



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 22, 2018

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Date: January 31, 2018
Case No.: **2016-007593ENVCUATDMVAR**
Project Address: **229 Ellis Street**
Zoning: RC-4 (Residential-Commercial, High Density) District
80-130-T Height and Bulk District
North of Market Residential 1 Special Use District
Fringe Financial Service Restricted Use District
Block/Lot: 0331/001A
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposed project ("Project") would involve the rehabilitation of a vacant, mixed-use historic building. The alterations include façade alterations, excavation, interior alterations, and a one-story vertical addition to the existing 4-story-over-basement building, resulting in a 5-story-over basement building reaching a finished roof height of 55'-1" (up to 73'-8" for the elevator penthouse). The vacant building previously contained approximately 17,400 square feet of uses, including Residential Use (five Dwelling Units) on the upper floors, unauthorized Office Uses within the middle floors, and a former bathhouse (Personal Service Use) (d.b.a. "Burns Hammam" and "San Francisco Turkish Baths") on the lower floors. The Project would include a change of use, converting non-residential uses into residential uses, resulting in approximately 27,500 gross square feet of Group Housing (a Residential Use), for a total of 52 Group Housing rooms. The Project would provide 850 square feet of common useable open space via a roof deck, in addition to several common and private open spaces on the lower floors of the building. The Project would also provide 38 Class 1 and 4 Class 2 bicycle parking spaces, with no off-street vehicular parking provided. The proposed Project also requires a Rear Yard Modification, pursuant to Planning Code Sections 134(g) and 249.5.

SITE DESCRIPTION AND PRESENT USE

The 4,538-square-foot project site ("Site") (Assessors Block 0331, Lot 001A) is located on the block bounded by Ellis Street to the north, Mason Street to the east, Eddy Street to the south, and Taylor Street to the west, within the Downtown/Civic Center neighborhood. The Site is located within the RC-4 (Residential-Commercial, High Density) Zoning District, the 80-T/130-T Height and Bulk District, the

North of Market Residential 1 Special Use District, and the Fringe Financial Service Restricted Use District. The subject lot is a downsloping lot and has 55 feet of street frontage along Ellis Street and a depth of 82'-6".

The Site is currently occupied by a 4-story-over-basement, mixed-use historic building, constructed in 1910. The building contained a former bathhouse on the lower floors (basement through third floor), first operating as the "Burns Hammam" bathhouse, and later as "San Francisco Turkish Baths." According to available records, the bathhouse maintained operations up until 1984. Unauthorized Office Uses, totally approximately 12,000 square feet, and Residential Uses both occupied portions of the third and fourth floors. In 2007, all but the fourth floor of the building's interior was demolished. A 2015 Department of Building Inspection's Report of Residential Building Record ("3-R report") indicates the building last contained Residential Use in the form of "Two Family Dwelling & 3 Guestrooms with cooking facilities." While the building has been vacant since at least 2015 (the date of the last 3-R report), with no presence of Dwelling Units within the existing building, the Planning Department nonetheless considers the five (5) Dwelling Units as existing, based upon the 2015 DBI 3-R report.

The subject building was identified as a contributor in the Uptown Tenderloin Historic District, which, was listed on the National Register of Historic Places (NRHP) in 2009 under Criterion A (events) for its association with the development of hotel and apartment life in San Francisco during a critical period of change; and under Criterion C (architecture) for its distinctive mix of building types that served a new urban population of office and retail workers. Further, the building has been found eligible for individual listing on the California Register of Historic Places (CRHP) under Criterion 1, and has been identified as a contributor to the CRHR-eligible Tenderloin LGBTQ Historic District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the eastern half of the Downtown/Civic Center neighborhood, within an area proliferated with hotels uses serving the nearby Union Square area. The neighborhood is mixed with regard to land uses and bulk/height; with several large 20-40+ story towers containing Hotel Uses, 6-12+ story mixed-use buildings containing Residential Uses above ground-floor Retail Sales and Service Uses, and several 2-4 story commercial buildings containing a mix of Retail Sales and Service Uses, Institutional Uses, and Automotive Uses (Vehicle Storage Garage). The Site is located two blocks northwest of the Powell Street BART/MUNI station.

ENVIRONMENTAL REVIEW

On February 12, 2018, the Project was issued a Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15322). Approval of the Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 2, 2018	January 31, 2018	22 days
Posted Notice	20 days	February 2, 2018	February 2, 2018	20 days
Mailed Notice	20 days	February 2, 2018	February 2, 2018	20 days

PUBLIC COMMENT

To date, the Department has received four (4) letters of support for the proposed Project: District 6 Community Planners; Hilton Hotel, San Francisco Union Square; Tenderloin Housing Clinic; and a general public comment letter.

ISSUES AND OTHER CONSIDERATIONS

- **Group Housing Use.** The Project proposes rehabilitating the vacant, mixed-use building, creating 52 Group Housing rooms. While the five Dwelling Units are considered existing per the 2015 3R report, the Project would not remove those units. Rather, the Project would convert the existing five Dwelling Units into a Group Housing rooms, adding 47 rooms for a total of 52 Group Housing rooms. The units range in size, from as small as 98 square feet, to as large as 403 square feet, with most units containing their own bathrooms. While the units are small (average room size is approximately 159 square feet), they are affordable by design, and there exists a range of unit sizes, which, would be priced accordingly. In addition to a roof deck serving as Code-compliant common useable open space, each floor would contain shared kitchens and interior common areas, serving building residents on each floor.
- **Rent Control.** The Project involves an alteration to an existing building that was constructed prior to 1979. As the existing building contained Dwelling Units (Residential Use), those five (5) existing Dwelling Units are considered to be protected under the City's Rent Control Ordinance.
- **Conditional Use Authorization.** The Project requires Conditional Use Authorization to allow for a structure to exceed 50 feet in a RC Zoning District. Even though the underlying Bulk and Height District (80-130-T) would allow for a taller structure, the Code requires approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code.
- **Rear Yard Modification.** A Rear Yard Modification is required for the one-story vertical addition (5th floor) pursuant to Sections 249.5 and 134(g), which, is permitted in the North of Market Residential Special Use District where the Project is located.
- **Rehabilitation.** The Project would involve significant interior alterations to the existing four-story-over-basement building, however, the proposed scope of work does not qualify as a tantamount to demolition under either Planning Code Sections 317(b)(2) or 1005(f).

- **Historic Preservation.** The existing 4-story-over-basement building is a historic resource, contributing to the Uptown Tenderloin Historic District. The Project preserves the existing building and proposes a vertical addition which has been thoroughly reviewed by Historic Preservation staff. The Department has determined that the proposed project would not cause a substantial adverse change in the significance of the historical resource. A plaque or interpretative panel commemorating the subject building's role in the 1984 "bathhouse battles" will be installed in the vicinity of the main entry. Planning Staff notes that the Project Sponsor's decision to install an interpretive display relating to the building's role in the 1984 bathhouse battles will help to convey the building's association with this historical event. The Subject property is also located within the Compton's Transgender Cultural District, which, was established by the San Francisco Board of Supervisors Resolution No. 239-17, but which is not considered a historic resource for the purposes of CEQA.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow a one-story vertical addition to an existing building to exceed 50 feet in a RC Zoning District, converting the entire building into approximately 27,500 gross square feet of Group Housing (a Residential Use) with 52 Group Housing rooms, pursuant to Planning Code Section 209.3, 253, 303.

BASIS FOR RECOMMENDATION

- The Project would rehabilitate an historic building, adding 47 (for a total of 52) Group Housing rooms to the City's housing stock.
- The Project's one-story vertical addition has been carefully designed to be compatible in scale and texture of the existing 4-story-over-basement building, and reads as a subordinate addition to the historic structure.
- The Project will include streetscape improvements along its Ellis Street frontages, including the installation of three (3) new street trees, and two (2) new publically-accessible Class 2 bicycle racks along the Ellis Street frontage.
- The Project Site is well-served by public transit (the Powell Street BART/MUNI station is approximately two blocks from the Site and several MUNI lines (8, 27, 31, 38, and 45) are all within one block of the subject property).
- The Project has been found to be necessary and or desirable and compatible with the surrounding neighborhood.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions

Attachments:

Attachment Checklist

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

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

NF
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child-Care Requirement (Sec. 414A) |
| <input checked="" type="checkbox"/> Transit Sustainability Fee (Sec. 411A) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3, 253, 303 OF THE PLANNING CODE TO ALLOW A ONE-STORY VERTICAL ADDITON TO AN EXSITING BUILDING TO EXCEED 50 FEET IN HEIGHT WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT AND A 80-T/130-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 24, 2016, Frank Chiu, acting on behalf of 229 Ellis Holdings LLC (hereinafter "Project Sponsor"), submitted an Environmental Evaluation Application with the Planning Department (hereinafter "Department"). The application packet was deemed accepted on June 24, 2016 and the application was assigned Case No. 2016-007593ENV.

On July 20, 2017, John Kevlin from Reuben, Junius & Rose, LLP, acting on behalf of Project Sponsor, filed an application with the Department for Conditional Use Authorization under Planning Code Section(s) 253 and 303 to permit a building exceeding 50 feet within a RC-4 (Residential-Commercial, High Density) Use District and 80-130-T Height and Bulk District; the application was assigned Case No. 2016-007593CUA. The Project Sponsor also filed a Variance application, pursuant to Planning Code Sections 134(g) and 249.5; the application was assigned Case No. 2016-007593VAR.

On October 30, 2017, the Department issued a Notification of Project Receiving Environmental Review to owners and occupants of properties within a 300 foot radius of the project site, and other interested parties. The notification period was open through November 14, 2017; however, public comments were accepted throughout the environmental review process.

On February 12, 2018, the Project was issued a Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15322). Approval of the Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

On February 22, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-007593CUA.

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. 2016-007593CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The 4,538-square-foot project site ("Site") (Assessors Block 0331, Lot 001A) is located on the block bounded by Ellis Street to the north, Mason Street to the east, Eddy Street to the south, and Taylor Street to the west, within the Downtown/Civic Center neighborhood. The Site is located within the RC-4 (Residential-Commercial, High Density) Zoning District, the 80-T/130-T Height and Bulk District, the North of Market Residential 1 Special Use District, and the Fringe Financial Service Restricted Use District. The subject lot is a downsloping lot and has 55 feet of street frontage along Ellis Street and a depth of 82'-6".

The Site is currently occupied by a 4-story-over-basement, mixed-use historic building, constructed in 1910. The building contained a former bathhouse on the lower floors (basement through third floor), first operating as the "Burns Hammam" bathhouse, and later as "San Francisco Turkish Baths." According to available records, the bathhouse maintained operations up until 1984. Unauthorized Office Uses, totally approximately 12,000 square feet, and Residential Uses both occupied portions of the third and fourth floors. In 2007, all but the fourth floor of the building's interior was demolished. A 2015 Department of Building Inspection's Report of Residential Building Record ("3-R report") indicates the building last contained Residential Use in the form of "Two Family Dwelling & 3 Guestrooms with cooking facilities."

While the building has been vacant since at least 2015 (the date of the last 3-R report), with no presence of Dwelling Units within the existing building, the Planning Department nonetheless considers the five (5) Dwelling Units as existing, based upon the 2015 DBI 3-R report.

The subject building was identified as a contributor in the Uptown Tenderloin Historic District, which, was listed on the National Register of Historic Places (NRHP) in 2009 under Criterion A (events) for its association with the development of hotel and apartment life in San Francisco during a critical period of change; and under Criterion C (architecture) for its distinctive mix of building types that served a new urban population of office and retail workers. Further, the building has been found eligible for individual listing on the California Register of Historic Places (CRHP) under Criterion 1, and has been identified as a contributor to the CRHR-eligible Tenderloin LGBTQ Historic District.

3. **Surrounding Properties and Neighborhood.** The Project Site is located within the eastern half of the Downtown/Civic Center neighborhood, within an area proliferated with hotels uses serving the nearby Union Square area. The neighborhood is mixed with regard to land uses and bulk/height; with several large 20-40+ story towers containing Hotel Uses, 6-12+ story mixed-use buildings containing Residential Uses above ground-floor Retail Sales and Service Uses, and several 2-4 story commercial buildings containing a mix of Retail Sales and Service Uses, Institutional Uses, and Automotive Uses (Vehicle Storage Garage). The Site is located two blocks northwest of the Powell Street BART/MUNI station.
4. **Project Description.** The proposed project ("Project") would involve the rehabilitation of a vacant, mixed-use historic building. The alterations include façade alterations, excavation, interior alterations, and a one-story vertical addition to the existing 4-story-over-basement building, resulting in a 5-story-over basement building reaching a finished roof height of 55'-1" (up to 73'-8" for the elevator penthouse). The vacant building previously contained approximately 17,400 square feet of uses, including Residential Use (five Dwelling Units) on the upper floors, unauthorized Office Uses within the middle floors, and a former bathhouse (Personal Service Use) (d.b.a. "Burns Hammam" and "San Francisco Turkish Baths") on the lower floors. The Project would include a change of use, converting non-residential uses into residential uses, resulting in approximately 27,500 gross square feet of Group Housing (a Residential Use), for a total of 52 Group Housing rooms. The Project would provide 850 square feet of common useable open space via a roof deck, in addition to several common and private open spaces on the lower floors of the building. The Project would also provide 38 Class 1 and 4 Class 2 bicycle parking spaces, with no off-street vehicular parking provided. The proposed Project also requires a Rear Yard Modification, pursuant to Planning Code Sections 134(g) and 249.5.
5. **Public Comment.** To date, the Department has received four (4) letters of support for the proposed Project: District 6 Community Planners; Hilton Hotel, San Francisco Union Square; Tenderloin Housing Clinic; and a general public comment letter.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use (Sections 209.3).** The Project Site is located in the RC-4 (Residential-Commercial, High Density) Zoning District wherein Group Housing (Residential Use) is a principally permitted use.

