRJ Accepted
BEFORE: →

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

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

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

Complete EEA/PRJ Accepted
BEFORE: →

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

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

Complete EEA/PRJ Accepted
BEFORE: →

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

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

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

Complete EEA/PRJ Accepted
BEFORE: →

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

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

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

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

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

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

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

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

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

Complete EEA/PRJ Accepted

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

Complete EEA/PRJ Accepted

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

Complete EEA/PRJ Accepted

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

Complete EEA/PRJ Accepted

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

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco
Planning

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

May 16, 2019

Date

I, Maria Haramis,
do hereby declare as follows:

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

55 Belcher Street

Address

3537/98, 99, 100

Block / Lot

The subject property is located within the following Zoning District:

RTO

Zoning District

40-X

Height and Bulk District

n/a

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:

2016-003994

Planning Case Number

2019.05.05.9886

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:

Chris Townes

Planner Name

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

10/7/2016

Date

The project contains 25 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:

18%

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.

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
25	0	1	12	12	0

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

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

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
5			3	2	

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	3	10	55%
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	1	4	80%
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	1	4	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

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

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

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

3. Fee % of affordable housing requirement.

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

If yes, please indicate the bonus percentage, up to 35% _____, 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

55 Belcher Street, LLC

Company Name

Maria Haramis

Name (Print) of Contact Person

90 Santa Paula Avenue

Address

San Francisco, CA 94127

City, State, Zip

415-310-2154

Phone / Fax

pharamis@aol.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:

Maria Haramis

Executed on this day in:

Location:

San Francisco

Date:

5/16/19

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

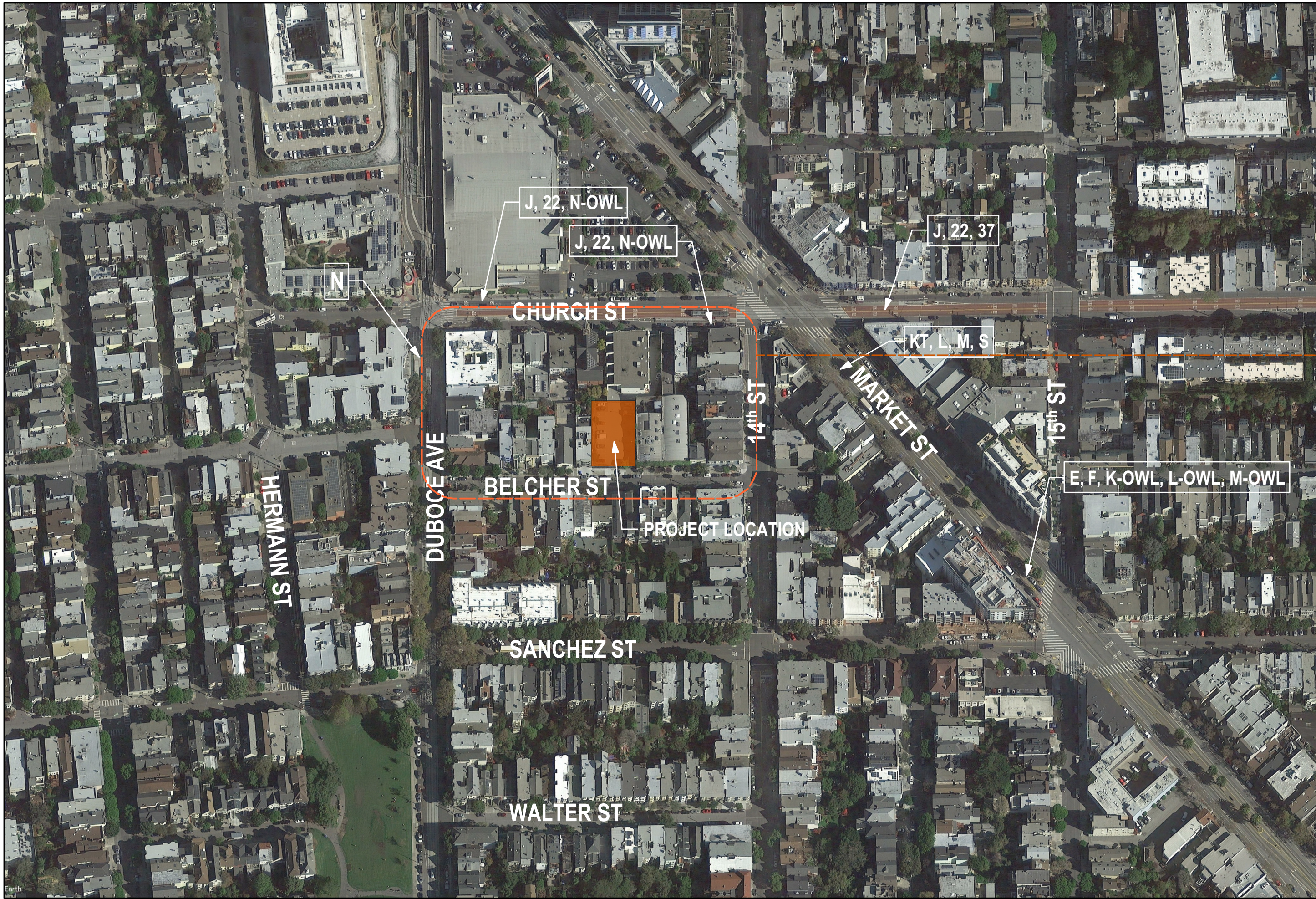
Signature:

Name (Print), Title:





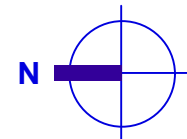
1	2	3	4	5	6	7	8	9	10																																																																																																																		
<table><tr><th colspan="7">FLOOR AREA DATA BREAKDOWN (GSF)</th></tr><tr><th>LEVEL</th><th>RESIDENTIAL</th><th>CIRCULATION</th><th>UTILITY</th><th>GARAGE/GARBAGE</th><th>BIKE PARKING / STORAGE</th><th>TOTAL</th></tr><tr><td>1ST FLOOR</td><td>2,651 ± S.F.</td><td>1,616 ± S.F.</td><td>218 ± S.F.</td><td>2,550 ± S.F.</td><td>329 ± S.F.</td><td>7,387 ± S.F.</td></tr><tr><td>2ND FLOOR</td><td>6,315 ± S.F.</td><td>423 ± S.F.</td><td></td><td></td><td></td><td>6,738 ± S.F.</td></tr><tr><td>3RD FLOOR</td><td>6,279± S.F.</td><td>423 ± S.F.</td><td></td><td></td><td></td><td>6,702 ± S.F.</td></tr><tr><td>4TH FLOOR</td><td>6,156 ± S.F.</td><td>423 ± S.F.</td><td></td><td></td><td></td><td>6,579 ± S.F.</td></tr><tr><td>TOTAL</td><td>21,401 ± S.F.</td><td>2,908 ± S.F.</td><td>218 ± S.F.</td><td>2,550 ± S.F.</td><td>329 ± S.F.</td><td>27,406 ± S.F.</td></tr></table>									FLOOR AREA DATA BREAKDOWN (GSF)							LEVEL	RESIDENTIAL	CIRCULATION	UTILITY	GARAGE/GARBAGE	BIKE PARKING / STORAGE	TOTAL	1ST FLOOR	2,651 ± S.F.	1,616 ± S.F.	218 ± S.F.	2,550 ± S.F.	329 ± S.F.	7,387 ± S.F.	2ND FLOOR	6,315 ± S.F.	423 ± S.F.				6,738 ± S.F.	3RD FLOOR	6,279± S.F.	423 ± S.F.				6,702 ± S.F.	4TH FLOOR	6,156 ± S.F.	423 ± S.F.				6,579 ± S.F.	TOTAL	21,401 ± S.F.	2,908 ± S.F.	218 ± S.F.	2,550 ± S.F.	329 ± S.F.	27,406 ± S.F.	<div>PROJECT NAME</div> <div>55 Belcher St SAN FRANCISCO, CA</div>																																																																	
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Aerial Map

