



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Memo to the Planning Commission

HEARING DATE: NOVEMBER 21, 2019

CONTINUED FROM JUNE 13, 2019, JULY 11, 2019 AND OCTOBER 3, 2019

DATE: November 14, 2019
TO: Planning Commission
FROM: Linda Ajello Hoagland, Planner 2016-003994CUA
RE: 55 Belcher Street Update (Case No. 2016-003994CUA)

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

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Planning
Information:
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BACKGROUND

On October 3, 2019, the Planning Commission continued the Conditional Use Authorization for 55 Belcher Street to allow the Project Sponsor to continue to work with the neighbors to address concerns regarding the project. The Project Sponsor has since submitted revised plans providing additional information, as follows:

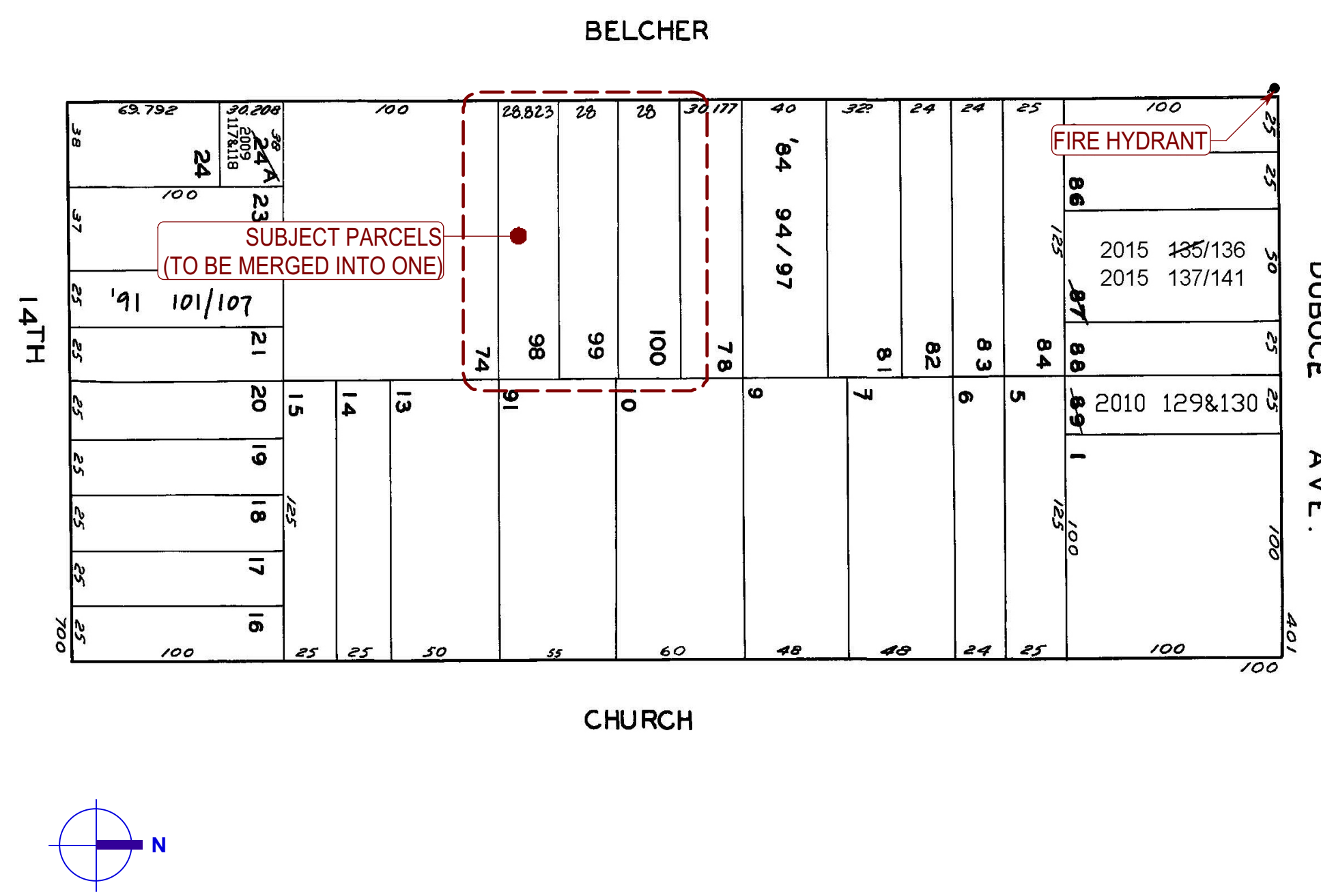
- Minor reduction in gross square footage (82 gsf) to the Project;
- Elimination of the balconies on the units fronting on Belcher Street);
- Reduction of roof parapet height;
- Reduction on usable open space (from 6,668 sf to 5,192 sf); and
- Relocating the stair penthouses on the roof.

No changes were made to the total number of residential units (25 units in total) or dwelling unit mix (1 studio, 12 one-bedroom and 12 two-bedroom units).

Attachments:

- Updated Plans
- Revised Draft Motion
- Exhibit D – Land Use Data
- Exhibit I – Anti Discriminatory Housing Affidavit
- Exhibit K - First Source Hiring Agreement

EXISTING ASSESSOR'S MAP



DRAWING INDEX

- A-0.1 COVER SHEET
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- A-3.4 REAR ELEVATION
- A-4.1 BUILDING SECTION
- A-4.2 LINE OF SIGHT DIAGRAM
- G-0.1 GREEN BUILDING CHECKLIST

SCOPE OF WORK

- MERGER OF THREE LOTS INTO ONE (10,603 S.F.) LOT
- PROPOSED NEW CONSTRUCTION OF A 4-STORY RESIDENTIAL BUILDING W/ 25 DWELLING UNIT, 12 OFF-STREET PARKING SPACES, 25 CLASS I & 2 CLASS II BICYCLE SPACES.
- PROJECT SEEKS CONDITIONAL USE FOR:
 - MERGER OF LOTS GREATER THAN 5,000 SF (SFPC. SEC. 121.7)
 - A "LARGE PROJECT REVIEW" FOR A NEW BLDG. ON A LOT GREATER THAN 10,000 SF (SFPC. SEC. 303(r))
 - RESIDENTIAL DWELLING UNIT DENSITY GREATER THAN 1 D.U./ 600 SF OF LOT AREA (SFPC. SEC. 207(a))