The proposed Project would convert existing non-residential uses (Personal Service Use and unauthorized Office Use) and five (5) Dwelling Units into Group Housing rooms (both Residential Uses), resulting in a total of 52 Group Housing rooms. As Residential Use is a principally permitted use in the RC Zoning District, the Project is compliant with Code Section 209.3.

- B. **Dwelling Unit Density (Sections 207, 208, 209.3, 249.5).** The Planning Code allows a residential density of one Group Housing room per 70 square feet of lot area within the RC-4 Zoning District. With 4,538 square of lot area, the subject lot could contain a maximum of 65 Group Housing rooms. While the Project Site is located within Subarea No. 1 of the North of Market Residential Special Use District, the density ratio limits Dwelling Units, not Group Housing rooms.

The proposed Project would create a total of 52 Group Housing rooms (5 existing Dwelling Units converting to Group Housing rooms plus 47 new Group Housing rooms) where 65 Group Housing rooms would be allowed per Code; therefore, the Project is compliant with Code Section

- C. **Setbacks in North of Market Residential Special Use District (Section 132.2).** The Planning Code stipulates that in in order to maintain the continuity of the prevailing streetwall along a street or alley, a setback requirement may be imposed as a condition of approval of an application for conditional use authorization for a building in excess of 50 feet in height, as required by Section 253 of this Code. If the applicant can demonstrate that the prevailing streetwall height on the block on which the proposed project is located, as established by existing cornice lines, is in excess of 50 feet, then the Commission may impose a maximum setback of up to 20 feet applicable to the portion of the building which exceeds the established prevailing streetwall height; provided, however, that if the applicant demonstrates that the prevailing streetwall height is in excess of 68 feet, the maximum setback requirement which may be imposed is 16 feet. If the applicant can demonstrate that a building without a setback would not disrupt the continuity of the prevailing streetwall along the street, then the Planning Commission may grant approval of the conditional use authorization without imposing a setback requirement as a condition thereof.

The surveyed buildings along the southern block face of Ellis Street, shared by the Project Site, reach a maximum, average height of 55 feet. Given the prevailing streetwall height exceeds 50 feet, the Commission may impose a maximum setback of up to 20 feet applicable to the portion of the building which exceeds the established prevailing streetwall height.

The proposed Project would add one story to the existing structure, resulting in a finished roof height of 55'-1", with an elevator penthouse reaching a maximum height of 73'-8". The new 5th floor contains a sloped roofline, to minimize visual impacts to the existing historic building, and the elevator penthouse has been setback 23'-7" from the front of the building, thereby meeting the intent of Code Section 132.2. Therefore, the Project is therefore in compliance with Code Section 270.

- D. **Rear Yard (Sections 134(g) and 249.5).** The Planning Code states that the minimum rear yard depth shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building. The building is

The Project site has a lot depth of 82'-6", with a required rear yard of approximately 20'-7". The existing 4-story-over-basement building covers 100 percent of the lot at the basement and first floors, with a 12'-6" rear yard setback beginning on the second floor. The proposed one-story vertical addition would be placed within same building footprint as the building, as measured from floor 2, meaning the new floor would also encroach into the required rear yard by approximately 8'-1". Pursuant to Section 249.5, a reduction of rear yard requirements in the North of Market Residential Special Use District is permitted pursuant to Section 134(g), provided that open space elsewhere on the site is provided, provided that the following criteria are met:

1. The substituted open space in the proposed new or expanding structure will improve the access of light and air to and views from existing abutting properties.

The proposed one-story vertical addition maintains the 12'-6" setback from the rear property line, established by the floors below of the existing building. The proposed Project would provide open space in the form of a roof deck, serving as common useable opens space in the amount of 850 square feet, exceeding the amount of open space (approximately 687square feet of open space) that would have otherwise been provided if the new floor were setback from the required rear yard

2. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of existing abutting properties.

Nearly all abutting lots contain buildings that are constructed to their rear property lines. As a result, there exists no clear pattern of interior block open space near the subject property. Based on the existing pattern of development on the block, it is unlikely that approval of the rear yard modification would impact the creation of interior block open space formed by rear yards of adjacent properties in the future.

- E. **Useable Open Space (Section 135).** The Planning Code states that 36 square feet of useable open space is required per unit if such space is private, and each square foot of private open space may be substituted with 1.33 square foot of common open space. Planning Code Section 135(f)(2)(B) requires that the open space must face a street, face or be within a rear yard, or face some over space which meets the minimum dimension and area requirements of Planning Code Section 135(d)(2), stipulates that for group housing structures, SRO units, and dwelling units that measure less than 350 square feet plus a bathroom, the minimum amount of usable open space provided for use by each bedroom or SRO unit shall be one-third the amount required for a dwelling unit.

The Project proses a total of 52 Group Housing rooms, requiring either 618 square feet of open space if provided as private useable open space, or, 823 square feet of open space if provided as common useable

open space. The Project has elected to satisfy the open space requirements through the provision of common useable open space in the form of a 850 square feet roof deck, which, meets the dimensional requirements of the Code. Therefore, the Project is compliant with Code Section 135.

- F. **Streetscape and Pedestrian Improvements (Section 138.1).** The Planning Code requires one new street tree for every 20 feet of street frontage for development projects that involve any of the following: the construction of a new building; the addition of a dwelling unit; the addition of a new curb-cut; the addition of a garage; and/or a net addition to an existing building of 500 gross square feet or more.

The proposed Project includes the addition of residential uses (Group Housing rooms) to an existing building with approximately 55 feet of frontage along Ellis Street and is thus required to provide three (3) street trees. The Project proposes the planting of three (3) new street trees. It should be noted that the location and type of trees shall be reviewed by the Department of Public Works for feasibility of planting. Should any proposed tree planted prove infeasible, an in-lieu fee shall be paid by the Project Sponsor.

- G. **Exposure (Section 140).** The Planning Code requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions. For group housing projects, either each bedroom or at least one interior common area that meets the 120 square-foot minimum superficial floor area requirement of Section 503 of the Housing Code shall include windows meeting the requirements of Planning Code Section 140.

The proposed Project includes 52 Group Housing rooms, with communal rooms on each floor. The ground-floor communal rooms face directly onto Ellis Street, a public street meeting the requirements of Code Section 140; therefore the Project is compliant with Code Section 140.

- H. **Parking (Section 151.1).** The Planning Code does not require off-street parking for projects located within RC Districts.

No off-street parking is proposed as part of the proposed Project; therefore the Project is compliant with Code Section 151.1.

- I. **Loading (Section 152).** The Planning Code requires off-street loading for residential uses exceeding 100,000 gsf.

The proposed Project contains approximately 27,500 gsf of Residential Use, which, is below the threshold for off-street loading requirements (100,000 gsf). Therefore, the Project is in compliance with Code Section 152. Nevertheless, the proposed Project would continue to make use of the existing 55-foot yellow curb dedicated to commercial loading/unloading, located directly in front of the subject property.

- J. **Bicycle Parking (Sections 155.1 and 155.2).** The Planning Code requires bicycle parking for Group Housing in the following amounts: one Class 1 space for every 4 beds; 25 Class I

spaces plus one Class 1 space for every five beds over 100; and two Class 2 space for every 100 beds (minimum of 2 spaces required).

The Project will provide 38 Class I bicycle parking spaces where 13 are required, and 4 Class 2 bicycle parking spaces, where 4 are required. Therefore, the Project is in compliance with Code Sections 155.1 and 155.2. The amount of Class 1 bicycle parking provided actually exceeds Code requirements, and furthers the goals of the City's Transit First Policies.

- K. **Street Frontages in Residential-Commercial Districts (Section 145.1).** The Planning Code requires the placement of active uses, as defined by the Code, within the first 25 feet of the building depth at ground floor, and a ground floor ceiling height of at least 14 feet in height, as measure from grade.

The Project contains Group Housing (Residential Use) and provides community rooms at the ground-floor that satisfy the requirements of the Code, pursuant to Planning Code Section 145.1(b)(2)(B).

- L. **Transportation Demand Management (TDM) Plan (Section 169).** Pursuant to TDM Program Standards (as outlined in Planning Code Section 169), the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit.

The Project Sponsor submitted a completed Development Application or Environmental Evaluation Application prior to June 24, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of five (5) points. As currently proposed, the Project will achieve twelve (12) points through the following TDM measures:

- *Parking Supply(Option K): 11 points;*
- *Real Time Transportation Information Displays: 1 point.*

With no off-street parking provided, the Project's baseline actually exceeds the TDM requirements for the proposed project. Therefore the Project is in compliance with Code Section 169.

- M. **Height (Sections 260).** The Project Site is located within a 80-130-T Height and Bulk District. Pursuant to Section 263.7, buildings within this District are limited to a base height of 80 feet, while buildings of up to 130 feet may be permitted as part of the Conditional Use authorization process.

The Project proposes a one-story vertical addition to the existing four-story-over-basement building. Therefore, the Project would contain finished floor height of 55'-1", well below the prescribed height and bulk district. The Project includes a stairwell penthouse, granting access to the roof deck, which is 10'-7" above the finished roof height at 55'-1". This stairwell penthouse is considered an exempt height feature under Planning Code Section 260(b)(1)(B), which, exempts features up to 16 feet where the height limit is more than 65 feet. The Project also includes an elevator accessing the roof deck, with the elevator penthouse reaching a height of 18'-7" above the finished roof height of 55'-1, or, to a maximum height of 73'-8". While this feature is not considered an exempt height feature under Planning Code Section 260(b)(1)(B), the feature itself is below the 80 feet, the underlying height limit for the subject property. Therefore, the Project is compliant with Code Section 260.

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

The existing four-story-over-basement building reaches a finished roof height of 46'-8". The proposed Project would add one story to the existing structure, resulting in a finished roof height of 55'-1", with an elevator penthouse reaching a maximum height of 73'-8". Given that the Project would exceed a height of 50 feet in the RC Zoning District, Conditional Use Authorization is required. Even though the underlying Bulk and Height District (80-130-T) would allow for a taller structure, the Code requires approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code.

- O. **Bulk (Sections 249.5 and 270).** The Project Site is located within a 80-130-T Height and Bulk District. Pursuant to Section 270, maximum bulk dimensions apply to portions of the building above the prevailing streetwall height, as defined by Section 132.2, but no higher than 80 feet. Above this height, the building may not exceed a length of 110 feet, or a diagonal dimension of 125 feet.

The scale of development varies greatly in the vicinity of the Project Site. Older buildings in the immediate area are generally six stories or less in height. Tall residential and hotel towers of more recent construction are interspersed among the older mid-rise structures. For buildings on the southern block face of Ellis Street, shared by the Project Site, buildings range from approximately 40 feet to 70 feet in height. Buildings on the opposing (northern) block face of Ellis Street range from approximately 350 feet to 500 feet in height. Due to the variety of building heights on both block faces, the presence of a uniform streetwall along both block faces Ellis Street, between Mason and Taylor Streets, is diluted.

The surveyed buildings along the southern block face of Ellis Street, shared by the Project Site, reach a maximum, average height of 55 feet, which, is the below the minimum height for application of bulk limitations per Section 132.2. Therefore, it is appropriate to apply the bulk limitations to all portions of the building above 55 feet in height.

The existing four-story-over-basement building reaches finished roof height of 46'-8", below the height at which bulk controls would apply. The proposed Project would add one story to the existing structure, resulting in a finished roof height of 55'-1", with an elevator penthouse reaching a maximum height of 73'-8". The new 5th floor would have a maximum length dimension of 70 feet and a maximum diagonal dimension of 89 feet. Given that both dimensions are below the bulk limit thresholds, the Project is therefore in compliance with Code Section 270.

- P. **Shadows (Section 295).** The Planning Code requires a shadow analysis for projects over 40 feet in height to ensure that new buildings do not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department.

A shadow analysis was completed that examined the project as it is currently proposed. The analysis revealed that no net shadow would be added to any Recreation and Park Department properties and a No Impact Letter, dated January 24, 2018, was issued. Therefore, the Project complies with Planning Code Section 295.

- Q. Inclusionary Affordable Housing Program (Section 415).** Planning Code sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on June 24, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 30%.

The Project Sponsor 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 through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on June 24, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 30%.

- 7. Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A.** The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed Project would convert existing non-residential uses (Personal Service Use and unauthorized Office Use) and five (5) Dwelling Units into Group Housing rooms (both Residential Uses), resulting in a total of 52 Group Housing rooms. The Project's development of additional residential uses (Group Housing rooms) and compliance with the affordable housing requirements under the Planning Code is consistent with the City's policies and goals toward the creation of market rate and affordable housing. The Project would be consistent with the surrounding neighborhood, which is primarily comprised of multi-story, high-density, residential, mixed-use, and commercial buildings. The new residents will support the nearby neighborhood serving retail uses and create pedestrian-oriented activity.

- 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 is consistent with the surrounding neighborhood, which is primarily multi-story, high-density residential, mixed-use, and commercial buildings. The Project would rehabilitate a vacant, four-story-over-basement building and add one story to the existing structure, resulting in a finished roof height of 55'-1", with an elevator penthouse reaching a maximum height of 73'-8". The new 5th floor contains a sloped roofline, to minimize visual impacts to the existing historic building, and the elevator penthouse has been set back 23'-7" from the front of the building, thereby meeting the intent of Code. The Project has been designed to create additional residential units, the majority of which would be located within the envelope of the existing building. The one-story vertical addition was designed to function as subordinate (new) mass, deliberately tucked behind the building's existing tall (street-facing) parapet, to be minimally visible for the public right-of-way.

- 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 Project will not provide off-street parking, as allowed by Code Section 151.1. The high-density development and neighborhood-serving commercial uses that characterize the neighborhood will encourage residents to find alternatives to the use of private automobile, such as bicycles, public transportation, and taxi cabs. The Project will generate less demand for private automobile use because the property is situated within a transit-rich area and does not provide parking, which sometimes discourages occupants to own cars. The Project provides more Class I bicycle parking that is required by code (38 spaces where 13 are required). The Project Site is located within a two-block radius of numerous MUNI bus lines, within two blocks of the Powell Street BART/MUNI station at Market Street.