N.T.S.

MUNI LINE →



Vicinity Map

N.T.S.

PROJECT NAME

55 Belcher St
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
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Aerial &
Vicinity Map

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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DESIGN	R.K.
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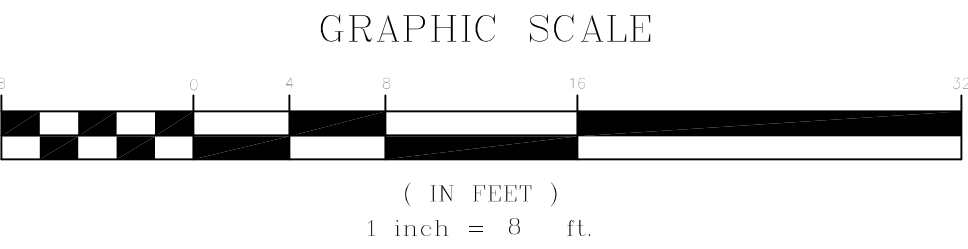
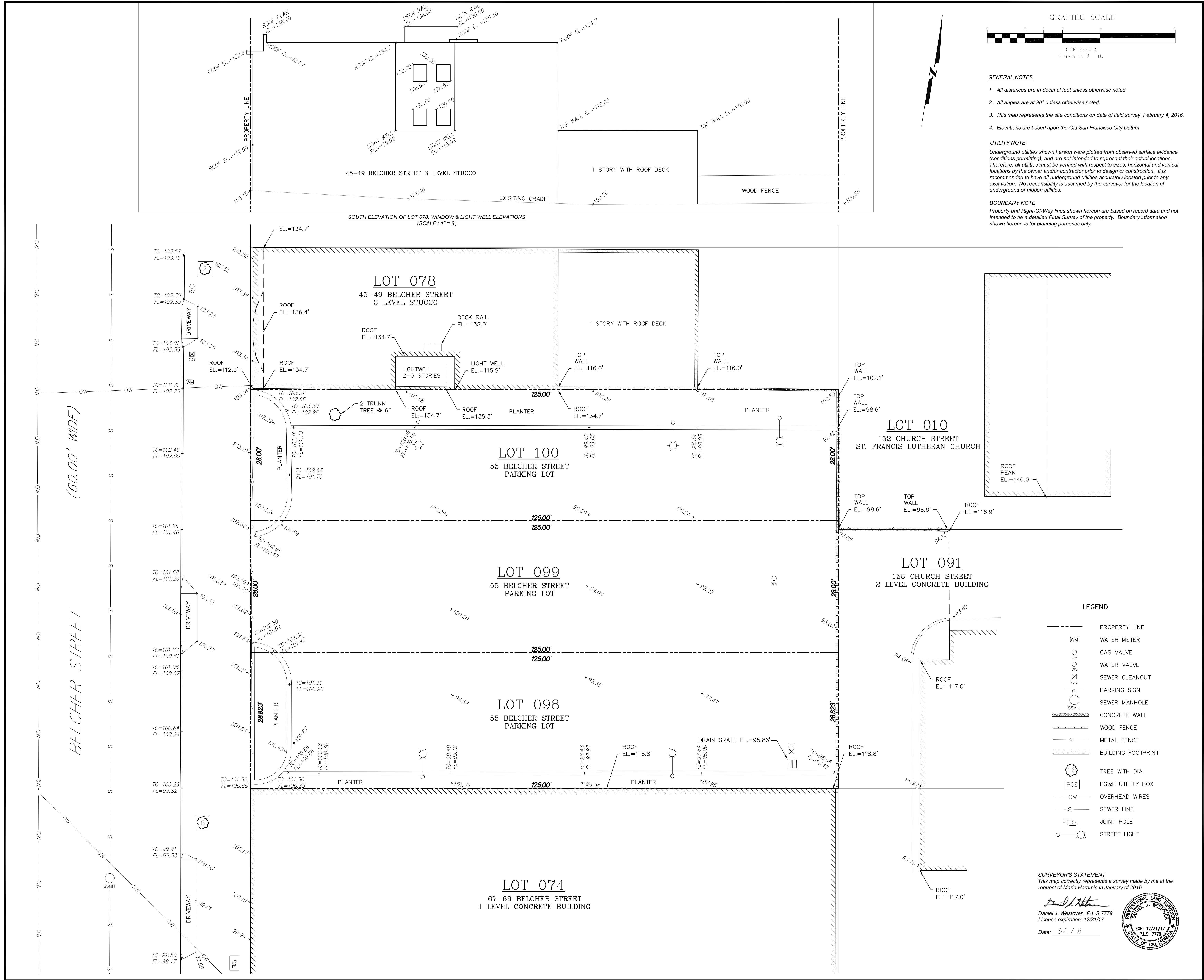
DATE	12/30/2015
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REVISED DATE	06/04/2019
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JOB NO.	15-1685
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SHEET NO.

A-0.3



- GENERAL NOTES**
1. All distances are in decimal feet unless otherwise noted.
 2. All angles are at 90° unless otherwise noted.
 3. This map represents the site conditions on date of field survey, February 4, 2016.
 4. Elevations are based upon the Old San Francisco City Datum

UTILITY NOTE
Underground utilities shown hereon were plotted from observed surface evidence (conditions permitting), 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. It is recommended to have all underground utilities accurately located prior to any excavation. No responsibility is assumed by the surveyor for the location of underground or hidden utilities.