EXHIBIT B

PROJECT NAME
**55 Belcher St
SAN FRANCISCO, CA**



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SAN FRANCISCO CA 94112
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SHEET TITLE

MASS STUDY



PROJECT DATA

PLANNING DATA

BLOCK / LOT: 3537 / LOT 098, LOT 099, & LOT 100 (TO BE MERGED)
 LOT AREA:
 EXISTING: 3,603 ± S.F. - 3,500 ± S.F. - 3,500 ± S.F.
 PROPOSED: 10,603 ± S.F.
 BUILDING HEIGHT: 40-X
 ZONING: RTO
 PLANNING AREA: MARKET & OCTAVIA AREA PLAN
 BMR DWELLING UNIT: 20% REQUIRED: 25 x 20% = 5

PARKING SUMMARY

CAR PARKING: 12 CAR PARKING (STACKERS)
 CLASS I BICYCLE PARKING: 25 BICYCLE PARKING (REQ. 1 PER DWELING)
 CLASS II BICYCLE PARKING: 2 @ SIDE WALK

BUILDING CODE SUMMARY

CONSTRUCTION TYPE "TYPE V-A"
 OCCUPANCY GROUP R-2 / S
 # OF STORY 4
 SPRINKLER SYSTEM NFPA 13-R

APPLICABLE CODES

2016 CALIFORNIA CODES EDITIONS
 W/ SAN FRANCISCO AMENDMENTS

Cover Sheet

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
DRAWN		R.L.
DESIGN		R.K.
DATE		12/30/2015
REVISED DATE		11/07/2019
JOB NO.		15-1685
SHEET NO.		A-0.1

FLOOR AREA DATA BREAKDOWN (GSF)						
LEVEL	RESIDENTIAL	CIRCULATION	UTILITY	GARAGE/GARBAGE	BIKE PARKING / STORAGE	TOTAL
1ST FLOOR	2,766 ± S.F.	1,598 ± S.F.	182 ± S.F.	2,576 ± S.F.	261 ± S.F.	7,383 ± S.F.
2ND FLOOR	6,344 ± S.F.	327 ± S.F.				6,671 ± S.F.
3RD FLOOR	6,308 ± S.F.	327 ± S.F.				6,635 ± S.F.
4TH FLOOR	6,308 ± S.F.	327 ± S.F.				6,635 ± S.F.
TOTAL	21,726 ± S.F.	2,579 ± S.F.	182 ± S.F.	2,576 ± S.F.	261 ± S.F.	27,324 ± S.F.

RESIDENTIAL UNIT MATRIX							
FLOOR LEVEL	UNIT TYPE				TOTAL # OF UNIT	CODE COMP. OPEN SPACE	
	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM		PRIVATE	COMMON
1ST FLOOR	1	3	0	0	4	297 ± S.F.	2,384 ± S.F.
2ND FLOOR	0	3	4	0	7	406 ± S.F.	-
3RD FLOOR	0	3	4	0	7	-	-
4TH FLOOR	0	3	4	0	7	-	-
ROOF	COMMON ROOF DECK				0	-	2,105 ± S.F.
TOTAL NUMBER OF UNITS	1 <small>(4%)</small>	12 <small>(48%)</small>	12 <small>(48%)</small>	0	25 UNITS	703 ± S.F.	4,489 ± S.F.
TOTAL OPEN SPACE	REQ. PRIVATE: 4 x 100 S.F.= 400 S.F. REQ. COMMON: 21x 133 S.F.= 2,793 S.F.					5,192 ± S.F.	

NOTE:
 AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

DWELLING UNIT TABLE			
FLOOR LEVEL	UNIT #	UNIT AREA (SF)	UNIT TYPE
1ST FLOOR	1	01	490 STUDIO
		02	904 1-BEDROOM
		03	645 1-BEDROOM
		04	727 1-BEDROOM
2ND FLOOR	2	01	727 1-BEDROOM
		02	971 2-BEDROOM
		03	749 2-BEDROOM
		04	887 1-BEDROOM
		05	1,031 2-BEDROOM
		06	998 1-BEDROOM
		07	983 2-BEDROOM
3RD FLOOR	3	01	727 1-BEDROOM
		02	971 2-BEDROOM
		03	712 2-BEDROOM
		04	887 1-BEDROOM
		05	1,031 2-BEDROOM
		06	998 1-BEDROOM
		07	983 2-BEDROOM
4TH FLOOR	4	01	727 1-BEDROOM
		02	971 2-BEDROOM
		03	712 2-BEDROOM
		04	887 1-BEDROOM
		05	1,017 2-BEDROOM
		06	1,012 1-BEDROOM
		07	983 2-BEDROOM