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

The Project proposes residential use without parking and therefore will not produce noxious or offensive emissions, noise, glare, dust or odors. There is no commercial space, which could generate the same.

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

The Project will provide three (3) street trees and comply with all streetscape requirements. Parking is not proposed and therefore, the ground floor will consist of residential use in the form of a community room serving the Group Housing rooms that will contribute to the neighborhood

character, and help activate the street frontage in front of the subject property. The Project will provide common useable open space in the form of a rooftop deck that is set back from all building sides by approximately 10 feet. The open space will be in compliance with the Planning Code's requirements. The Project also will provide appropriate lighting for safety on the street side of the façade.

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

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

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

The Project Site, as a vacant building within a transit-rich area of Downtown San Francisco, lends itself to the development of new residential uses if the City's housing needs are to be met. Given that the Project will comply with the City's Inclusionary Affordable Housing Program, the Project will lead to the supply of affordable housing.

Policy 1.10:

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

The proposed Project would convert existing non-residential uses (Personal Service Use and unauthorized Office Use) and five (5) Dwelling Units into Group Housing rooms (both Residential Uses), resulting in a total of 52 Group Housing rooms. Even though the rooms are small, they have been efficiently designed, and each floor of the building contains shared cooking facilities and communal areas. The ground-floor community room is open to all building residents and faces directly onto Ellis Street. The Group Housing rooms are more affordable than larger Dwelling Units because of their small size and location within a transit-rich area, which, without the reliance on the use of private vehicles.

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.

The Project proposes rehabilitating a vacant, mixed-use building, creating 52 Group Housing rooms. While the five Dwelling Units are considered existing per the 2015 3R report, the Project would not remove those units. Rather, the Project would convert the existing five Dwelling Units into a Group Housing rooms, adding 47 rooms for a total of 52 Group Housing rooms. All of the Group Housing rooms would be subject to rent control as the Project is considered an alteration to an existing building containing Residential Uses. The units range in size, from as small as 98 square feet, to as large as 403 square feet, with most units containing their own bathrooms. While the units are small (average room size is approximately 159 square feet), they are affordable by design, and there exists a range of unit sizes, which, would be priced accordingly. In addition to a roof deck serving as Code-compliant common useable open space, each floor would contain shared kitchens and interior common areas, serving building residents on each floor.

Policy 11.6:

Foster a sense of community through architectural design using features that propose community interaction.

The Project contains Group Housing rooms, with shared cooking facilities and communal room on each floor. The ground-floor community room is open to all building residents and faces directly onto Ellis Street, helping active the ground-floor of the subject property. The Project does not contain parking, which would interrupt the relationship between the residents and the neighborhood by requiring the building to be broken up with a curb cut and entrance to the parking garage.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1:

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The Project would create new housing within a transit-rich area without the parking that might discourage environmentally sustainable patterns of movement, and instead encourages public transit use.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3:

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

The Project creates new housing within a transit-rich area and within close proximity to the downtown where jobs are concentrated. By not including parking, the Project encourages use of public transit as an alternative to automobiles.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.2:

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

Policy 3.5:

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

Policy 3.6:

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

The Project is consistent with the surrounding neighborhood, which is primarily multi-story, high-density residential, mixed-use, and commercial buildings. The Project would rehabilitate a vacant, four-story-over-basement building and add one story to the existing structure, resulting in a finished roof height of 55'-1", with an elevator penthouse reaching a maximum height of 73'-8". The new 5th floor contains a sloped roofline, to minimize visual impacts to the existing historic building, and the elevator penthouse has been set back 23'-7" from the front of the building, thereby meeting the intent of Code. The Project has been designed to create additional residential units, the majority of which would be located within the envelope of the existing building. The one-story vertical addition was designed to function as subordinate (new) mass, deliberately tucked behind the building's existing tall (street-facing) parapet, to be minimally visible for the public right-of-way.

OBJECTIVE 4:

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

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The Project will include streetscape improvements along its Hyde Street frontages, including the installation of three (3) new street trees, and a two (2) new, publically-accessible Class 2 bicycle racks along

Ellis Street. The ground-floor community room is open to all building residents and faces directly onto Ellis Street, helping active the ground-floor of the subject property. These improvements will provide much needed streetscape improvements thorough the well-designed ground-floor treatments that will help to improve pedestrian safety without the need for a curb cut for off-street parking.

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

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

The existing neighborhood-serving retail will be preserved and enhanced through the construction of new Group Housing rooms. The residents will likely patronize the existing businesses in the community.

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

The Site is currently occupied by a 4-story-over-basement, mixed-use historic building. The building contained a former bathhouse on the lower floors (basement through third floor), first operating as the "Burns Hammam" bathhouse, and later as "San Francisco Turkish Baths." The Project would involve the rehabilitation of a vacant, mixed-use historic building. The alterations include façade alterations, excavation, interior alterations, and a one-story vertical addition to the existing 4-story-over-basement building.

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

The project sponsor will comply with all current affordable housing requirements. The Project will not remove existing housing because the property is vacant. A 2015 Department of Building Inspection's Report of Residential Building Record ("3-R report") indicates the building last contained Residential Use in the form of "Two Family Dwelling & 3 Guestrooms with cooking facilities." While the building has been vacant since at least 2015 (the date of the last 3-R report), with no presence of Dwelling Units within the existing building, the Planning Department nonetheless considers the five (5) Dwelling Units as existing, based upon the 2015 DBI 3-R report. The Project would convert the five (5) Dwelling Units into Group Housing rooms, totaling Group Housing rooms in all, with no loss of housing. Further, the Project will contain small-sized units which are by design more affordable than larger units.

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

The Project will not cause an undue burden on the surrounding street parking and will maintain a close connection to public transit ways. Project will not provide parking because the Project is well-served by public transportation and is located within close proximity to downtown where jobs are

concentrated. New residents will have many alternative forms of transportation, including public transit, bicycling and walking.

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

The Project does not eliminate any industrial or service sectors. The new residents will use nearby businesses and thereby promote business and economic development in the area.

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

The rehabilitated building will comply with present day seismic and life-safety codes for achievement of the greatest possible preparedness to protect against injury and loss of life in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

The existing 4-story-over-basement building is a historic resource, contributing to the Uptown Tenderloin Historic District. The Project preserves the existing building and proposes a vertical addition which has been thoroughly reviewed by Historic Preservation staff. The Department has determined that the proposed project would not cause a substantial adverse change in the significance of the historical resource.

- 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 space. No existing park is observed within 300' radius of the property. The Project will not have an impact on the surrounding parks and open space's access to sunlight and vistas. The height of the proposed structure is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-007593CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 30, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 22, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 22, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the building to exceed 50 feet in a RC Zoning District, converting the entire building into approximately 27,500 gross square feet of Group Housing (a Residential Use) with 52 Group Housing rooms within a building located at 229 Ellis Street, Lot 001A in Assessor's Block 0331, pursuant to Planning Code Sections 209.3, 253, and 303 within the RC-4 Zoning District and a 80-130-T Height and Bulk District; in general conformance with plans, dated January 30, 2018, and stamped "EXHIBIT B" included in the docket for Case No. **2016-007593CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 22, 2018** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 22, 2018** under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference 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. **Additional Project Authorization.** The Project Sponsor must obtain a rear yard modification pursuant to Planning Code Sections 134(g) and 249.5. A Rear Yard Modification is required for the one-story vertical addition (5th floor), which, is permitted in the North of Market Residential Special Use District where the Project is located. The conditions set forth below are additional

conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

7. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:
 - a. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - b. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - c. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - d. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - e. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

8. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **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
10. **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
11. **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
12. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
 - a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
 - b. On-site, in a driveway, underground;
 - c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;

- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

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

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

13. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

14. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

PARKING AND TRAFFIC

15. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **thirteen (13)** Class 1 and **four (4)** Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

16. **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

17. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions. Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

PROVISIONS

18. **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
19. **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
20. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
21. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
22. **Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.
- a. **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number

of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is thirty percent (30%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.

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.

- b. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

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

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

- i. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- ii. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy 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.
- iii. If project applicant 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 Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

MONITORING - AFTER ENTITLEMENT

23. **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*

24. **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*

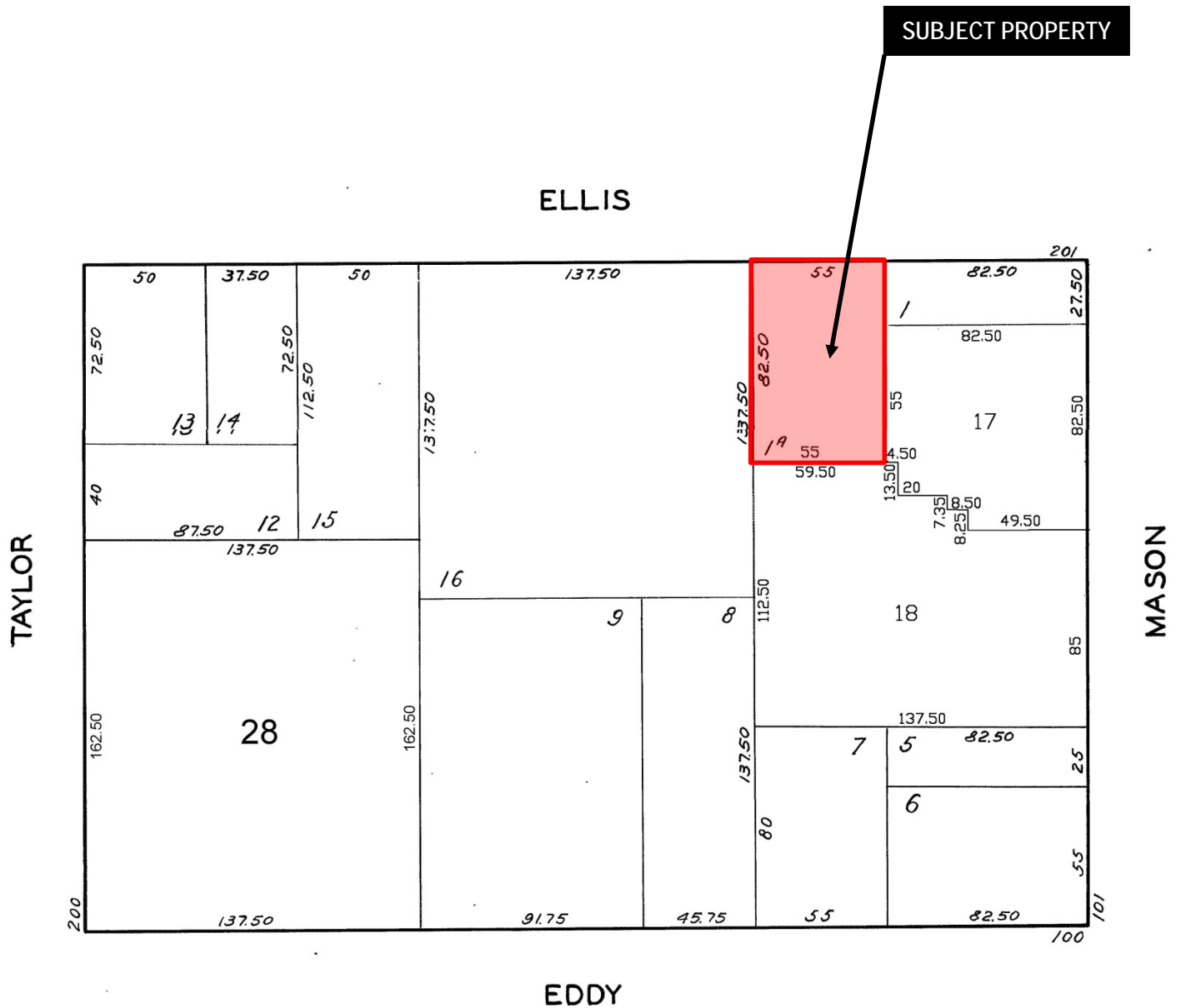
OPERATION

25. **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>*
26. **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*