BOUNDARY NOTE
Property and Right-Of-Way lines shown hereon are based on record data and not intended to be a detailed Final Survey of the property. Boundary information shown hereon is for planning purposes only.

- LEGEND**
- PROPERTY LINE
 - WATER METER
 - GAS VALVE
 - WATER VALVE
 - SEWER CLEANOUT
 - PARKING SIGN
 - SEWER MANHOLE
 - CONCRETE WALL
 - WOOD FENCE
 - METAL FENCE
 - BUILDING FOOTPRINT
 - TREE WITH DIA.
 - PG&E UTILITY BOX
 - OVERHEAD WIRES
 - SEWER LINE
 - JOINT POLE
 - STREET LIGHT

SURVEYOR'S STATEMENT
This map correctly represents a survey made by me at the request of Maria Haramis in January of 2016.

Daniel J. Westover, P.L.S. 7779
License expiration: 12/31/17

Date: 3/1/16



336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 422-5400
www.westoversurveying.com

WS
WESTOVER
SURVEYING

NO.	DATE	COMMENTS	JOB NO.
16010			16010

DRAWN BY: SDA	CHECKED BY: D.J.W.
DATE: 3/1/2016	SCALE: 1"=8'

SITE SURVEY

55 BELCHER STREET
LOTS 098, 099 & 100 OF ASSESSOR'S BLOCK 9837,
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SHEET

1 OF 1

PROJECT NAME

55 Belcher St
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
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SHEET TITLE

Existing
Site Plan

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DRAWN	R.L.
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DESIGN	R.K.
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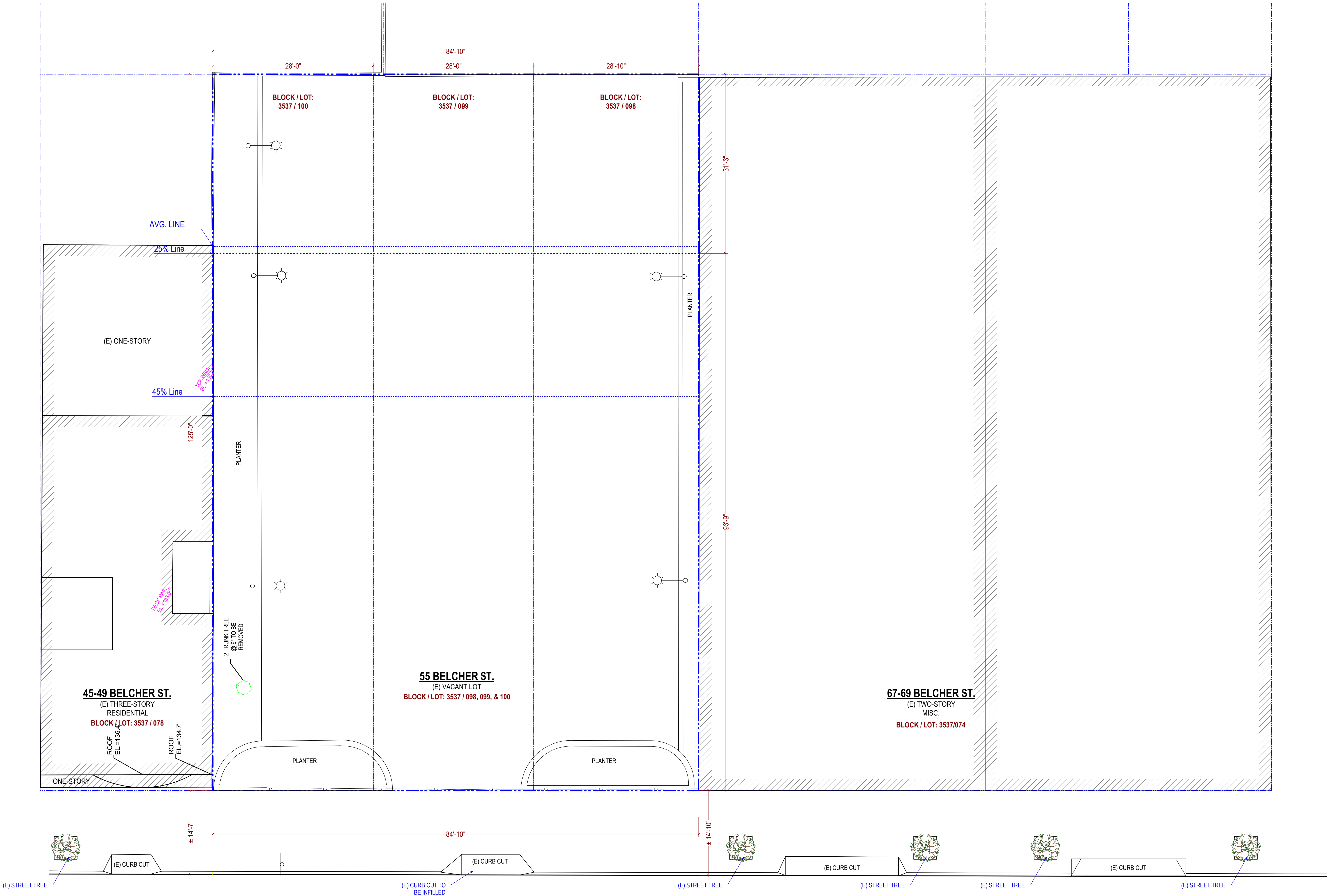
DATE	12/30/2015
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REVISED DATE	06/04/2019
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JOB NO.	15-1685
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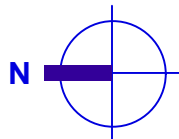
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A-1.0



Existing Site Plan

1/8" = 1'-0"