PROJECT NAME
55 Belcher St
SAN FRANCISCO, CA



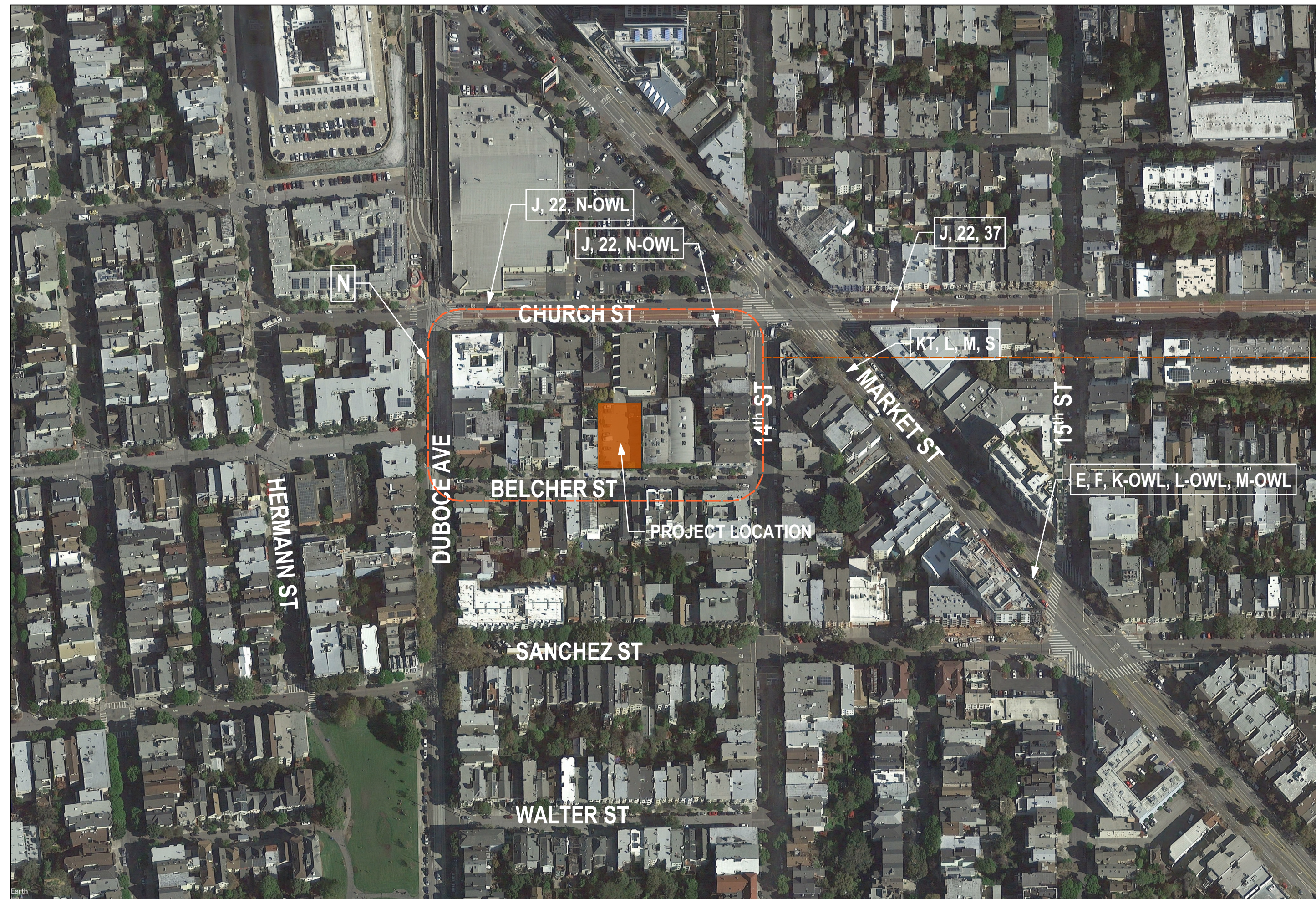
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Project Data

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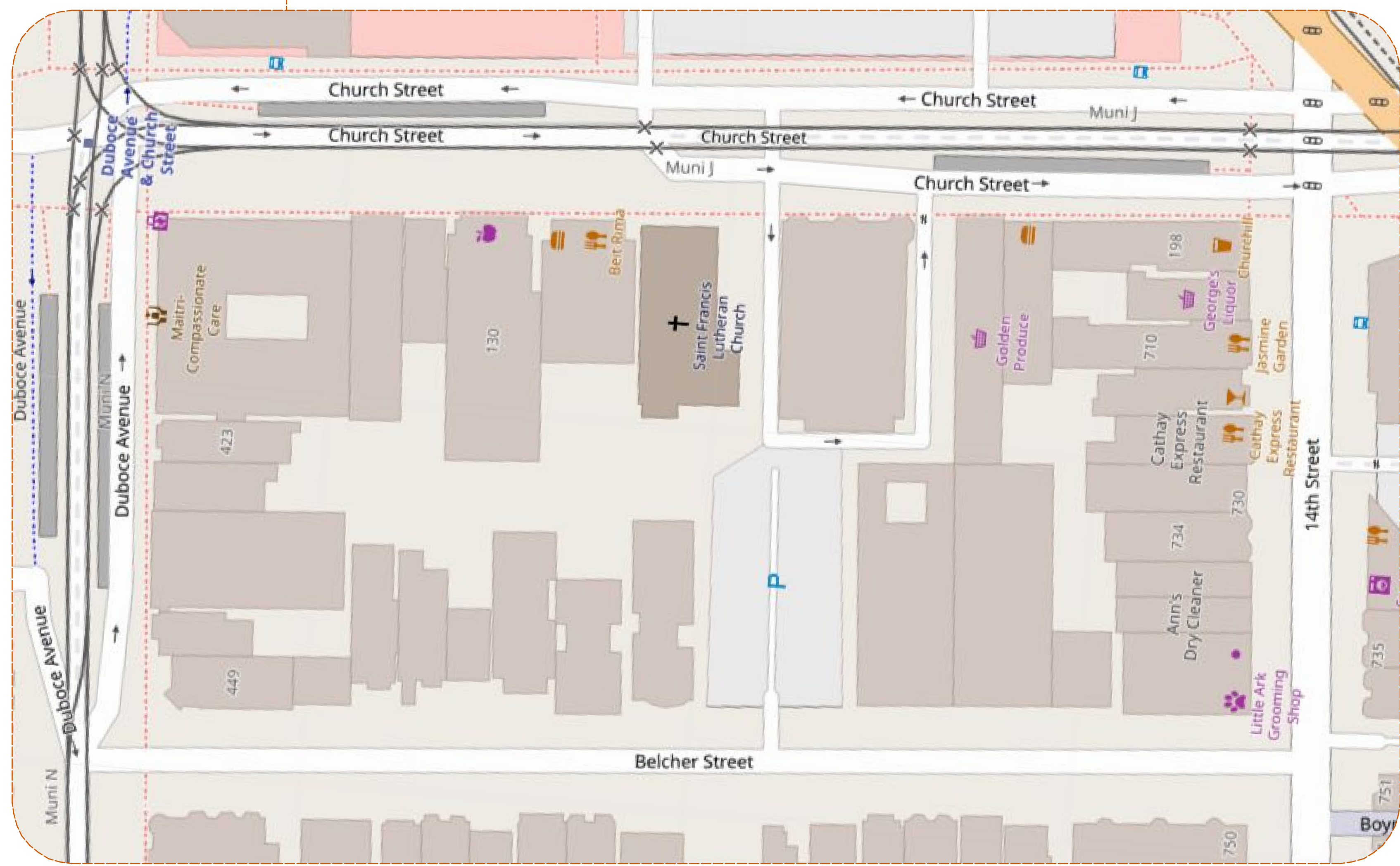
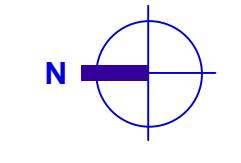
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**Aerial &
Vicinity Map**

Aerial Map

N.T.S.