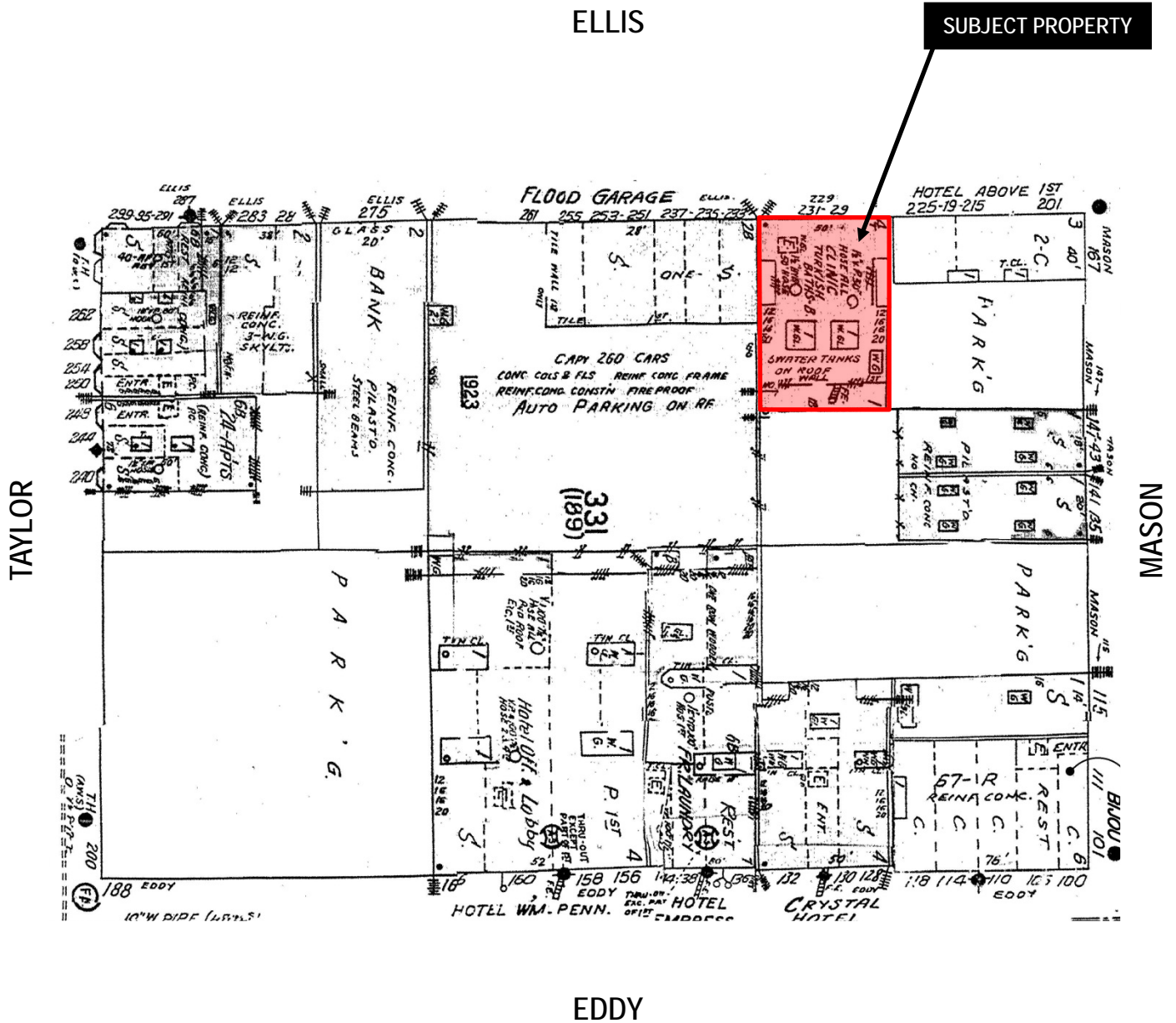
Exhibits

- **Block Book Map**
- **Sanborn Map**
- **Zoning Map**
- **Height & Bulk Map**
- **Aerial Photos**
- **Site Photos**

Parcel Map



Sanborn Map*



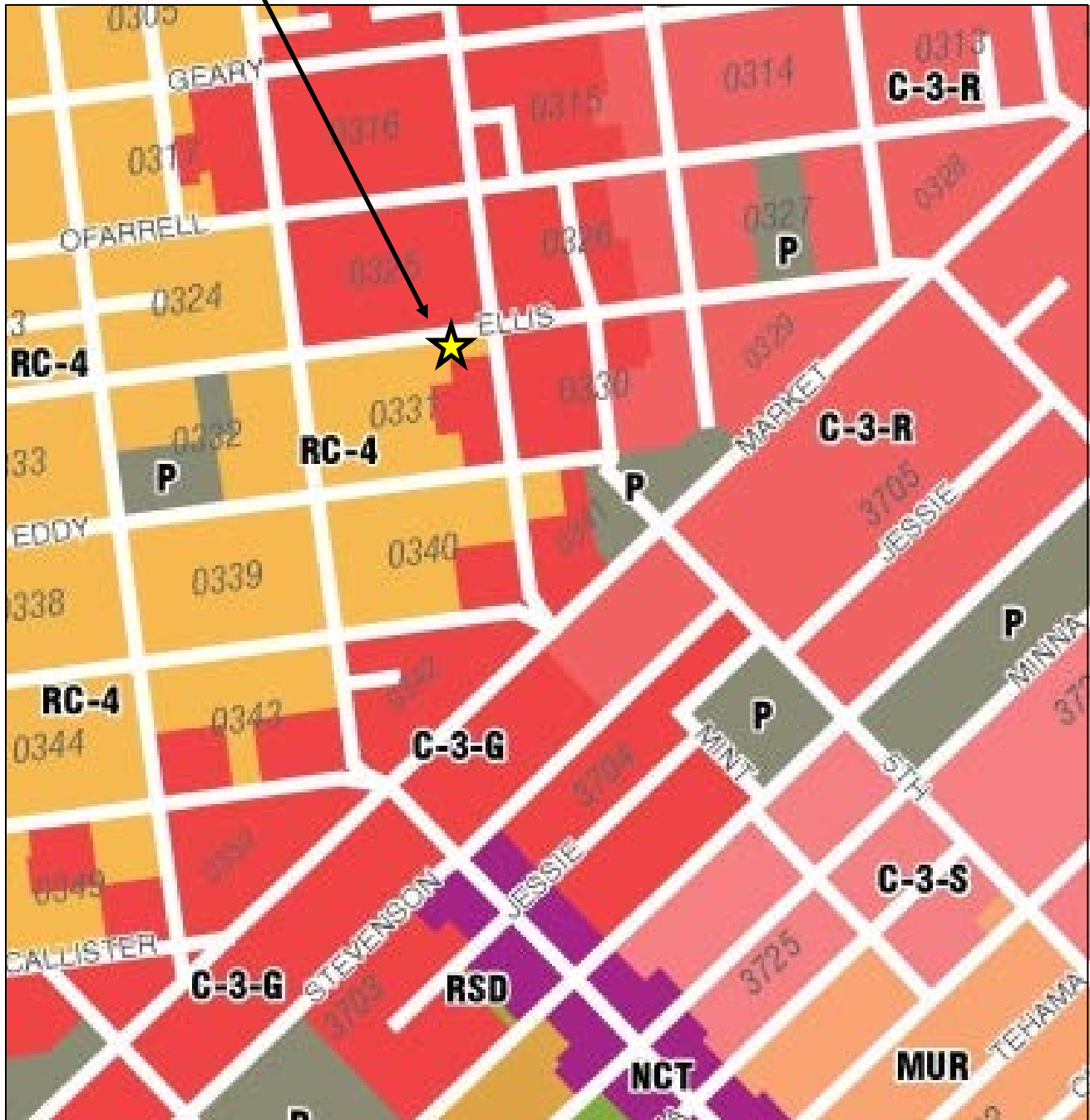
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2016-007593ENVCUATDMVAR
229 Ellis Street

Zoning Map

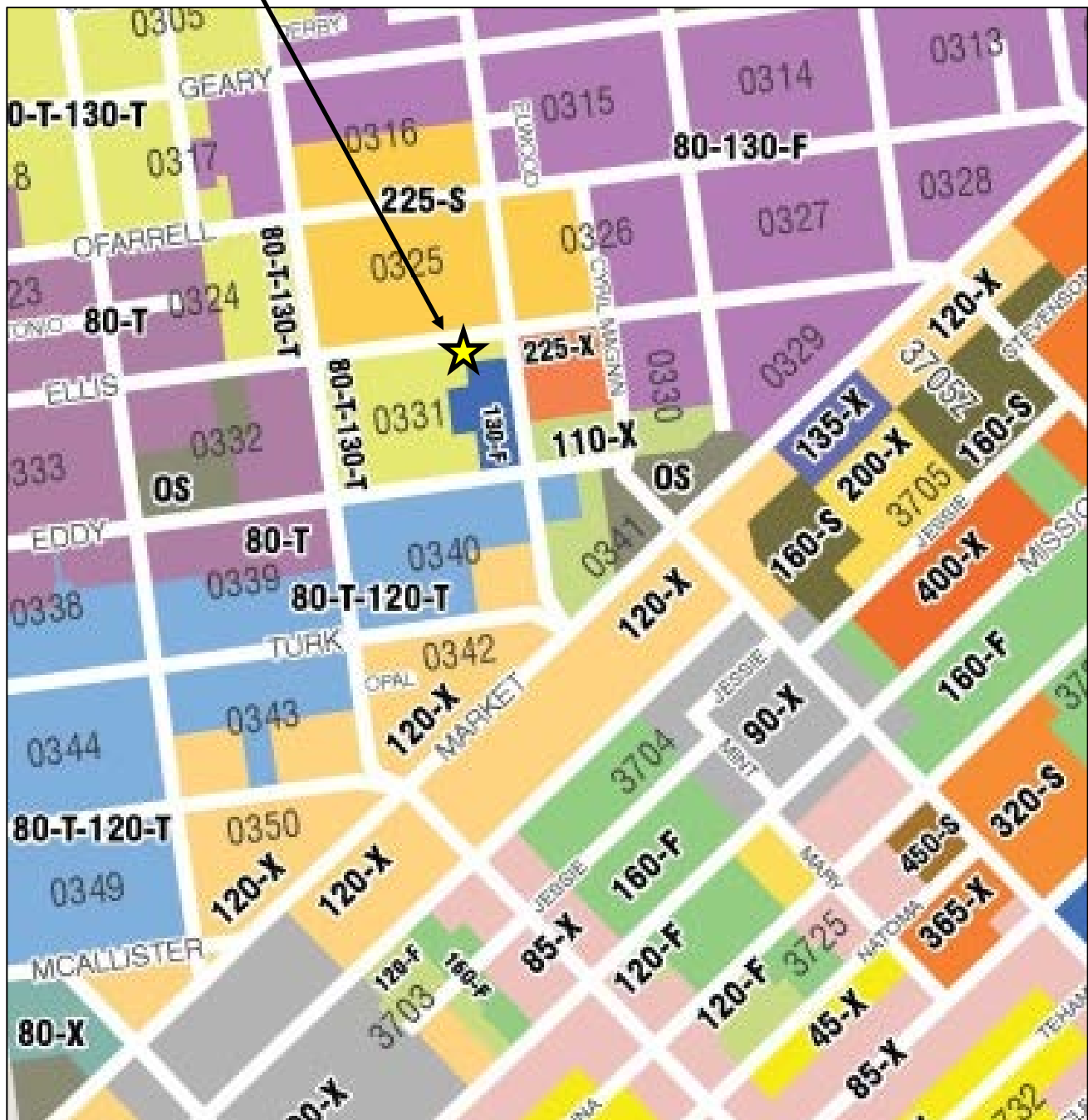
SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2016-007593ENVCUATDMVAR
229 Ellis Street