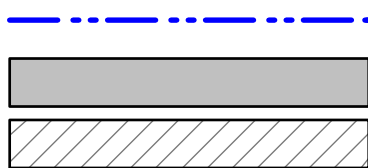
BELCHER STREET

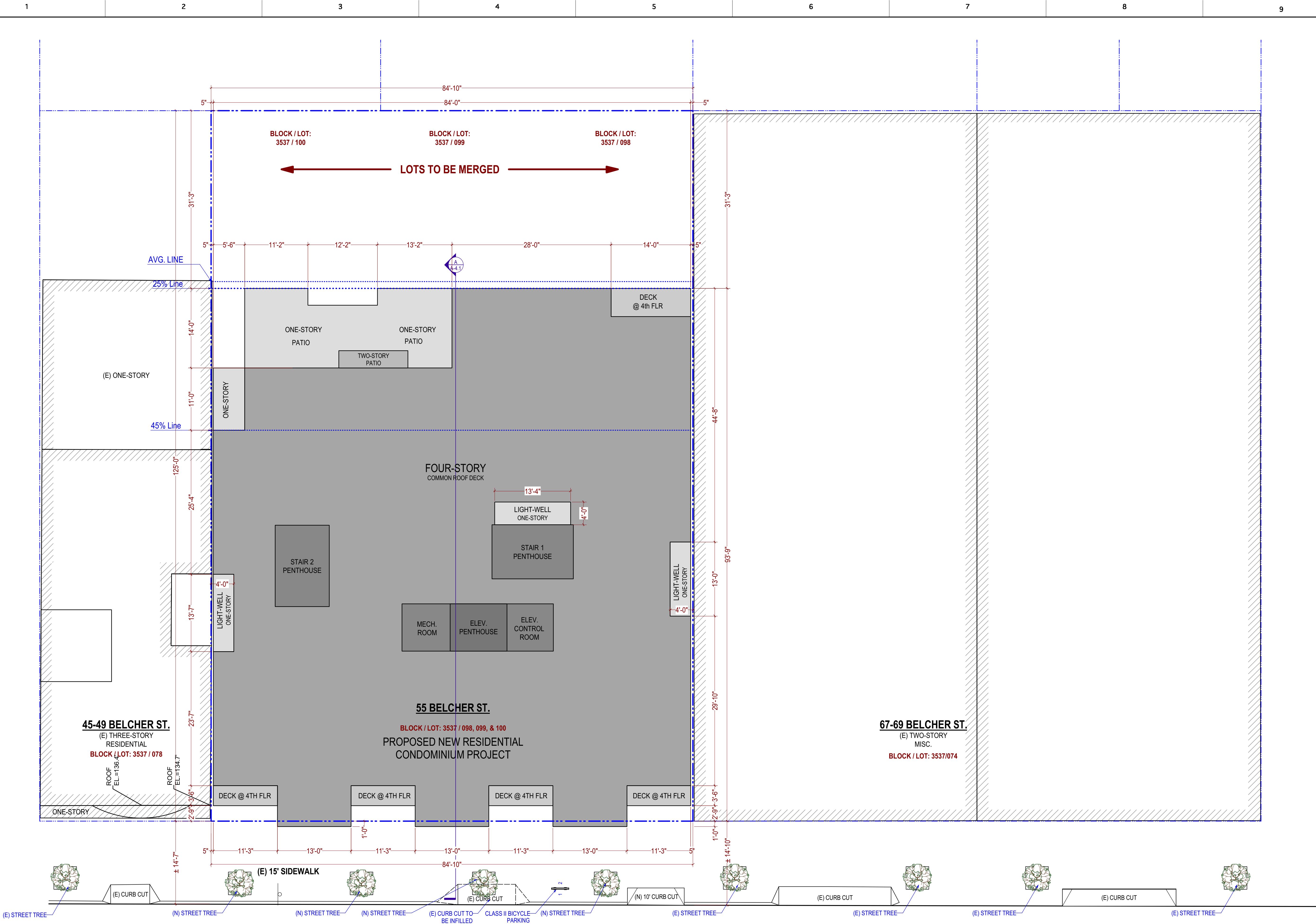
BLOCK / LOT: 3537 / 098, 099, 100

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:





PROJECT NAME
55 Belcher St
SAN FRANCISCO, CA



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SHEET TITLE

Proposed
Site Plan

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DESIGN	R.K.
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DATE	12/30/2015
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REVISED DATE	06/04/2019
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JOB NO.	15-1685
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SHEET NO.	
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A-1.1

PROJECT NAME

55 Belcher St
SAN FRANCISCO, CA



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3D Illustration

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DRAWN R.L.

DESIGN R.K.

DATE 12/30/2015

REVISÉ DATE 06/04/2019

JOB NO. 15-1685

SHEET NO.