Vicinity Map

N.T.S.

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Existing Site Plan

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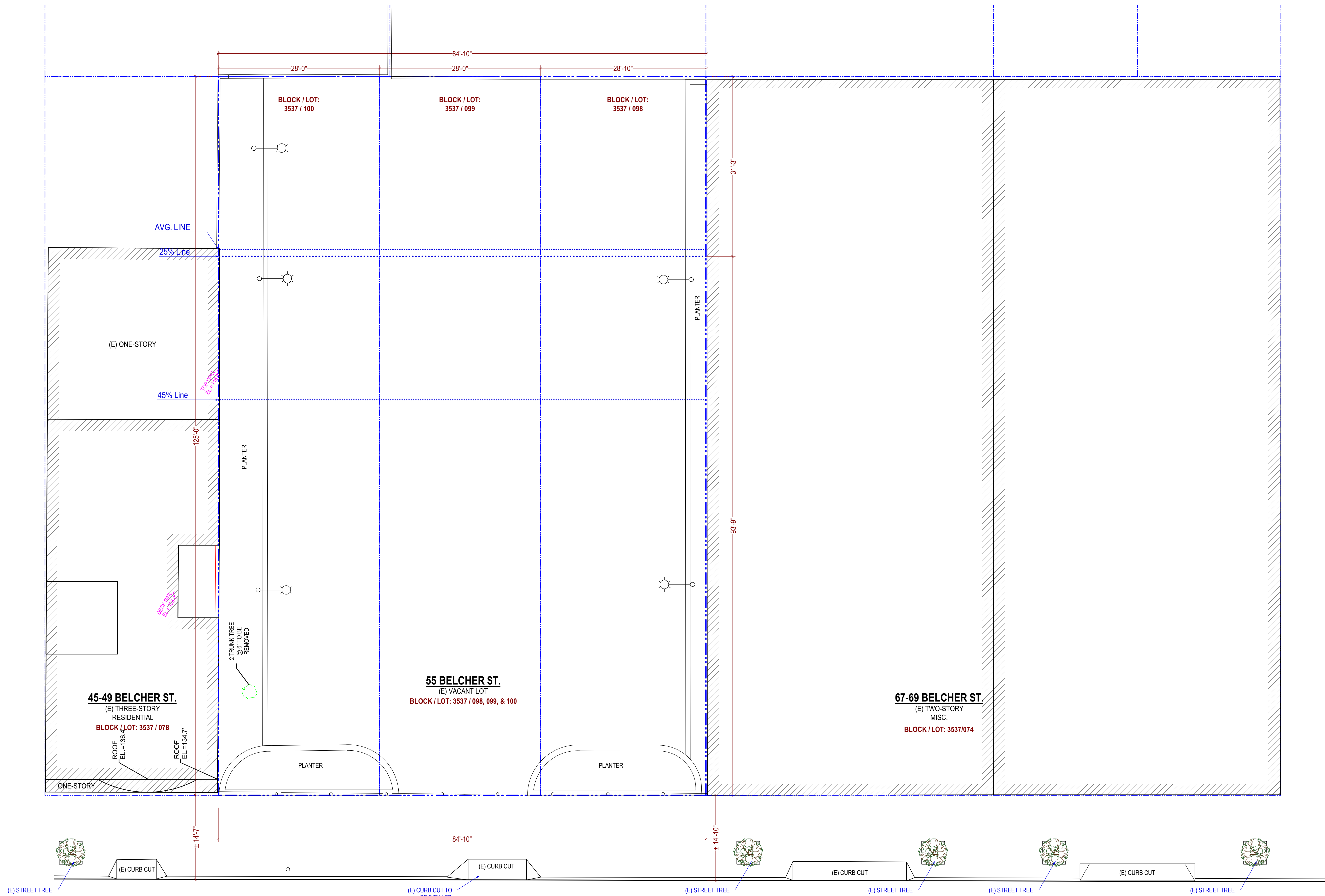
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SHEET NO.

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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3D Illustration

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A-1.2



Perspective View 1



Bird's Eye View-Front



Perspective View 2



Bird's Eye View-Rear



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First Floor Plan

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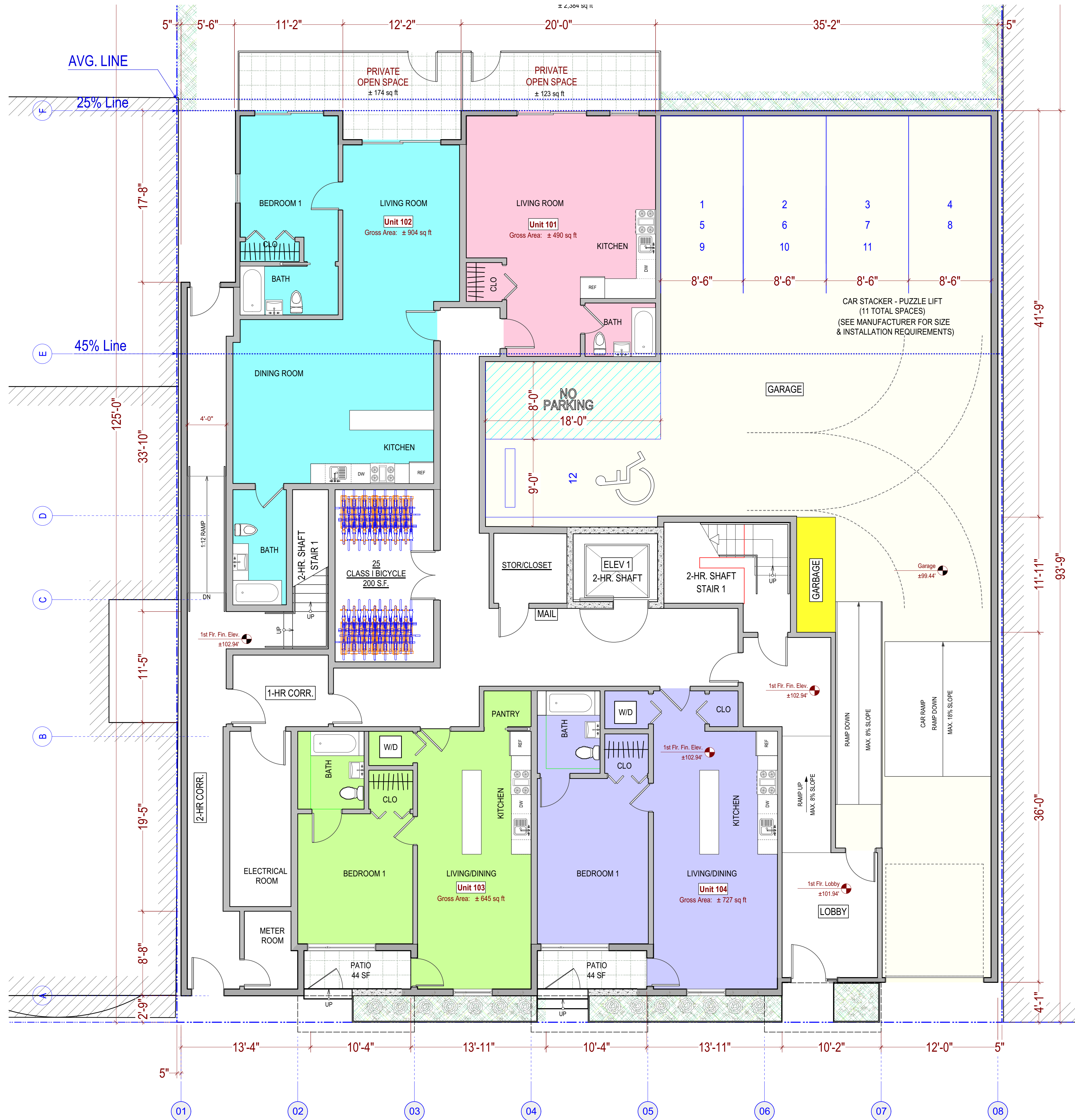
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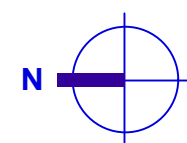
A-2.1