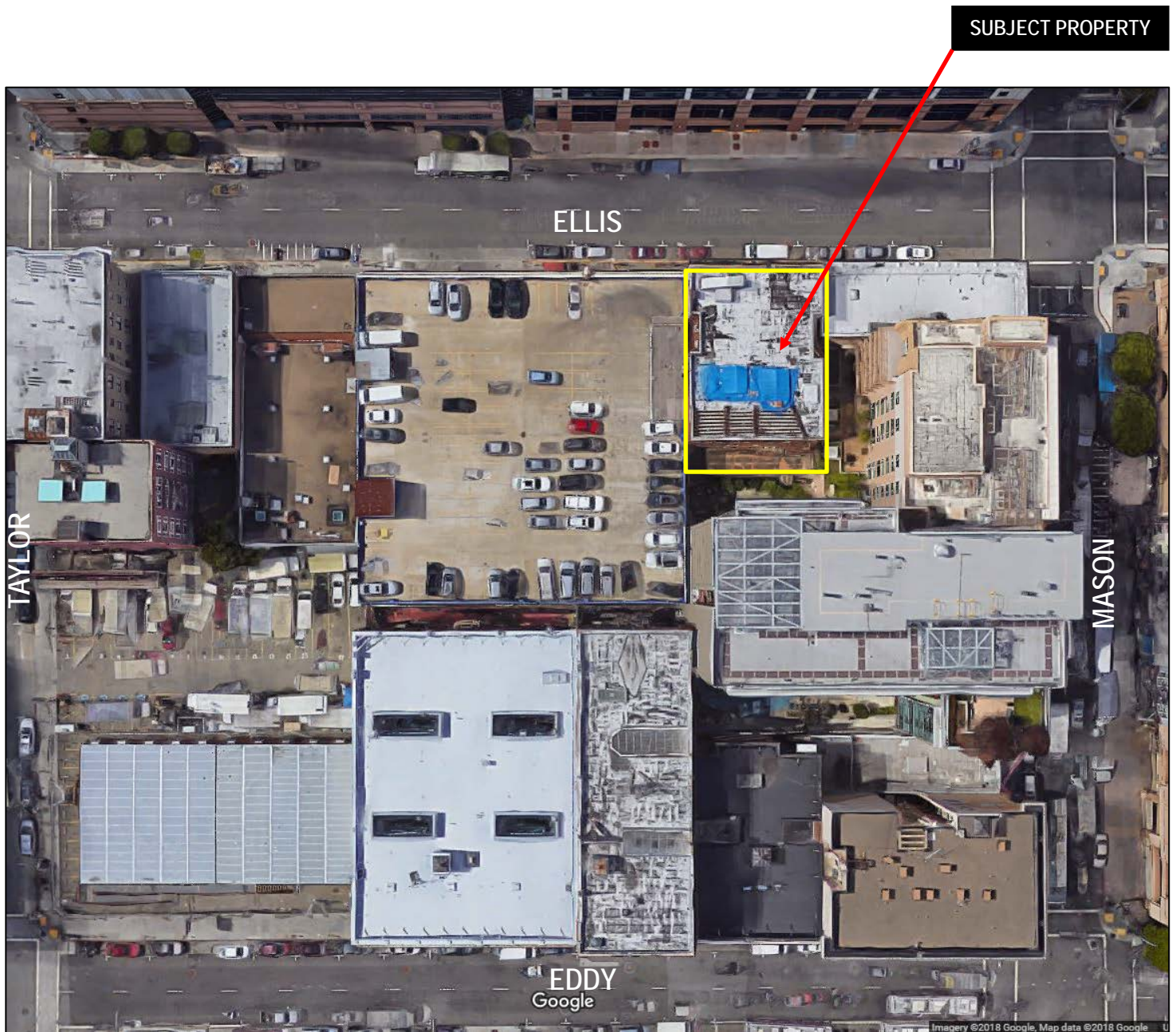
Height & Bulk Map

SUBJECT PROPERTY



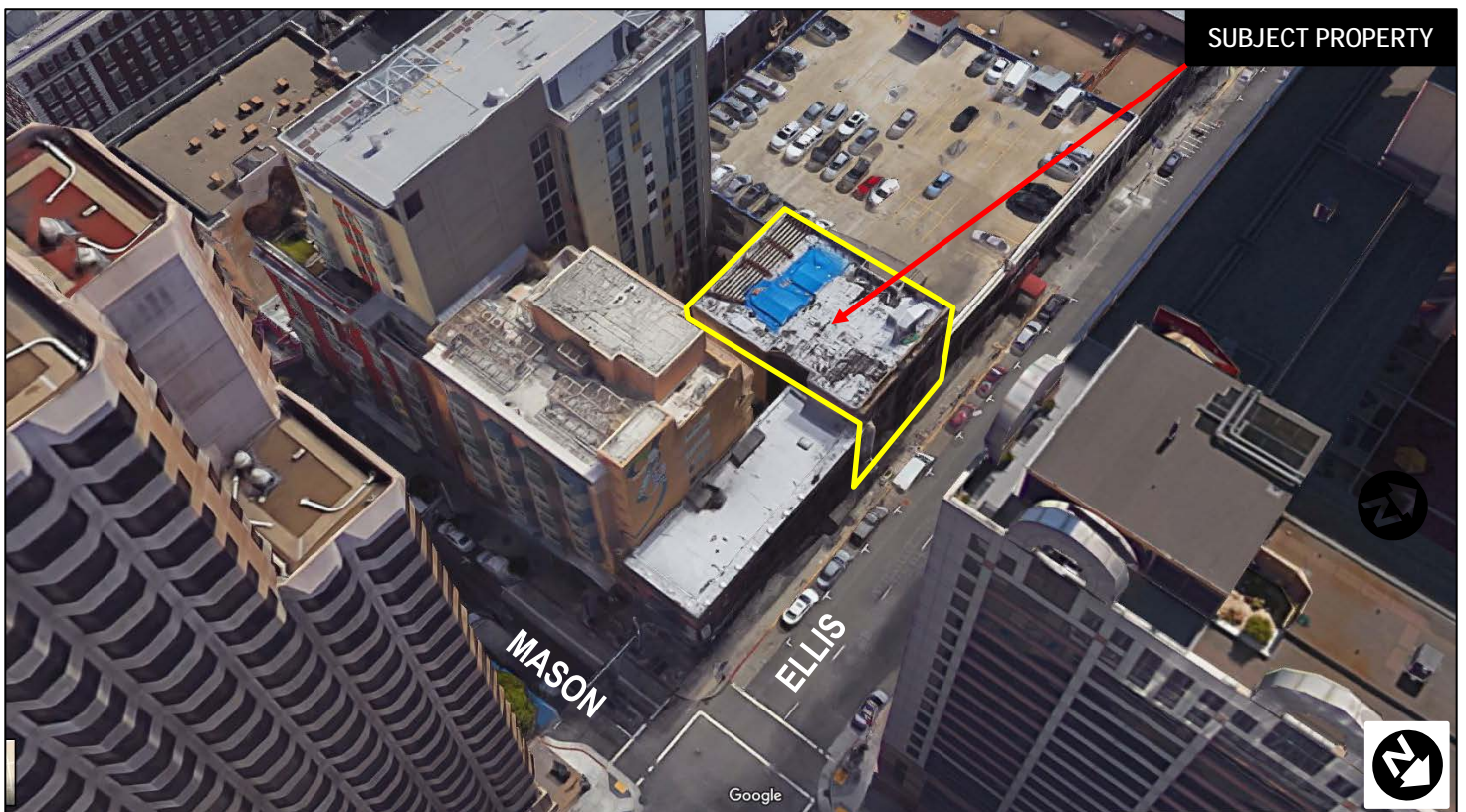
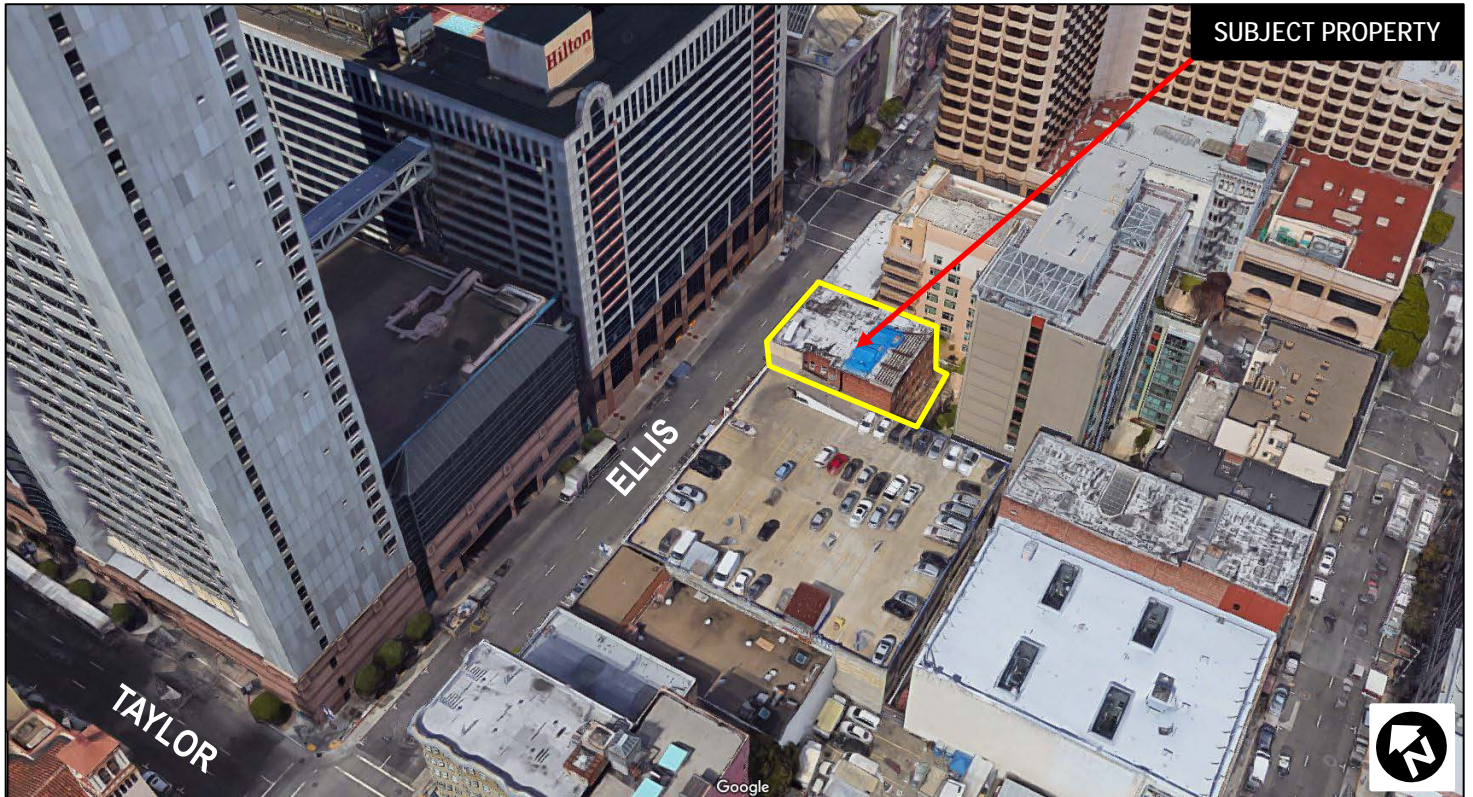
Conditional Use Authorization
Case Number 2016-007593ENVCUATDMVAR
 229 Ellis Street

Aerial Photo



Conditional Use Authorization
Case Number 2016-007593ENVCUATDMVAR
229 Ellis Street

Site Photos



Axonometric views of 229 Ellis Street.

Conditional Use Authorization
Case Number 2016-007593ENVCUATDMVAR
229 Ellis Street

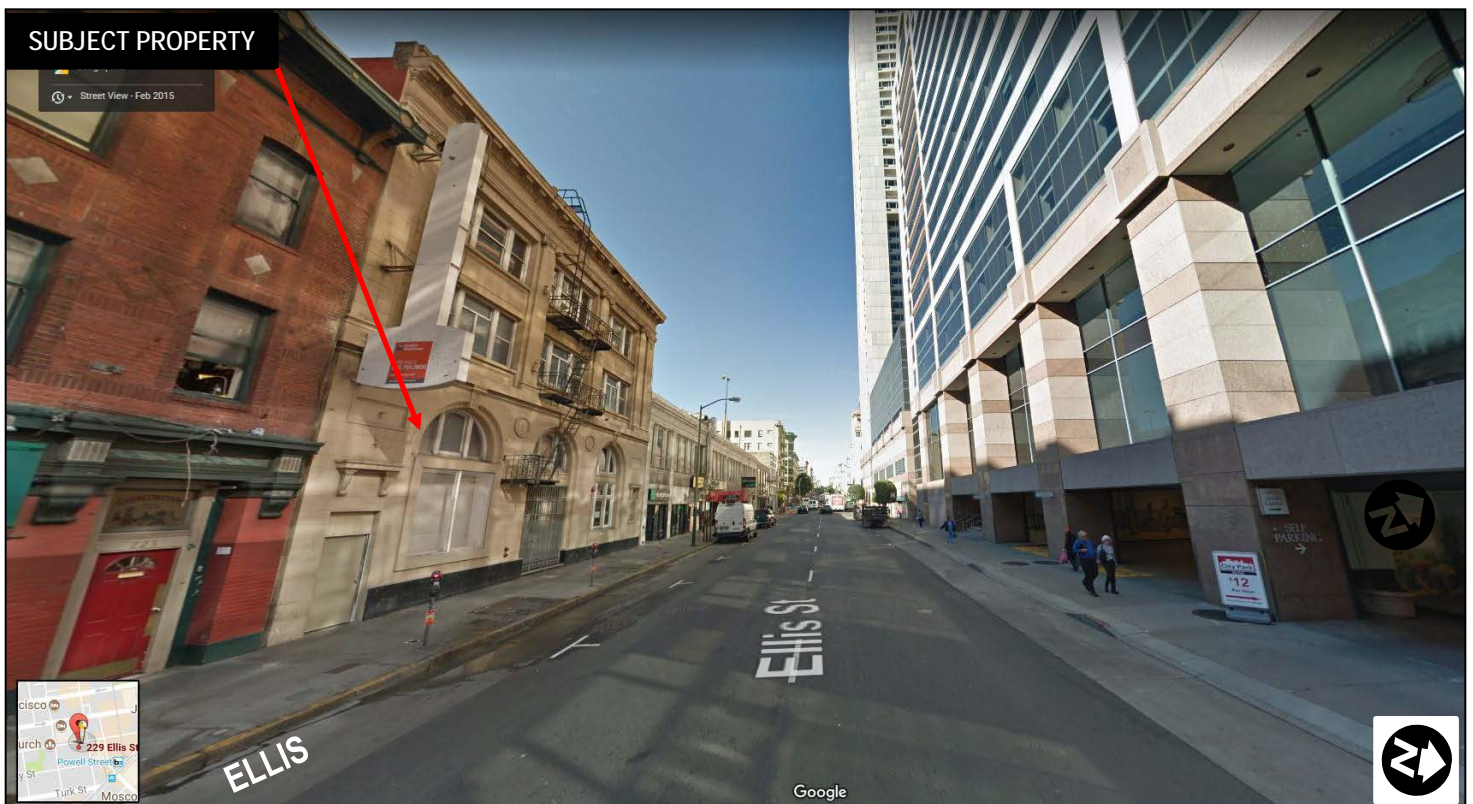
Site Photo

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2016-007593ENVCUATDMVAR
229 Ellis Street

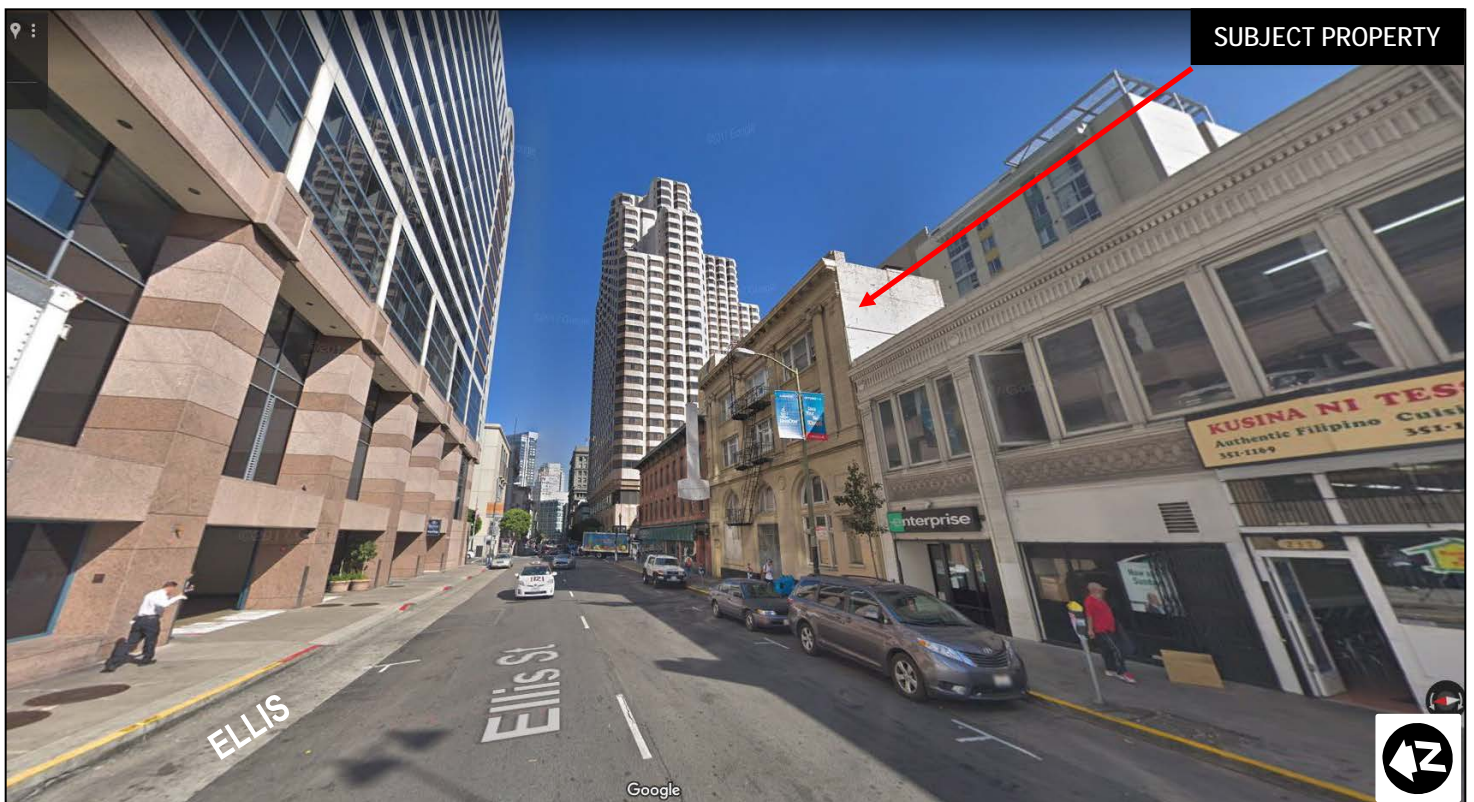
Site Photos



Street views of 229 Ellis Street.