A-1.2



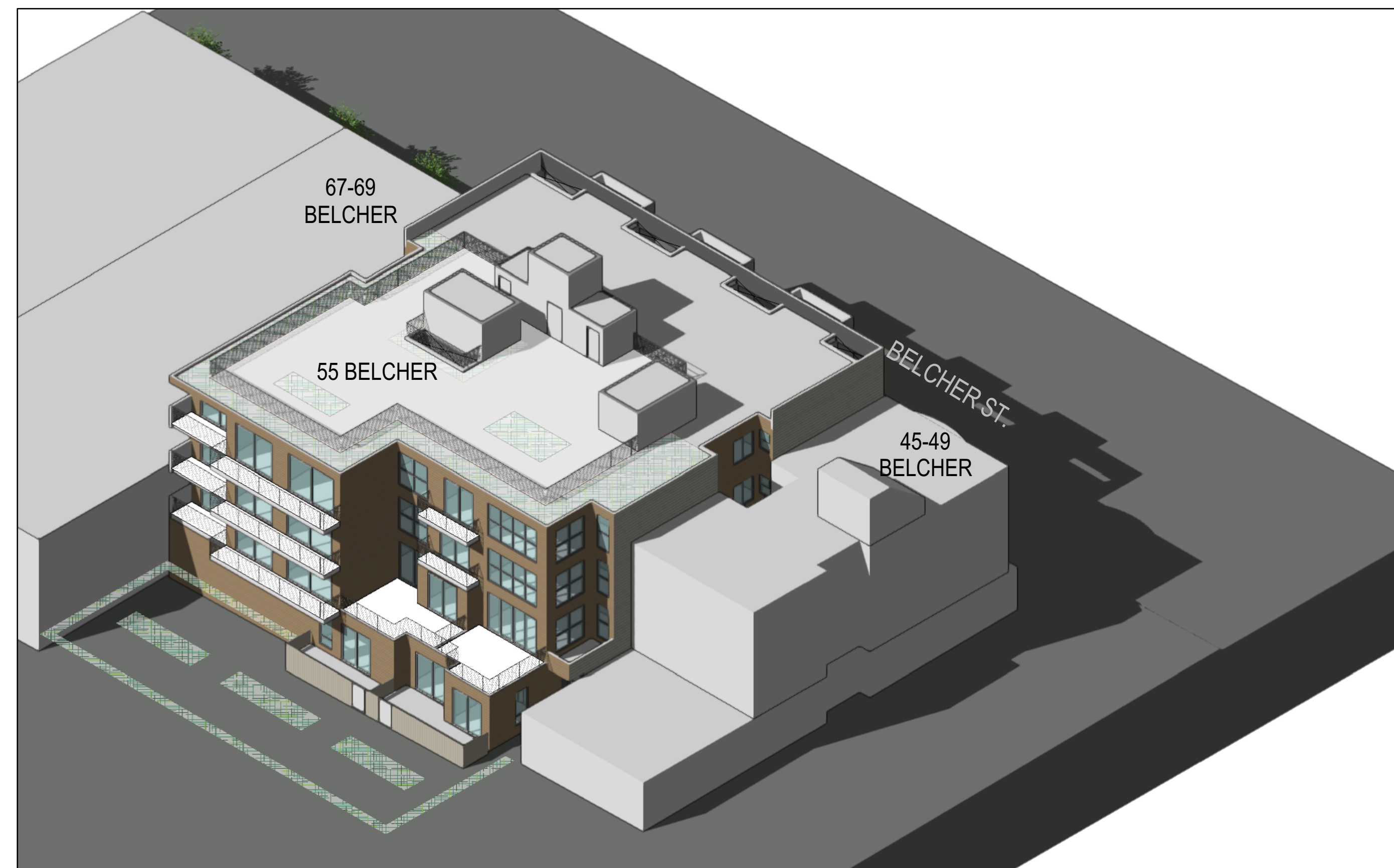
Perspective View 1





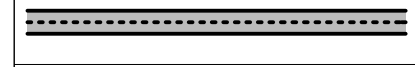

Perspective View 2



Bird's Eye View-Front

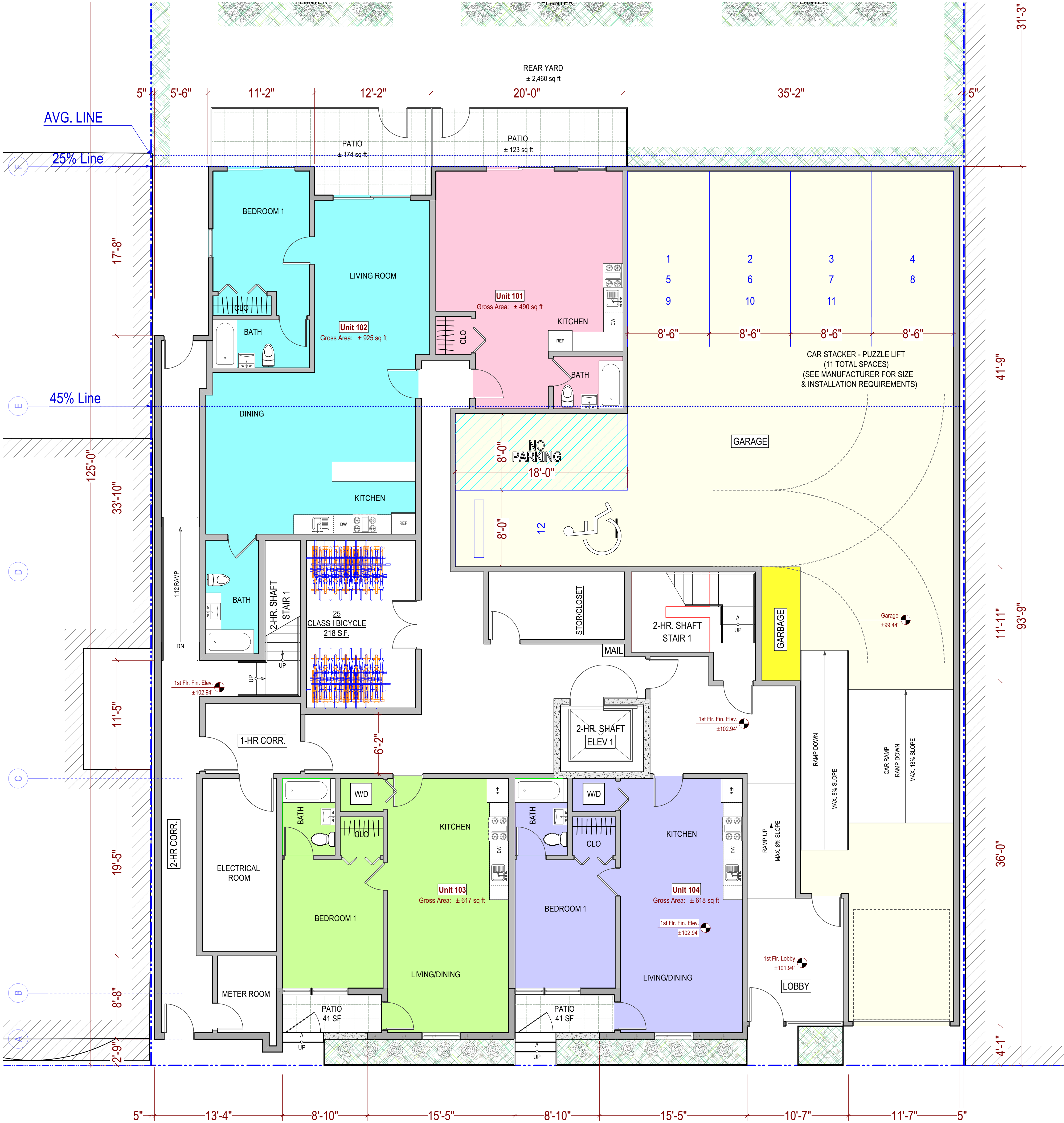
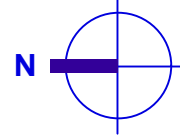


Bird's Eye View-Rear

	PROPERTY LINE
	WALL
	1-HR FIRE RATED WALL
	2-HR FIRE RATED WALL

Proposed First Floor Plan

3/16" = 1'-0"