	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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Fourth Floor Plan

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

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



PROJECT NAME
55 Belcher St
 SAN FRANCISCO, CA



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SHEET TITLE
Front Elevation

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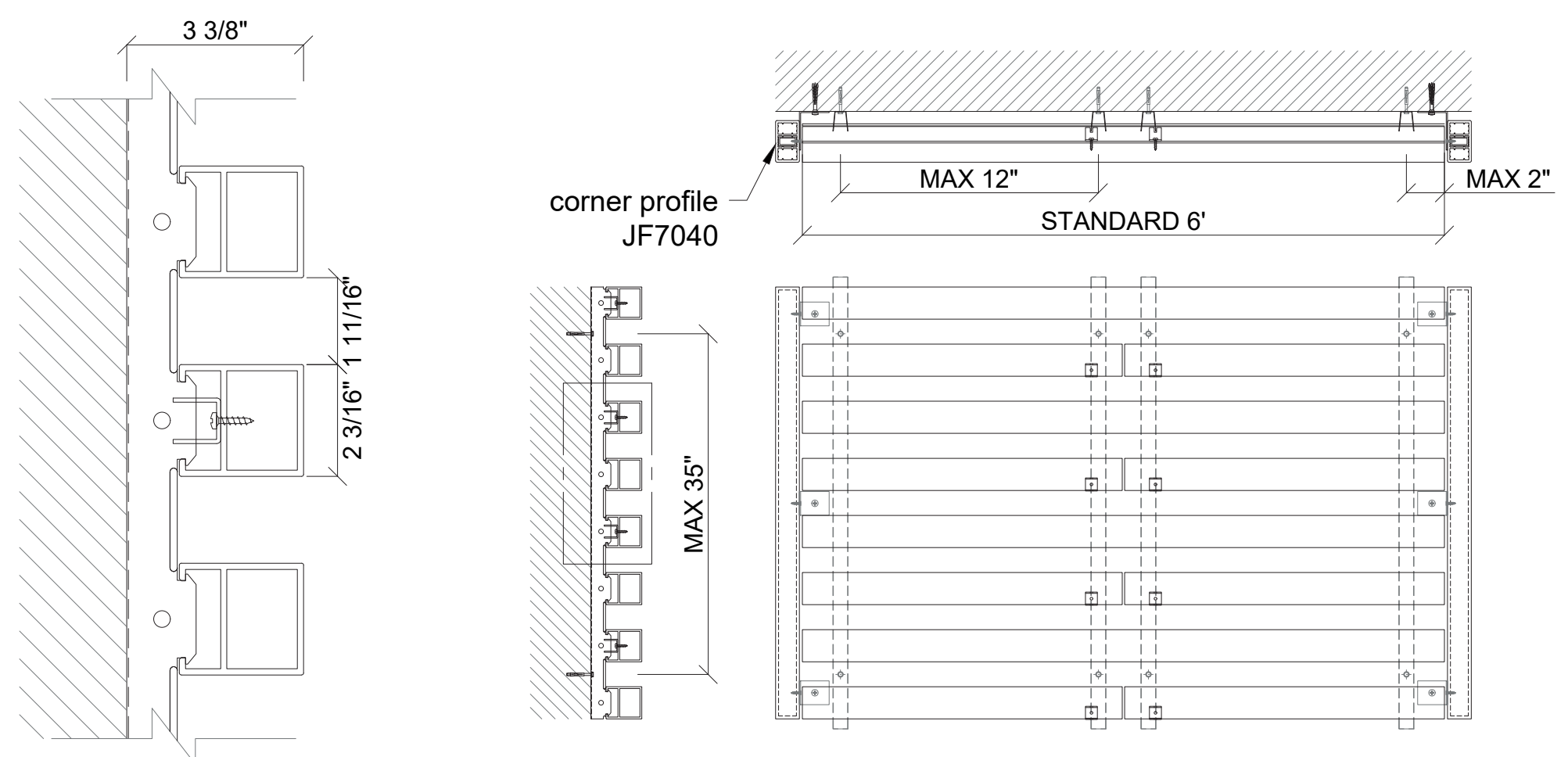
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NO.	DATE	DESCRIPTION

Proposed Front Elevation (West)

1/4" = 1'-0"

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



Woodn Slat Detail
 N.T.S.