Conditional Use Authorization
Case Number 2016-007593ENVCUATDMVAR
229 Ellis Street

Site Photos



Street views of 229 Ellis Street.

Conditional Use Authorization
Case Number 2016-007593ENVCUATDMVAR
229 Ellis Street

ENVIRONMENTAL DETERMINATION



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
229 Ellis Street		0331/001A
Case No.		Permit No.
2016-007593ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Change of use, interior structural improvements, façade rehabilitation, and a one-story addition to an existing 50-foot-tall vacant building, formerly a public bath house. Proposed use is 52 group housing units.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input checked="" type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Jeanie Poling

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

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

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

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

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

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

<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Window replacements, lightwell reconfiguration, rear façade alterations, and interior alterations. See Historic Resource Evaluation Response dated 2/12/2018.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Jorgen Cleemann	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Jeanie Poling 02/12/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
229 Ellis Street		0331/001A
Case No.	Previous Building Permit No.	New Building Permit No.
2016-007593PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	8/23/2017
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PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	229 Ellis Street	
Block/Lot:	Cross Streets:	
0331/001A	Taylor and Mason Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	N/A	2016-007593ENV

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


DATE OF PLANS UNDER REVIEW:	7/18/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation (dated August 23, 2017) prepared by Shayne E. Watson of Watson Heritage Consulting	
Proposed Project: Vertical addition; facade alterations; excavation and interior alterations.	

PRESERVATION TEAM REVIEW:	
Category:	<input checked="" type="radio"/> A <input type="radio"/> B <input type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No	Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No
Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: 1940s-1960s; 1984	Period of Significance: 1933-1990s
	<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor

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

PRESERVATION TEAM COMMENTS:
<p>According to information contained in the Historic Resource Evaluation (dated 8/23/2017) prepared by Watson Heritage Consulting and found in the planning department files, the subject building at 229-231 Ellis Street contains a four-story masonry residential building located in San Francisco's Tenderloin neighborhood. Designed by Smith O'Brien, the subject building was constructed in 1910 as Burns Hammam Baths. The subject building was identified as a contributor in the Uptown Tenderloin Historic District, which was listed on the National Register of Historic Places (NRHP) in 2009 under Criterion A (events) for its association with the development of hotel and apartment life in San Francisco during a critical period of change; and under Criterion C (architecture) for its distinctive mix of building types that served a new urban population of office and retail workers. The current review does not re-evaluate this earlier NRHP determination, but rather assesses the subject building for additional significance within the context of lesbian, gay, bisexual, transgender, and queer (LGBTQ) history.</p> <p>The Citywide Historic Context Statement (HCS) for LGBTQ History in San Francisco, adopted by the Historic Preservation Commission in 2016, provided the evaluative framework for the current review. Within this framework, the subject building has been found individually significant under Criterion 1 (events) for its association with the early development of LGBTQ communities in San Francisco (HCS Theme 1); gay liberation, pride, and politics (HCS Theme 6); and San Francisco and the AIDS epidemic (proposed additional HCS Theme 9). Within these themes, the subject building's specific associations relate to its former status as San Francisco's longest-running bathhouse; and to the role it played in the 1984 "bathhouse battles," when the City of San Francisco attempted to close bathhouses in an effort to stop the spread of HIV/AIDS, and multiple community organizations banded together to advocate against the closures. The subject building's pivotal role in these latter events supports the finding of "exceptional importance" that is necessary under NRHP Criteria Consideration G for the listing of a property that has acquired significance in the past fifty years.</p> <p>Within the LGBTQ context, the subject building has not been found significant under Criteria 2 (persons) or 3 (architecture).</p> <p>The subject building has also been evaluated as a potential contributor to the Tenderloin (continued)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8 - 28 - 2017

229 Ellis Street
Preservation Team Review Form, Comments

(continued)

LGBTQ Historic District, which the planning department identified as a California Register of Historical Resources (CRHR)-eligible historic district in a 2016 Historic Resources Evaluation Response (HRER). The HRER identified this district as significant under Criterion 1 for its associations with the early development of LGBTQ communities in San Francisco and the Tenderloin (HCS Theme 1); and gay liberation, pride, and politics (HCS Theme 6). (The HRE for the current project recommends that Theme 9—San Francisco and the AIDS epidemic—be added to the list of themes associated with this district.) For the reasons noted above in the discussion of individual significance under Criterion 1, the subject building has been identified as a contributor to this CEQA-eligible historic district.

The subject building has undergone several exterior alterations, including the addition of a door at the far left (east) side, the addition of new cladding over the base, the replacement of windows, and the alteration of the marquee. The interior has been largely gutted, although a number of features related to the building's historic use remain. In spite of these alterations, the subject building has been found to possess sufficient integrity to convey its significance under Criterion 1.

Character-defining features include the following:

Exterior

- 4-story height (the bottom two stories assume the appearance of a single monumental story)
- Tripartite organization with a clearly defined two-story base, a shaft, and a capital (cornice)
- Symmetrical, three-bay vertical organization
- Recessed central entry with steps leading up to the door
- Neoclassical style with details including three arched openings with decorative keystones, blind panels, a stringcourse, and bracketed niche hoods in the base; two-story Doric and Ionic pilasters and recessed spandrel panels in the shaft; and a modillioned cornice with a tall, blank frieze
- Ornamental medallions in the base featuring a crescent moon and a star, evoking the building's original use as a "Turkish" bath
- Stucco cladding scored to resemble ashlar masonry
- Fenestration: three arched openings in the base with heavy horizontal mullions separating the first-story windows from the second-story windows; tripartite windows in the third and fourth stories
- Projecting illuminated marquee (there has always been a projecting illuminated marquee in this location, although the configuration and content have been altered periodically)

Interior

- Entrance lobby/vestibule
- Open, airy basement with high ceiling and "plunge" (swimming pool) with decorative tile
- Decorative stair railing and wainscot

In conclusion, the subject building at 229-231 Ellis Street has been found eligible for individual listing on the CRHR under Criterion 1, and has been identified as a contributor to the CRHR-eligible Tenderloin LGBTQ Historic District.



Figure 1. 229 Ellis Street. Screenshot of 2017 Google Street View.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: February 12, 2018
Case No.: 2016-007593ENV
Project Address: 229 Ellis Street
Zoning: RC-4 (Residential-Commercial, High Density)
80-T-130-T Height and Bulk District
Block/Lot: 0331/001A
Date of Review: February 12, 2018 (Part 2)
Staff Contact: Jeanie Poling (Environmental Planner)
(415) 575-9072
jeanie.poling@sfgov.org
Jørgen G. Cleemann (Preservation Planner)
(415) 575-8763
jorgen.cleemann@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: _____ submitted 2/7/2018 _____

Project Description

The proposal is to rehabilitate the existing building for use as group housing with 52 bedrooms. A one-story vertical addition with a roof deck will be constructed. The front facade will be restored. Selective demolition will remove portions of the minimally-visible and non-visible exterior envelope as well as interior partitions and sections of interior floor plates. The proposed addition and reconfiguration of interior space will add approximately 3,329 sf to the existing 20,541 sf, resulting in a 23,870 sf building.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at 229 Ellis Street will not have a significant impact on the individually eligible historic resource at 229 Ellis Street, nor will it have a significant impact on the eligible historic districts to which the subject building contributes (the National Register of Historic Places-listed Uptown Tenderloin Historic District, the California Register of Historical Resources-eligible Tenderloin LGBTQ Historic District). 229 Ellis Street is also located within the Compton's Transgender Cultural District, which was established by the San Francisco Board of Supervisors Resolution No. 239-17, but which is not considered a historic resource for the purposes of CEQA.

Much of the new fifth floor will be contained within the existing building envelope. In order to accommodate the required 8'-0" ceiling heights in the lowest level of the street-facing 5th floor units, a new roof will step up 2'-4.25" directly behind the existing front parapet. Sightline studies show that the top 1'-1" of this addition will be visible from the opposite side of Ellis Street. The 14" thickness of the roof framing system is based on preliminary estimates; as construction drawings are finalized, every attempt will be made to reduce the thickness of the roof framing system and the visibility of the roofline as much as possible. The street-facing surface of this step-up will be finished to blend with the existing parapet. Extending back from the step-up behind the parapet, the roof will slope up to the front wall of the stair and elevator penthouse (see below). On the side elevations, the addition will be perceived as an extension that will slope up from the front step-up to a maximum height of 9'-3" over the existing side parapets. Set back 23'-7" from the plane of the front facade, a rooftop structure containing an elevator penthouse and two stair penthouses will rise from the roof to a maximum height of 73'-8", or 24'-9" over the top of the existing roof parapets. A roof deck enclosed with a guard rail will be located behind the rooftop structure. Sightline studies prepared by the project architect show that the top of the elevator penthouse will be visible from directly across the street. From the side—particularly the more exposed west elevation—the rooftop addition will be more visible, but will not overwhelm or be out of scale with either the historic building or the historic districts to which it contributes. As noted, much of the addition will take the form of parapet extensions on the sides of the roof. The parapet extensions on the side elevations, as well as brick infill work performed below in order to relocate the existing lightwell, will be clad in stucco and will be distinguishable from the original brickwork, which will be left bare. Stucco is a common cladding material found throughout the district.

The front façade will be restored based on pictorial and physical evidence in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. The fire escape will be removed, along with a variety of unused fasteners and conduits. All holes will be patched and the entire façade will be primed and painted. The existing historic wood windows will be repaired and painted. Non-historic windows will be replaced with new wood windows that will match the historic windows in size, configuration, material, and design. The existing metal cornice will be repaired as necessary and repainted. At the base, the non-historic stone cladding will be removed and the original water table will be restored to its original state. The recessed entry featuring a flight of stairs and a paneled vestibule will be retained and restored. The existing at-grade door opening to the left (east) of the central main entry will be retained and reused for accessible entry and egress. The existing marquee will be retained and rehabilitated, with new copy to reflect the proposed new use.

The interior will be largely reconfigured. The proposal will retain the entry lobby and vestibule, but will remove other fragments of original fabric that relate to the building's historic use as a bathhouse, including the "plunge" swimming pool in the basement and the sections of decorative stair and wainscot. Staff finds that the removal of these features will not materially impair the subject building's ability to

convey its significance since the balance of publicly visible character-defining features will be retained and restored in conformance with the *Secretary of the Interior's Standards*. A plaque or interpretative panel commemorating the subject building's role in the 1984 "bathhouse battles" will be installed in the vicinity of the main entry. The exact design of this display will be determined at a later date. Planning staff notes that the project sponsor's decision to install an interpretive display relating to the building's role in the 1984 bathhouse battles will help to convey the building's association with this historical event.