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SHEET TITLE

First Floor Plan

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DRAWN	R.L.
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DESIGN	R.K.
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DATE	12/30/2015
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REVISED DATE	06/04/2019
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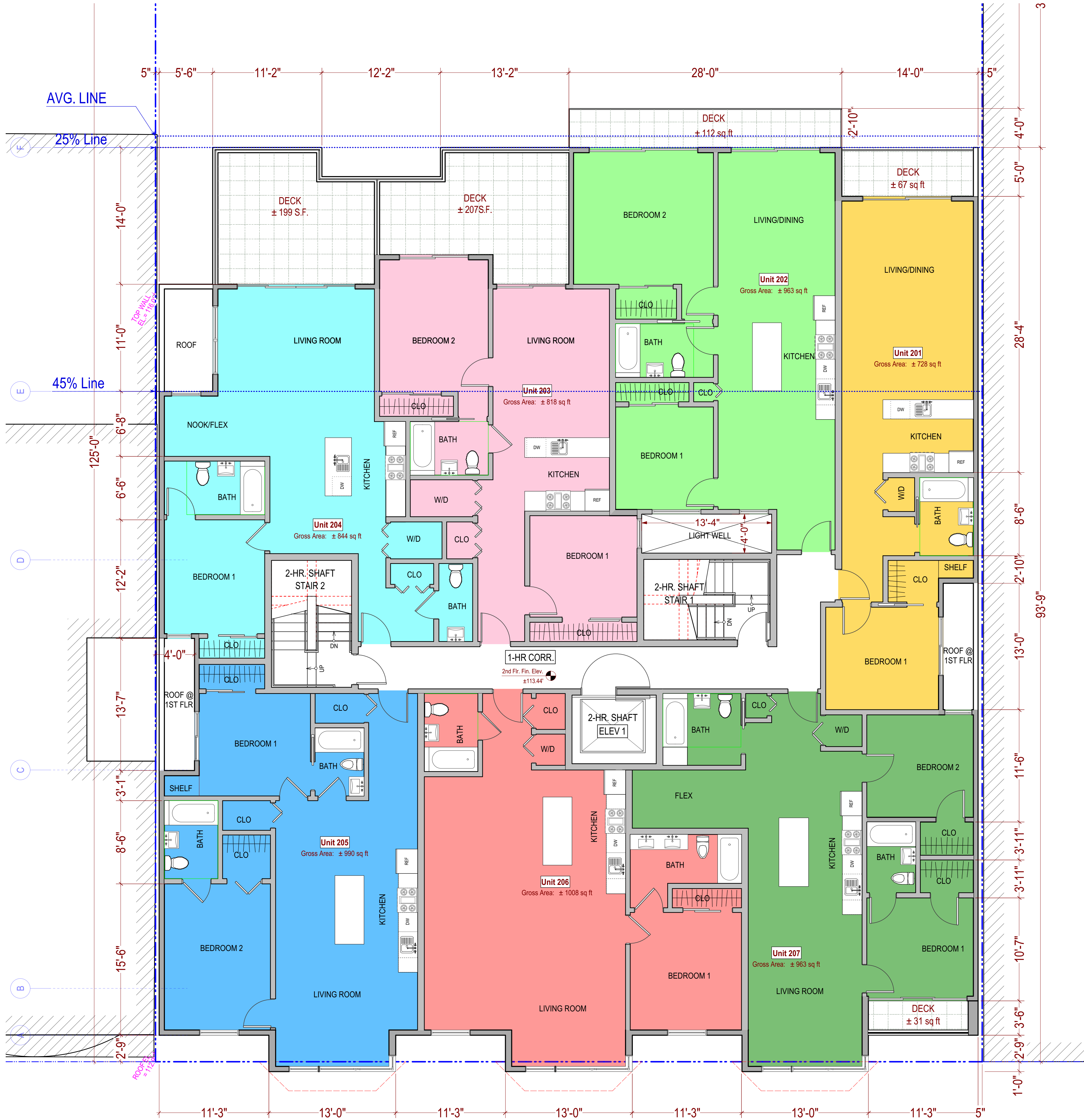
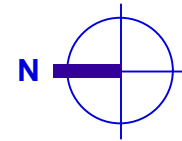
JOB NO.	15-1685
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SHEET NO.	
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A-2.1

	PROPERTY LINE
	WALL
	1-HR FIRE RATED WALL
	2-HR FIRE RATED WALL

Proposed Second Floor Plan
3/16" = 1'-0"



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Second
Floor Plan

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A-2.2



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Third Floor Plan

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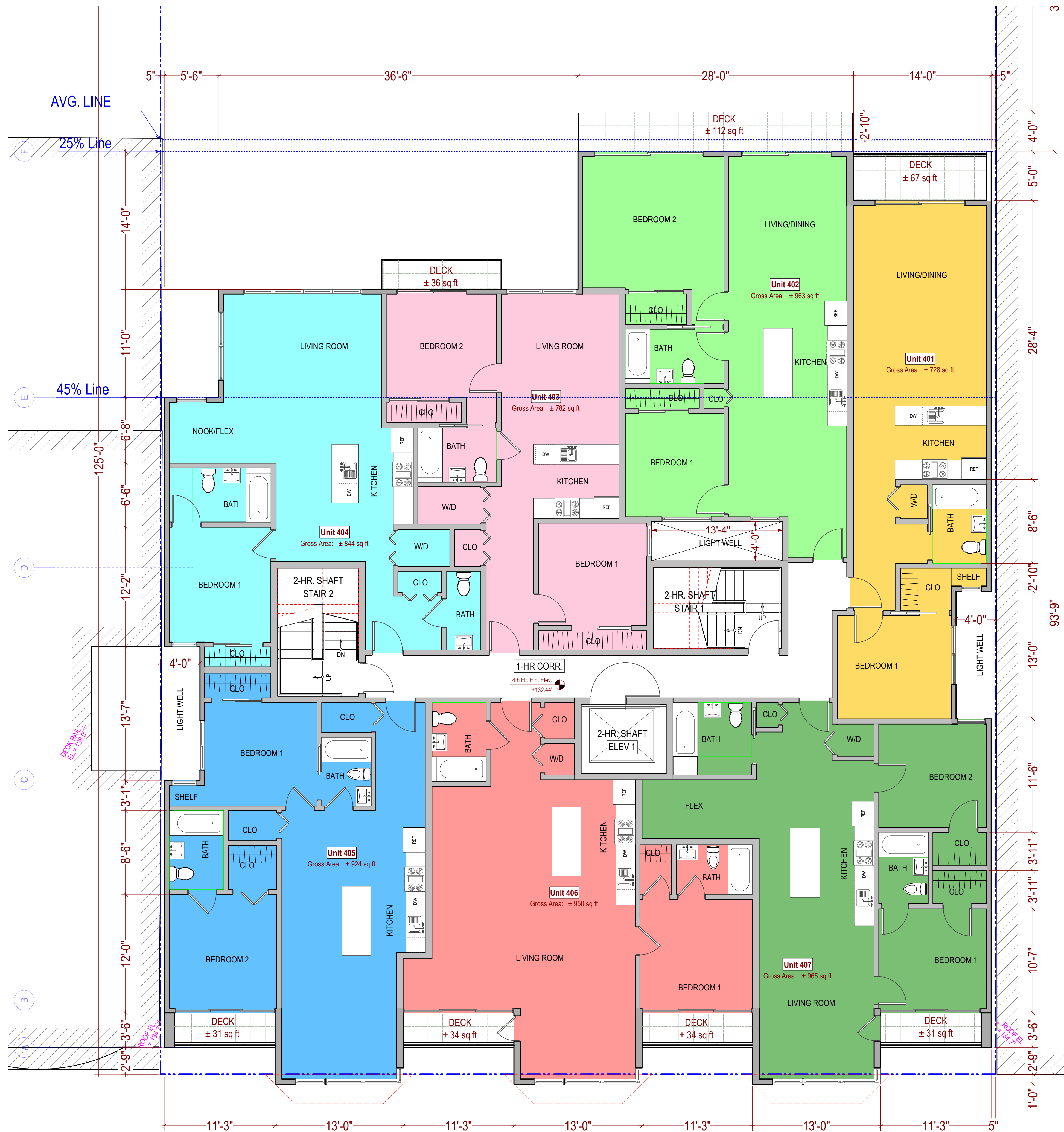
DATE 12/30/2015