DRAWN R.L.
 DESIGN R.K.
 DATE 12/30/2015
 REVISED DATE 11/07/2019
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A-3.1



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SHEET TITLE

Right Elevation

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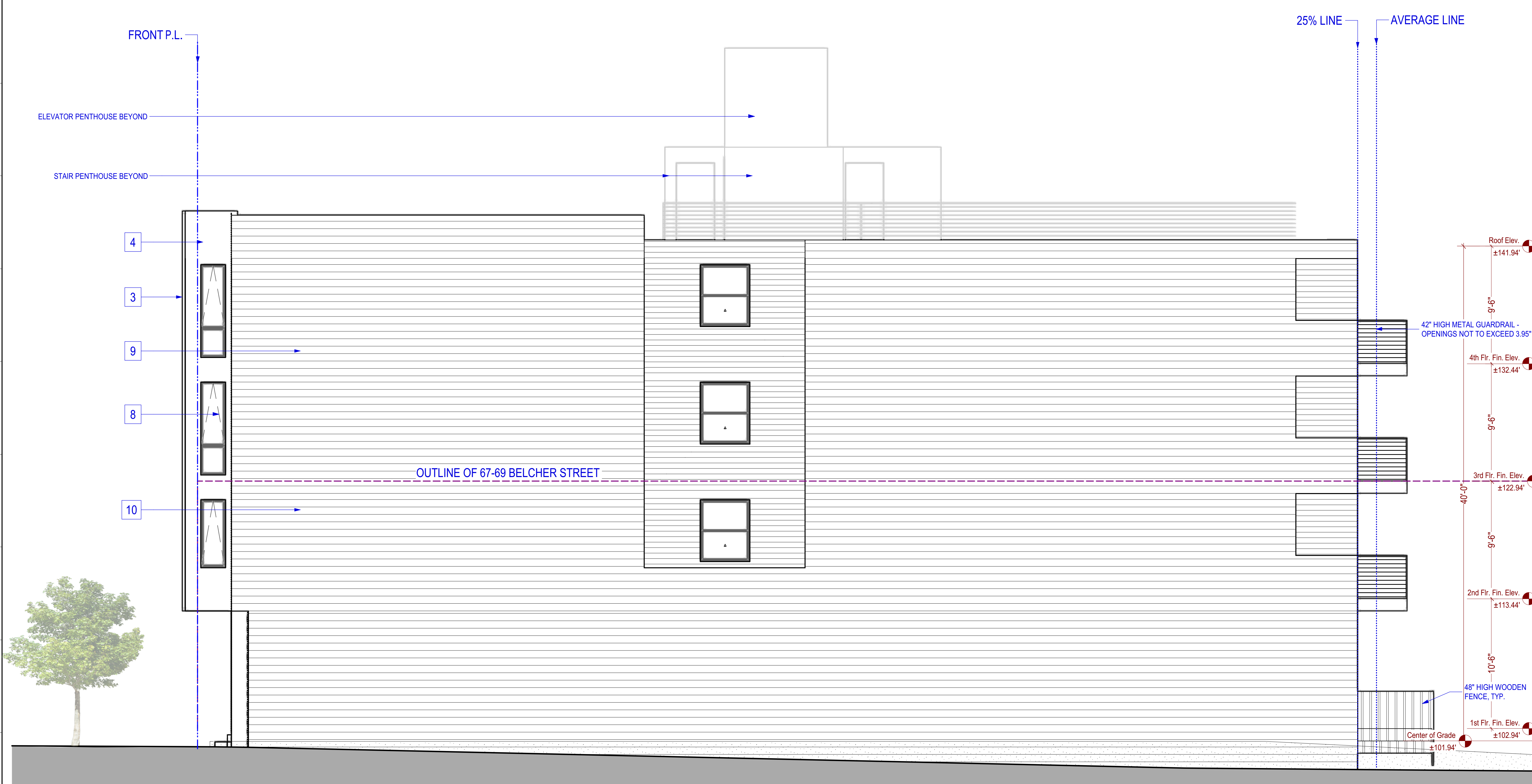
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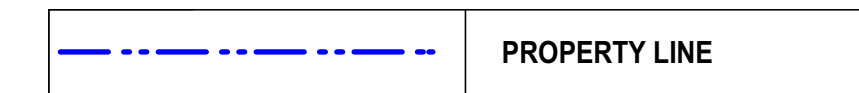
A-3.2



Proposed Right Elevation (South)

1/4" = 1'-0"

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





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SHEET TITLE

Left Elevation

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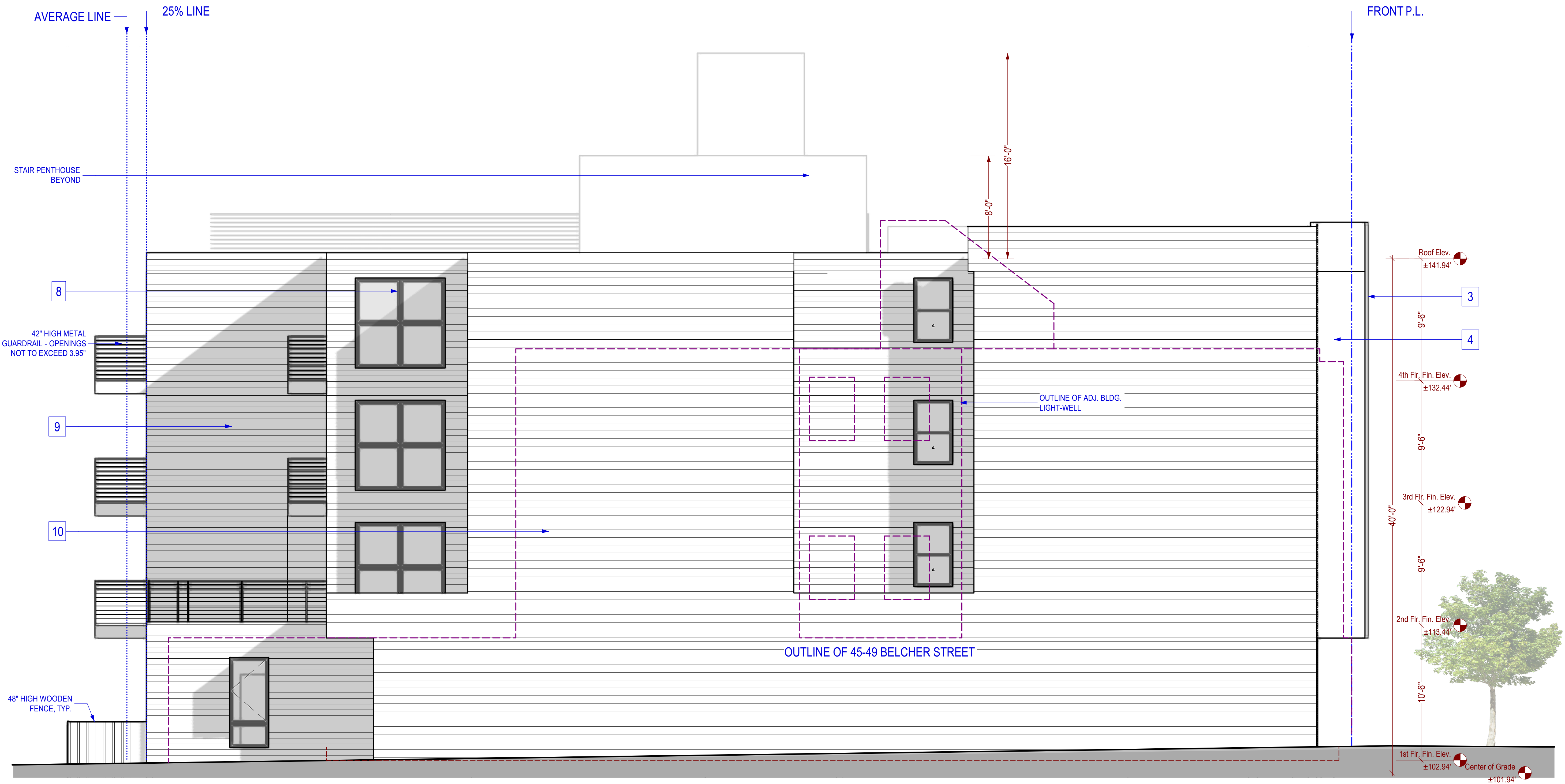
DATE 12/30/2015