The proposed project conforms to the *Secretary of the Interior's Standards* as follows: The proposed new use as housing is compatible with the building's historic use (Standard 1). The proposed addition will be compatible in scale and design with the historic building, but will be subtly differentiated from the historic fabric through the use of setbacks and different materials, and could be removed in the future (Standards 2, 9, 10). The primary, street-facing façade will be restored according to the best practices of architectural conservation (Standards 2, 5, 6, 7). Although some interior elements will be removed, the subject building's ability to convey its significance will not be materially impaired. Therefore, the proposed project has been determined not to have a significant adverse impact either to the individual historic resource at 229 Ellis Street or the historic districts to which it contributes.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Pilar LaValley, *Acting Senior Preservation Planner*

Date: _____

2/12/18

cc: Jeanie Poling, Environmental Planner
Nick Foster, Project Planner

HEARING NOTIFICATION



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, February 22, 2018**

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

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

Case Type: **Conditional Use Authorization and Variance**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 229 Ellis Street Cross Street(s): Mason/Taylor Streets Block /Lot No.: 0331 / 001A Zoning District(s): RC-4 / 80-130-T Area Plan: N/A	Case No.: 2016-007593ENVCUAVARTDM Building Permit: Forthcoming Applicant: John Kevlin Telephone: (415) 567-9000 E-Mail: jkevin@reubenlaw.com

PROJECT DESCRIPTION

Request for Conditional Use Authorization to allow a one-story vertical addition to an existing 4-story building, exceeding 50 feet in height within a RC Zoning District, pursuant Planning Code Sections 253 and 303. The vacant building previously contained several uses, including Residential Use on the upper floors, Office Use within the middle floors, and a former bathhouse on the basement floor (the "Burns Hammam"/"San Francisco Turkish Baths"). The Project would rehabilitate the entirety of the existing historic building, adding one story, reaching a finished roof height of 55'-1" (up to 72'-5" for the elevator penthouse). The Project would convert the entire building into approximately 27,500 gross square feet of Group Housing (a Residential Use), creating 52 group housing rooms. The proposed Project also requires a Variance from Planning Code requirements for: "Rear Yard" (Section 134); "Dwelling Unit Exposure" (Section 140); and "Street Frontages" (Section 145.1(c)(3)). A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: nicholas.foster@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

BUILDING PERMIT APPLICATION INFORMATION

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

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

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

ENVIRONMENTAL REVIEW

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

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

Date: **02/02/2018**

The attached notice is provided under the Planning Code. It concerns property located at **229 Ellis Street (2016-007593ENVCUAVARTDM)**. A hearing may occur, a right to request review may expire or a development approval may become final by **02/22/2018**.

To obtain information about this notice in Spanish or Chinese, please call **(415) 575-9010**. To obtain information about this notice in Filipino, please call **(415) 575-9121**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **229 Ellis Street (2016-007593ENVCUAVARTDM)**

的建築計劃有關。如果在 **02/22/2018** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節,請電 **415-575-9010**。

然後, 請按 “8” 及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **229 Ellis Street (2016-007593ENVCUAVARTDM)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **02/22/2018**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **(415) 575-9010**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **229 Ellis Street (2016-007593ENVCUAVARTDM)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **02/22/2018**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **(415) 575-9121**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

**PROJECT
APPLICATIONS /
DOCUMENTS**

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
229 Ellis Holdings, LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
795 Folsom Street, Floor 1	()
San Francisco, CA 94107	EMAIL:

APPLICANT'S NAME:	
Starcity Properties, LLC Attn: Jon Dishotsky	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
1020 Kearny Street	()
San Francisco, CA 94133	EMAIL:
	jon@joinstarcity.com

CONTACT FOR PROJECT INFORMATION:	
John Kevlin	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
Reuben, Junius & Rose, LLP	(415) 567-9000
One Bush Street, Suite 600	EMAIL:
San Francisco, CA 94104	jkevin@reubenlaw.com

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

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
229 Ellis Street	94102
CROSS STREETS:	
Mason and Taylor Street	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0331 / 001A	55'x82.5'	4,537.5 sf	RC-4	80-T-130-T

3. Project Description

(Please check all that apply)	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Rear	PRESENT OR PREVIOUS USE:	
	<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Front	Residential	
	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Height	PROPOSED USE:	
	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Side Yard	Residential; retail	
<input type="checkbox"/> Demolition			BUILDING APPLICATION PERMIT NO.:	DATE FILED:
<input type="checkbox"/> Other Please clarify:			not yet filed	n/a

4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	5	0	50 group housing	50 group housing
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	47'-6"	47'-6"	7'-2"	54'-8"
Number of Stories	4	4	1	5
Bicycle Spaces	0	0	32	32
GROSS SQUARE FOOTAGE (GSF)				
Residential	20,541	20,541	3,000	23,541
Retail	0	0	328	328
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
TOTAL GSF	20,541	20,541	3,328	23,869

Please describe any additional project features that are not included in this table:

(Attach a separate sheet if more space is needed)

The project sponsor proposes 1,523 square feet of total exterior open space, provided via a roof deck, commonly-accessible patio, and private balconies. The group housing building will also provide interior common area through a shared lounge area on every floor; a shared kitchen on the Garden level and 2nd, 3rd, 4th, and 5th floors; a shared study on the Garden level and 1st floor; and a shared dining area on the 2nd, 3rd, 4th, and 5th floors.

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

Construction above 40 feet in an RC district with > 50 feet of street frontage per Section 253(b)(1).

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

1. The project proposes to restore and renovate an existing historic building and create 50 new group housing rooms and a small ground floor retail space. These uses are consistent with the character of the surrounding neighborhood and will add vitality to this block.
2. The project is renovating an existing historic building. A single story vertical addition will be proposed that will not be visible from the street. No parking is currently provided or is proposed, as most future tenants are not expected to own a car and instead would use the multiple public transit options in the vicinity. No noxious emissions will be created as these are inconsistent with the proposed use. Street trees will be planted at the site. Open space will be provided through a terrace, several private patios, and primarily a roof deck screened from adjacent properties. No parking or loading is required or provided.
3. Housing Element Objective 4: Foster a Housing Stock that Meets the Needs of All Residents Across Lifecycles. The project proposes high-quality group housing rooms and common spaces, and naturally serves a middle-income sector of residents that do not need large spaces to live. 15 units will be subject to the affordable housing program.

Priority General Plan Policies Findings

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

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

The project would create 50 new group housing rooms at the property, increasing the demand for local retail in the surrounding neighborhood. The project will also create a small retail space, well-suited for a locally-owned, local serving business.

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

The surrounding Tenderloin neighborhood is primarily a residential neighborhood with local-serving retail uses. The project proposes primarily new residential use with a small retail space, consistent with the existing neighborhood.

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

The project will provide 50 new group housing rooms, helping to alleviate the current housing crisis in San Francisco. The project is also subject to a 25% on-site below-market-rate requirement, resulting in 13 below market rate rental units at the site.

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

The project proposes 50 new group housing rooms. Due to their modest size, it is expected that most future tenants will not own a car, and will instead take advantage of the numerous public transit options available near the site, including BART, MUNI, MUNI Metro, bicycling, walking or car share.

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

No industrial or service uses are proposed to be removed by the project nor is any new office use proposed. The 50 proposed group housing rooms will be inhabited by new neighborhood residents that will frequent existing retail businesses and the 328 square foot retail space on the ground floor is well-suited to be used by a local operator.

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

The project will seismically upgrade the existing building and will conform with the seismic standards of the San Francisco Building Code.

7. That landmarks and historic buildings be preserved; and

The existing building at the property is an historic resource, and the project will renovate and restore the building to ensure it maintains its integrity into the future.

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

The project proposes a single floor vertical addition and it will have no impact on any parks or open space.

Estimated Construction Costs

TYPE OF APPLICATION:	
Conditional Use	
OCCUPANCY CLASSIFICATION:	
R-2, M	
BUILDING TYPE:	
III-A	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
23,869 sf	23,541 sf residential
	328 sf retail
ESTIMATED CONSTRUCTION COST:	
2.2 million	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: John Kevlin

Date: 7-20-2017

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

John Kevlin - attorney

Owner / Authorized Agent (circle one)

Application Submittal Checklist

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

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

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

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

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

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

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

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

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TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN APPLICATION

Property Owner's Information

Name: 229 Ellis Holdings, LLC

Address: 795 Folsom Street, Floor 1
San Francisco, CA 94107

Email Address:

Telephone:

Applicant Information (if applicable)

Name: Jon Dishotsky

Same as above ☐

Company/Organization: Starcity Properties, LLC

Address: 1028 Kearny Street
San Francisco, CA 94133

Email Address: jon@starcity.com

Telephone: (415) 519-2973

Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: Jesse Suarez, Starcity Prop Email: jon@starcity.com Phone: (415) 519-2973

Please Select Primary Project/TDM Contact:

☐ Owner

☒ Applicant

☐ Billing

☐ Other (see below for details)

Name: John Kevlin Email: Jkevin@reubenlaw.com Phone: (415) 567-9000

Property Information

Project Address: 229 Ellis Street

Block/Lot(s): 0331/001A

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. ☐ See Attachment

Rehabilitation of existing building, including the construction of 52 group housing units, a new fifth floor, and seismic upgrades throughout the building. There will be no off-street parking and 38 Class 1, 4 Class 2 bicycle parking spaces.

LAND USE TABLES

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

Gross Floor Area and Occupied Floor Area are defined in Planning Code Section 102.

Land Use Category A (Retail)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

Land Use Category B (Office)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

Land Use Category C (Residential)	
Gross Floor Area (GFA)	27,542
Occupied Floor Area (OFA)	27,542
Number of Accessory Parking Spaces	0
Target Points	5 (50% of requirement; application filed before 9/4/2016)

Land Use Category D (Other)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

TDM PLAN WORKSHEET

Category	Measure	Points	Land Use Category			
			A Retail	B Office	C Residential	D Other
ACTIVE-1	Improve Walking Conditions: Option A ; or	1				
	Improve Walking Conditions: Option B	1				
ACTIVE-2	Bicycle Parking: Option A ; or	1				
	Bicycle Parking: Option B ; or	2				
	Bicycle Parking: Option C ; or	3				
	Bicycle Parking: Option D	4				
ACTIVE-3	Showers and Lockers	1				
ACTIVE-4	Bike Share Membership: Location A ; or	1				
	Bike Share Membership: Location B	2				
ACTIVE-5A	Bicycle Repair Station	1				
ACTIVE-5B	Bicycle Maintenance Services	1				
ACTIVE-6	Fleet of Bicycles	1				
ACTIVE-7	Bicycle Valet Parking	1				
CSHARE-1	Car-share Parking and Membership: Option A ; or	1				
	Car-share Parking and Membership: Option B ; or	2				
	Car-share Parking and Membership: Option C ; or	3				
	Car-share Parking and Membership: Option D ; or	4				
	Car-share Parking and Membership: Option E	5				
DELIVERY-1	Delivery Supportive Amenities	1				
DELIVERY-2	Provide Delivery Services	1				
FAMILY-1	Family TDM Amenities: Option A ; and/or	1				
	Family TDM Amenities: Option B	1				
FAMILY-2	On-site Childcare	2				
FAMILY-3	Family TDM Package	2				
HOV-1	Contributions or Incentives for Sustainable Transportation: Option A ; or	2				
	Contributions or Incentives for Sustainable Transportation: Option B ; or	4				
	Contributions or Incentives for Sustainable Transportation: Option C ; or	6				
	Contributions or Incentives for Sustainable Transportation: Option D	8				
HOV-2	Shuttle Bus Service: Option A ; or	7				
	Shuttle Bus Service: Option B	14				

= applicable to land use category.

= applicable to land use category, see fact sheets for further details regarding project size and/or location.

= applicable to land use category only if project includes some parking.

= not applicable to land use category.

= project sponsor can select these measures for land use category D, but will not receive points.

NOTE: Please tally the points on the next page.

NOTE: A project sponsor can only receive up to 14 points between HOV-2 and HOV-3.

Category	Measure	Points	Land Use Category			
			A Retail	B Office	C Residential	D Other
HOV-3	Vanpool Program: Option A; or	1				
	Vanpool Program: Option B; or	2				
	Vanpool Program: Option C; or	3				
	Vanpool Program: Option D; or	4				
	Vanpool Program: Option E; or	5				
	Vanpool Program: Option F; or	6				
	Vanpool Program: Option G	7				
INFO-1	Multimodal Wayfinding Signage	1				
INFO-2	Real Time Transportation Information Displays	1			1	
INFO-3	Tailored Transportation Marketing Services: Option A; or	1				
	Tailored Transportation Marketing Services: Option B; or	2				
	Tailored Transportation Marketing Services: Option C; or	3				
	Tailored Transportation Marketing Services: Option D	4				
LU-1	Healthy Food Retail in Underserved Area	2				
LU-2	On-site Affordable Housing: Option A; or	1				
	On-site Affordable Housing: Option B; or	2				
	On-site Affordable Housing: Option C; or	3				
	On-site Affordable Housing: Option D	4				
PKG-1	Unbundle Parking: Location A; or	1				
	Unbundle Parking: Location B; or	2				
	Unbundle Parking: Location C; or	3				
	Unbundle Parking: Location D; or	4				
	Unbundle Parking: Location E	5				
PKG-2	Parking Pricing	2				
PKG-3	Parking Cash Out: Non-residential Tenants	2				
PKG-4	Parking Supply: Option A; or	1				
	Parking Supply: Option B; or	2				
	Parking Supply: Option C; or	3				
	Parking Supply: Option D; or	4				
	Parking Supply: Option E; or	5				
	Parking Supply: Option F; or	6				
	Parking Supply: Option G; or	7				
	Parking Supply: Option H; or	8				
	Parking Supply: Option I; or	9				
	Parking Supply: Option J; or	10				
	Parking Supply: Option K	11			11	

= applicable to land use category.

= applicable to land use category, see fact sheets for further details regarding project size and/or location.

= applicable to land use category only if project includes some parking.

= not applicable to land use category.

= project sponsor can select these measures for land use category D, but will not receive points.

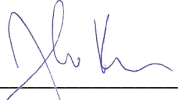
Land Use Category Totals

	A Retail	B Office	C Residential	D Other
Point Subtotal from Page 1:			1	
Point Subtotal from Page 2:			12	
Totals:			13	

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) The TDM Program Standards included multiple options to meet the target, and of those options, the owner has selected the TDM measures included in the TDM Plan application.
- d) Other information or applications may be required.



Signature

John Kevlin

Name (Printed)

Attorney

(415) 567-9000

jkevin@reubenlaw.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

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AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco
Planning**

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

February 1, 2018

Date

I, Jon Dishotsky,
do hereby declare as follows:

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

229 Ellis Street

Address

0331/001A

Block / Lot

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

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

2016-007593

Planning Case Number

Not yet filed

Building Permit Number

This project requires the following approval:

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

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

Nick Foster

Planner Name

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

Is this project a State Density Bonus Project?