REVISÉ DATE 06/04/2019

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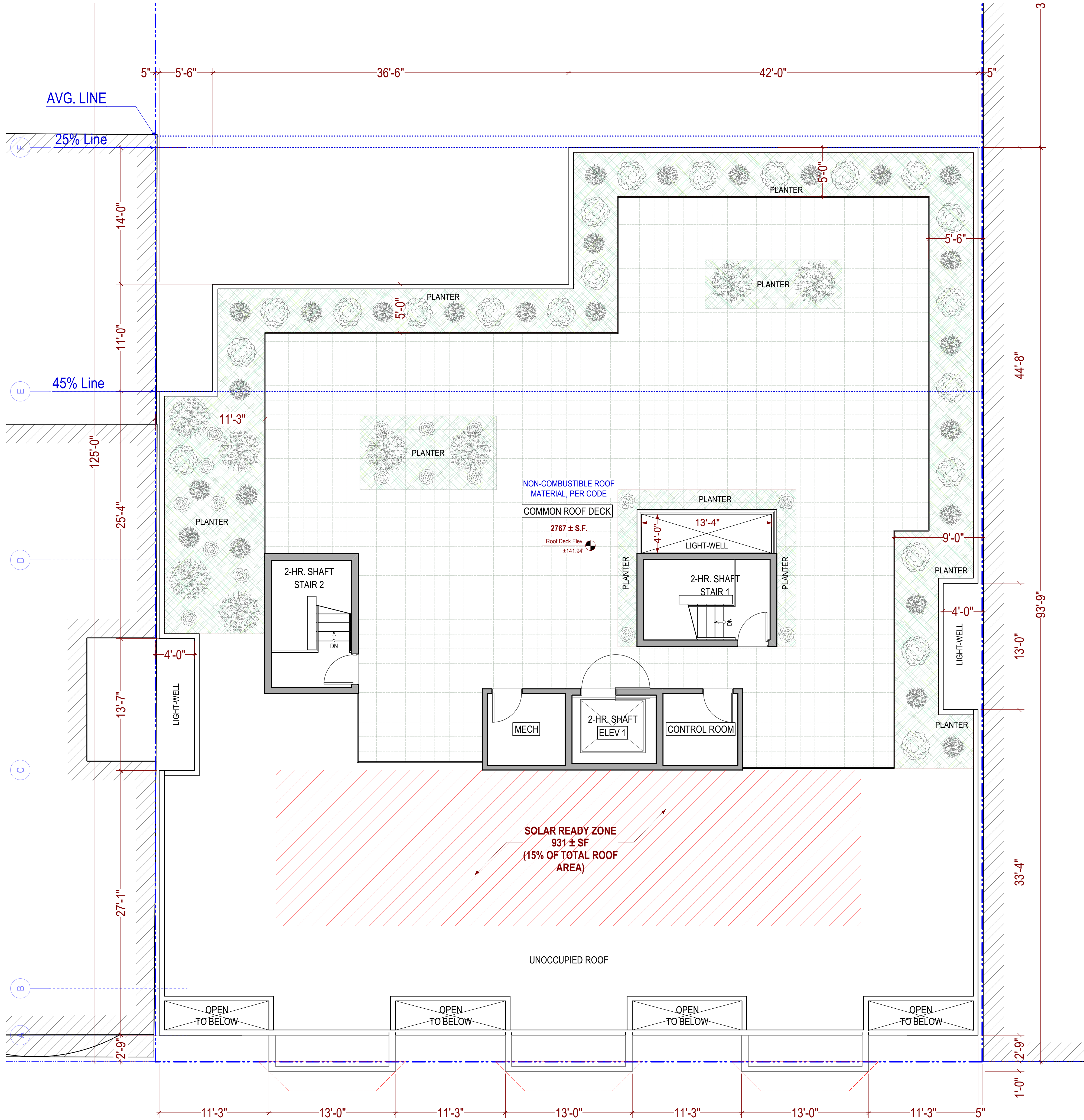
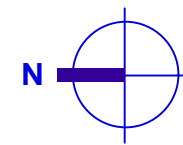
A-2.3



A-2.4

Proposed Roof Plan

3/16" = 1'-0"



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Roof Plan

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A-2.5



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Front Elevation

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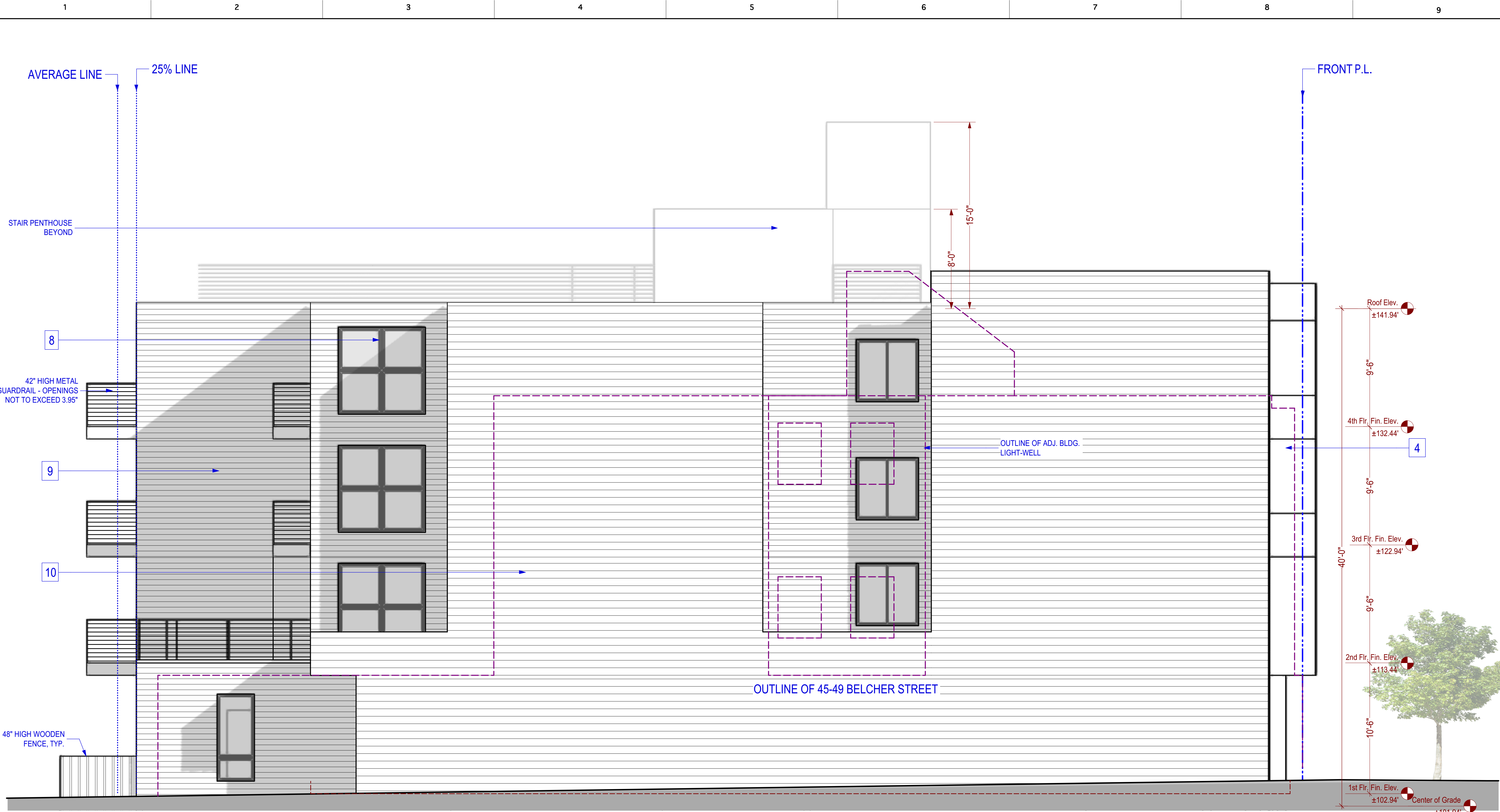
NO.	DATE	DESCRIPTION
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DESIGN		R.K.
DATE		12/30/2015
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JOB NO.		15-1685
SHEET NO.		