REVISED DATE 11/07/2019

JOB NO. 15-1685

SHEET NO.

A-3.3



Proposed Left Elevation (North)

1/4" = 1'-0"

- 3 — ANODIZED METAL
- 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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SHEET TITLE

Rear Elevation

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ISSUES / REVISIONS

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DESIGN	R.K.
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DATE	12/30/2015
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REVISED DATE	11/07/2019
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JOB NO.	15-1685
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SHEET NO.	A-3.4
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Proposed Rear Elevation (East)

1/4" = 1'-0"

8 — ALUM. DBL GLAZED WINDOW / PATIO DOOR, DARK FRAME

9 — HORIZONTAL WOOD SIDING, TYP.

--- PROPERTY LINE

FRONT P.L.

PROJECT NAME
55 Belcher St
SAN FRANCISCO, CA



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Building Section

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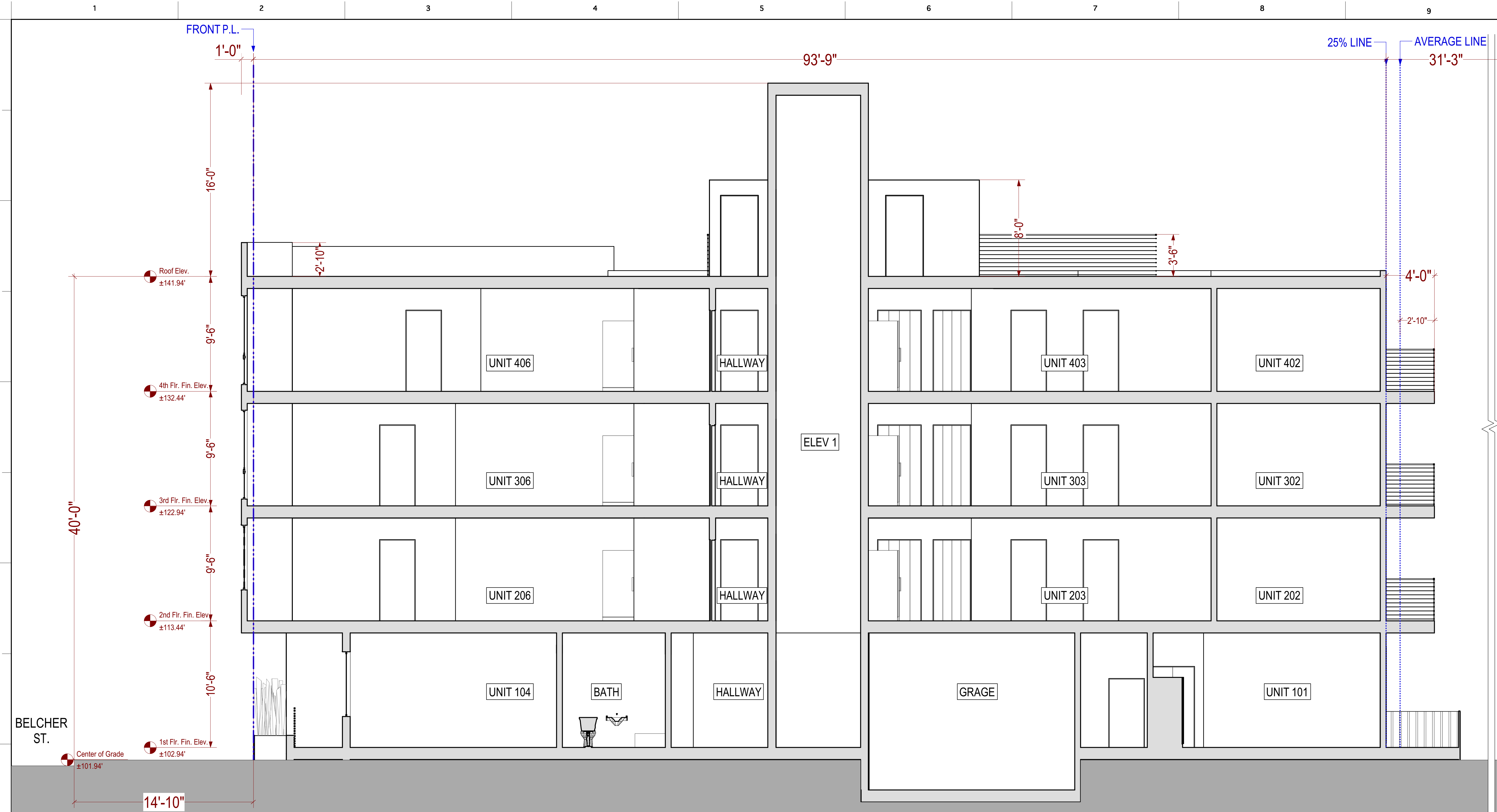
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SHEET NO.

A-4.1



Proposed Section A
1/4" = 1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Revised Draft Motion

HEARING DATE: NOVEMBER 21, 2019

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Record No.: 2016-003994CUA
Project Address: 55 Belcher Street
Zoning: RTO (Residential Transit Oriented) District
40-X Height and Bulk District
Block/Lot: 3537/ Lots 098, 099, 100
Project Sponsor: Reuben, Junius & Rose, LLP
Attn: John Kevlin
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: 55 Belcher Street, LLC
San Francisco, CA 94127
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@sfgov.org

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 27,324 square foot, four-story building with 25 residential units, 12 vehicular off-street parking spaces, and 25 bicycle parking spaces, and up to 40-foot 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. At this public hearing, the Planning Commission continued the Project to the public hearing on July 11, 2019. At this public hearing, the Planning Commission continued the Project to the public hearing on October 3, 2019. At this public hearing, the Planning Commission continued the Project to the public hearing on November 21, 2019.

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. 2016-003994CUA, 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 27,324 square foot, four-story building with 25 residential units, 12 vehicular off-street parking spaces, and 25 bicycle parking spaces, up to 40-foot 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 approximately 28 feet in width and extends approximately 125 feet east from the front property line at Belcher Street to the rear property line, creating a total of approximately 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.

5. **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. Over the past several months, the Project Sponsor has been working with neighbors to further refine the design of the building to address concerns expressed related to building height and privacy(?).
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **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. 2016-003994CUA) 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 with Planning Code Section 134.

- 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 Planning Code 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 with Planning Code Section 144 in that 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 5,192 square feet. The amount of common usable open space proposed alone at both the ground floor and roof deck is 4,489 square feet which exceeds the common usable open space requirement by approximately 1,100 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, the Project complies with Planning Code Section 140.

- 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. The Project is allowed 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 12 off-street parking spaces (7 less than the amount permitted "as of right") in the form of stackers. Therefore, the Project complies with Planning Code Section 151.

- 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, 25 Class 1 bicycle parking spaces and one Class 2 bicycle parking spaces are required. The Project provides 25 Class 1 bicycle parking spaces and 2 Class 2 bicycle parking spaces; therefore, the Project complies with Planning Code Section 155.2.

- 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 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 includes a Conditional Use Authorization to allow a total of 25 residential dwelling units; therefore, the Project complies with Planning Code Section 207(a) and 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 units or 8 three-bedroom units. The Project provides 12 two-bedroom, 12 one-bedroom, and one studio unit, resulting in 48% 2-bedroom units; thereby, exceeding the minimum 40% two-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 27,324 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 two-bedroom units, 12 one-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 includes a lot merger to create a single 10,603 square feet lot to allow for the construction of an approximately 27,406 square foot, four-story, up to 40-foot tall building with 25 residential units and 12 vehicular off-street parking spaces, 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. **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 includes 25 new residential dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee as outlined in Planning Code Section 414A.

- T. **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.

- U. **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.

7. **Restriction of Lot Mergers in Certain Districts.** Planning Code Section 121.7 requires a Conditional Use Authorization for merger of lots creating a lot greater than 5,000 square feet in RTO Districts. 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 27,324 square foot, four-story, 25-dwelling unit residential development with 12 two-bedroom, 12 one-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 27,324 square foot, four-story, 25-dwelling unit residential development with 12 two-bedroom, 12 one-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 27,324 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 two-bedroom, 12 one-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.

8. **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 27,324 square foot, four-story building up to 40-foot 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 one-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.

9. **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 two-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 A 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 27,324 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 27,324 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.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 will be built in compliance with San Francisco's current Building Code Standards and shall meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

No landmark or historic buildings 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.

11. 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.
12. 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. 2016-003994CUA** 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. 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 November 21, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 21, 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 November 7, 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 November 21, 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 November 21, 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

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

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

6. **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 – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- 8. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the 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 415-558-6378, www.sf-planning.org

- 9. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

- 11. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project,

which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

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

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

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

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

13. **Bicycle Parking.** The Project shall provide no fewer than 25 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

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

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

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

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

PROVISIONS

16. **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
17. **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
18. **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
19. **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

MONITORING - AFTER ENTITLEMENT

20. **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
21. **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

22. **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>
23. **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>
24. **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. **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%) 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

Land Use Information

PROJECT ADDRESS: 55 BELCHER ST
RECORD NO.: 2016-003994PRJ

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	10,603	2,576	-8,027
Residential GSF	0	24,748	27,324
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	5,192	5,192
Public Open Space	0	0	0
Other ()			
TOTAL GSF	10,603	32,516	32,516
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	5	5
Dwelling Units - Market Rate	0	20	20
Dwelling Units - Total	0	25	25
Hotel Rooms	0	0	0
Number of Buildings	0	1	1
Number of Stories	0	4	4
Parking Spaces	26	12	-14
Loading Spaces	0	0	0
Bicycle Spaces	0	25	25
Car Share Spaces	0	0	0
Other ()			

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
55 Belcher Street, LLC attn: Maria Haramis	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
90 Santa Paula Avenue San Francisco, CA 94127	(415) 310-2154
	EMAIL:
	pharamis@aol.com

APPLICANT'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
55 Belcher Street		94114
CROSS STREETS:		
14th Street and Duboce		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
3537/ 98, 99, 100	RTO	40-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other: _____	0 units	25 units	25 units

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

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

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: M. Haramis Date: 6/11/19

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

MARIA HARAMIS OWNER.
Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

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



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
55 Belcher Street		3537 / 98, 99, 100	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
2019-0506-9886	2016-003994		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
55 Belcher Street, LLC	Maria Haramis	(415) 310-2154	
ADDRESS			
90 Santa Paula Avenue			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94127		pharamis@aol.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
25 units	0 sf	40 feet/4 stories	\$7,000,000
ANTICIPATED START DATE			

Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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


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

TBD

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

TBD

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
MARIA HARAMIS - OWNER	pharamis@aol.com	415-664-6970
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD’S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		6-11-13 (DATE)

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

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