A-3.1

Proposed Front Elevation (West)

1/4" = 1'-0"

1	SMOOTH HIGH QUALITY STUCCO, GRAY	11	GLASS RAILING
2	WOODN SLATS, (09-CUBA BAMBOO COMPOSITE)		
3	ANODIZED ALUM. PANELS, GRAY		
4	SWISSPEARL FIBER CEMENT PANEL, WHITE		
5	SMOOTH STUCCO, WHITE		
6	CLAD GARAGE DOOR		
7	GLAZED ENTRY DOOR		
8	ALUM. DBL GLAZED WINDOW / PATIO DOOR, DARK FRAME		



Proposed Left Elevation (North)

1/4" = 1'-0"

- 4 SWISSPEARL FIBER CEMENT PANEL, WHITE
- 8 ALUM. DBL GLAZED WINDOW / PATIO DOOR, DARK FRAME
- 9 HORIZONTAL WOOD SIDING, TYP.
- 10 BLIND WALL TO BE P.T. PLYWOOD, TYP.

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Left Elevation

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A-3.3



Proposed Rear Elevation (East)

1/4" = 1'-0"

- 8

ALUM. DBL GLAZED WINDOW / PATIO DOOR, DARK FRAME
- 9

HORIZONTAL WOOD SIDING, TYP.

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Rear Elevation

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A-3.4



PROJECT NAME

REAR
P.L.

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Building Section

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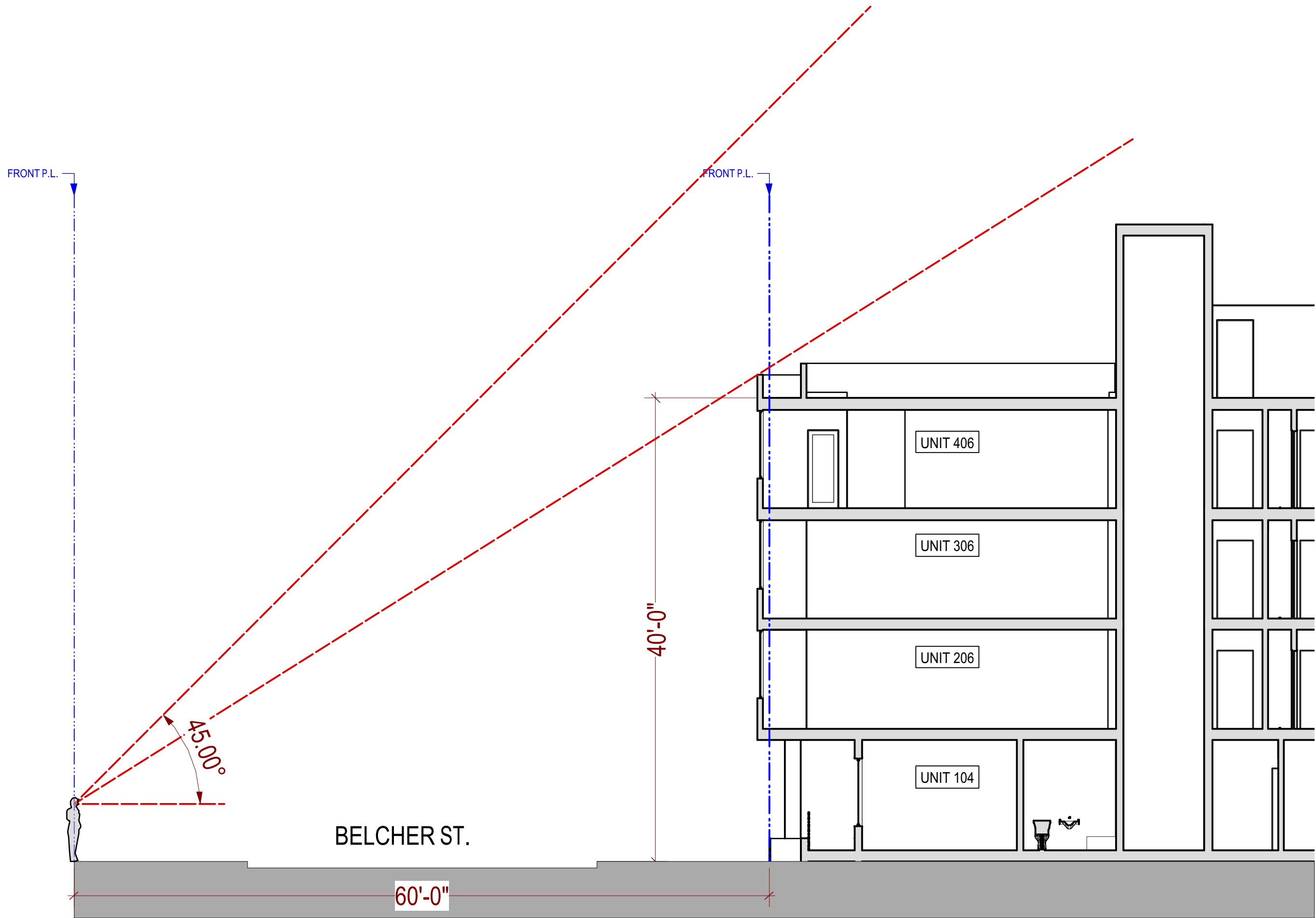
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Line Of Sight
Diagram



Line Of Sight Diagram

1/8" = 1'-0"

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A-4.2