☐ Yes ☒ No

(If yes, please indicate whether the project is an Analyzed or Individually Requested State Density Bonus Project)

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

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

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

- ☐ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☒ **Rental.** Exemption from Costa Hawkins Rental Housing Act.¹ The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
- ☐ Direct financial contribution from a public entity.
 - ☒ Development or density bonus, or other public form of assistance.
 - ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

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

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

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

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

H For projects with EEA's accepted before January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor proceeds with pursuing a permit.

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

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

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

¹ California Civil Code Section 1954.50 and following.

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

Executed on this day in:

San Francisco, CA
Location

February 1, 2018
Date

Sign Here


Signature

Jon Dishotsky, co-founder and CEO
Name (Print), Title

(415) 519-2973
Contact Phone Number

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
52	52				

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.3. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

☐ **On-site Affordable Housing Alternative** (Planning Code Section 415.6): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

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

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

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

Number of Affordable Units to be Located OFF-SITE:

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

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

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

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

3. Fee % of affordable housing requirement.

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

If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area, if applicable _____

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

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project

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

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Starcity Properties, Inc.

Company Name

Jon Dishotsky

Name (Print) of Contact Person

1028 Kearny Street

Address

San Francisco, CA 94133

City, State, Zip

(415) 519-2973

Phone / Fax

jon@starcity.com

Email

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

Sign Here

Signature:



Name (Print), Title:

Jon Dishotsky, co-founder and CEO

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:

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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)	
229 Ellis Street		0331/001A	
BUILDING PERMIT APPLICATION NO.		CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)
		2016-007593	
PROJECT SPONSOR		MAIN CONTACT	PHONE
Starcity Properties, Inc.		Jon Dishotsky	(415) 519-2973
ADDRESS			
1028 Kearny Street			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94133		jon@joinstarcity.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
52	222	55 feet/5 floors	3,727,000
ANTICIPATED START DATE			
June 2018			

Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

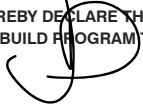
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	N / A			Laborer	\$32.20		4
Boilermaker	N / A			Operating Engineer	\$61.60		1
Bricklayer	\$43.40		3	Painter	\$28.00		8
Carpenter	\$49.00		10	Pile Driver	\$91.00		1
Cement Mason	\$33.60		8	Plasterer	\$49.00		4
Drywall/Latherer	\$30.80		8	Plumber and Pipefitter	\$63.00		6
Electrician	\$86.80		8	Roofer/Water proofer	\$35.00		6
Elevator Constructor	\$105.00		3	Sheet Metal Worker	\$40.60		2
Floor Coverer	\$49.00		6	Sprinkler Fitter	\$68.60		6
Glazier	\$37.80		4	Taper	\$36.40		10
Heat & Frost Insulator	\$32.20		6	Tile Layer/ Finisher	\$49.00		6
Ironworker	\$56.00		4	Other:			
		TOTAL:				TOTAL:	

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

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Jon Dishotsky	jon@joinstarcity.com	(415) 519-2973
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.		
		12/7/17
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(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

PUBLIC COMMENT

TENDERLOIN HOUSING CLINIC

126 Hyde Street
San Francisco, CA 94102
Tel. (415) 771-9850
Fax. (415) 771-1287

RANDALL M. SHAW
STEPHEN L. COLLIER
RAQUEL FOX
STEPHEN P. BOOTH
MARGARET DEMATTEO
DAVID E. TCHACK

Contact:
Email: randy@thclinic.org
Phone: 771-9850 x 1117

February 6, 2018

VIA EMAIL

San Francisco Planning Commissioner
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 229 Ellis Street
Case No. 2016-007593ENVCUAVARTDM
Hearing Date: February 22, 2018

Dear Commissioner:

I am writing to offer my strong support for the project at 229 Ellis Street. This project converts a long-vacant industrial building to residential use, bringing 52 new units of housing to the Tenderloin neighborhood.

229 Ellis fits into the history of the Tenderloin by reusing an existing historic building, preserving its 1912 construction but upgrading it for today. I particularly like that it is building guest rooms without individual kitchens, which ensures greater affordability. The community uses for the space are also a plus. The 200 block of Ellis has not had much investment for decades, and this would be a very positive sign for that block.

This project deserves your strong support. If you have any questions, please don't hesitate to contact me. Thank you.

Sincerely,



Randy Shaw
Executive Director



February 8, 2018

President Rich Hillis and Members of the San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Starcity Development 52-Unit Housing Project, 229 Ellis Street, San Francisco, CA 94102

Dear Mr. Hillis:

We are writing to you and the members of the San Francisco Planning Commission to voice our strong support of Starcity Development's, 52-Unit Housing Project at 229 Ellis Street. We are providing this letter to present at your Planning Commission Hearing on February 22nd.

This project is directly across the street from Hilton San Francisco Union Square's Parking Garage entrance and our Team Member entrance, and for the last ten-plus years, as a vacant and abandoned building, it has been an unpleasant visual of urban stagnation to our visitors and employees, alike.

This new construction brings the promise of renewed vitality and income to this block.

- 52 new units of housing to a building that's been vacant for 10 years
- Restoration and preservation of a 1912 construction building
- Sustainable design throughout with California's new Green Building Code
- New units of housing that are priced for the middle income backbone economy workers - hospitality, education, technology, design, service and journalism.
- Rehabilitation and activation of a blighted block
- Ready for occupancy January 2019

We applaud the efforts of Starcity and what the 229 Ellis Street project will bring to our neighborhood. We give our full-throated support of the 229 Ellis Street Project and await the completion with great anticipation.

Please do not hesitate to contact me if I can provide any other information to you.

A handwritten signature in black ink, appearing to read 'Jason Tresh'.

Jason Tresh
Hotel Manager

HILTON SAN FRANCISCO UNION SQUARE
333 O'Farrell Street | San Francisco, CA 94102

T: +1 415 771 1400 | F: +1 415 771 6807 | www.hilton.com or 1-800-HILTONS



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From: [Marvis Phillips](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [JKevlin](#)
Subject: Case No. 2016-007593ENVCUAVARTDM 229 Ellis Street
Date: Tuesday, February 06, 2018 2:41:28 AM

Dear Nicholas,

I am writing in support of the Conditional Use Authorization request for the project to be located at 229 Ellis Street, San Francisco. There is a extremely large need for lower cost housing in San Francisco, esp. here in the Tenderloin, and as this project site has had housing on it before and this application is to add 1 (one) floor to the building envelope to add additional housing then this a good fit for our community, and "group housing" is always a way to get lower cost housing established within a community.

I a also glad to see the 38 Class 1, (and even though I would like more) the 4 Class 2 spaces will help reduce the amount of exhaust we have to breathe in every day, which is always a good thing. And with the building envelope completely covering the entire lot, it would be impossible to have a "rear yard" so a variance is required, and should be approved. Also with the building structure designed the way it is, there is no way to re-design to accommodate the required "Dwelling unit Exposure" the code requires, so the variance for this should be approved as well. And with the building structure again predetermined the requirement for a specific type of "frontage" make this difficult, so here again the variance should be approved.

With all this said, I feel that the District 6 Community Planners, through their Board Chair, (Marvis J. Phillips), can support this project.

Sincerely,

Marvis J. Phillips
Interim Board Chair
District 6 Community Planners

--

Thank you for your time and consideration. Please contact me if you have any questions or concerns.

Sincerely,
Marvis J. Phillips
President, ABD6
<http://abd6.cfsites.org/>

From: [AKD](#)
To: [Foster, Nicholas \(CPC\)](#)
Subject: I support Starcity
Date: Friday, February 09, 2018 5:43:00 PM

Nicholas,

I recently heard about Starcity from a friend who went to the same college. I decided to check out their website and learned that they are looking to work on a new project on Ellis Street that will have fifty or so "units" that are meant to be financially viable for people seeking residence of San Francisco, which I think is a great idea during a time in which it's difficult to find housing that is affordable and reasonable. I've lived in ten different places over my ten and a half years of living in San Francisco, so I know what it's like to have to find a new place and one that has even basic functioning appliances, that's clean, that's affordable, and that is really a place that I'd be proud to call home. Plus, managing roommates in shared living situations can be tough though sometimes mandatory for many of us who want to (or need to) live in San Francisco. In many shared living situations that I've seen, apartments have converted living rooms into bedrooms, so shared spaces in those situations are disappearing, and I've seen that it negatively affects quality of life. Further, as someone who has struggled with severe depression and who has benefited greatly from a feeling of belonging and community, I believe that projects like the ones Starcity are working on are great for growing and building the community through the way the housing is structured and through their community-building programs that connect residents with each other and with the wonderful experiences and people this city has to offer. If Starcity existed a few years ago, I would have loved the opportunity to live in one of their communities/buildings. I love their approach and mission and would love to see it become a reality.

Thank you,
Andrew K. Duffy
415.828.2440

**PROJECT
SPONSOR
SUBMITTAL**



1020 Kearny Street
San Francisco, CA 94133

February 9, 2018

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear President Hillis and Commissioners:

My name is Mohammad Sakrani and I am a founding member of Starcity Properties, Inc., the Project Sponsor of a proposed middle-income residential development (the “Project”) at 229 Ellis Street (the “Property”). The Property is located on the south side of Ellis Street, between Mason and Taylor Streets. Built in 1910 and used as a bathhouse from its construction through the 1980s, the Property has been vacant and decrepit since 2007. We propose to restore the historic façade and construct 52 group housing units.

We respectfully request that the Planning Commission approve the Project and grant a Conditional Use Authorization to allow this much-needed housing stock. We look forward to presenting the Project to you on February 22nd.

Introduction to Starcity

Starcity is a San Francisco-based builder and operator of middle income housing for community-minded urban dwellers. Our core mission is to make great cities accessible to everyone and house the backbone of the city’s economy - teachers, firefighters, hospitality workers, those in public/government service - and anyone else that has been neglected by housing developers in recent years. Many on our team were either born and raised here, or came to the Bay Area with little to nothing, so the current affordability crisis is near and dear to all of our hearts. We set out to create a model that would allow more people to live in the heart of the city at an attainable price. We intend on building, operating, and holding the Property for the long-term.

We build housing that is “affordable by design”¹, and genuinely warm, inviting and enjoyable to live in. We do this by designing each building with a variety of communal amenity spaces that

¹ Units that cost less because they are designed for space-efficiency.

foster social interaction and connection², balanced by private spaces that are relaxing and reassuring for inhabitants to retreat to. Each of our buildings are designed to honor the heritage of the distinct San Francisco neighborhood they live in. Our focus is to improve existing buildings that are underutilized, in gross disrepair and vacant into desirable communal homes.

This housing typology is sometimes referred to as “co-living” and comes with many benefits. To name a few, there are economic advantages to sharing resources (lower costs expended towards utilities and maintenance), a reduced environmental footprint, the psychological benefits of privacy *and* companionship, and the opportunity to develop social equity by living in a community of diverse people, which in turn promotes health and longevity.³

The Project is a major interior alteration that will yield 52 housing units and 16 communal amenity spaces - six kitchens with dining areas, four television rooms, a large games and crafts area, a laundry room, two outdoor spaces (patio and rooftop deck), a bike storage room, and a large gathering room for the community at street level. It was originally built in 1910 as a Turkish bathhouse, wandered amongst different uses from the late 1980s until 2007, and has been vacant for the past 10 years. Starcity’s model is further detailed later in this letter. First, a short summary of how we arrived at this approach.

A Lack of Habitable Middle Income Housing

Unlike most developers, we discarded the typical model of development⁴ and started by conducting a focus group / study with San Franciscans to determine how the backbone of our economy would like to live and what they would need in order to feel like they have a home in our great city.

We asked 721 San Franciscans, between the ages of 25-75, with full-time employment that pays between 50%-110%⁵ of Area Median Income (“**AMI**”), to provide input on a new housing solution. Here are the highlights from our study:

1. 75% would opt for less space if it translated to more affordability / less cost.
2. 59% would live in less space if they were closer to work (walkability, quick access to public transportation).
3. 53% would prefer communal living to traditional rental models for its social benefits.

² Examples include large kitchens, dining areas, living rooms, games and crafts areas, laundry rooms, and outdoor space.

³ <http://www.pnas.org/content/113/3/578.full>

⁴ Typically, in San Francisco, developers determine the maximum number of units allowed and then build that number with the largest-sized units possible in order to fill the allowable zoning envelope, which results in larger, more expensive units.

⁵ 50% AMI is approximately \$40,000 annually, 110% AMI is approximately \$89,000 annually.

4. 40% were paying over 60% of their incomes towards rent.
5. 40% were contemplating a move away from the city within 12 months due to high housing costs.

We also evaluated why inhabitants of lower cost housing options managed by other for-profit actors in San Francisco were dissatisfied and pessimistic about their housing outlook. We sought out why these options are *not* livable/habitable and noticed some alarming, recurring trends. Lower cost housing is often substandard due to exposure to waste and sewage, physical hazards, mold spores, poorly maintained paint, old carpeting, inadequate heating and ventilation, exposed wiring, and broken windows.

These conditions have led many inhabitants to move away from the city, which exposes them to a myriad of new problems. Moving away can result in the loss of employment, difficult school transitions, increased transportation costs and the loss of health-protective social networks. From a public policy perspective, extra commutes also decrease labor efficiency and add significant environmental costs.

We arrived at the conclusion that lower-cost housing has frayed to tatters and the needs of its inhabitants are consistently neglected. We then turned to see what was under development for people in need of this housing, and found nothing. All we discovered was the development of luxury apartments and condominiums and some work priced for San Franciscans falling within the very low-income range.

Looking at the Regional Housing Need (RHNA) developed by California's Department of Housing and Community Development (HCD), there are production goals for three income ranges -- low income (< 80% AMI), moderate income (80-120% AMI) and above moderate (> 120% AMI).⁶ While there's no surprise that the above moderate residential pipeline is meeting its production goals (at 217% as of Q1 2017), we were shocked that moderate income is in last place, far below low income.

When Starcity commenced its operations in early 2016, the moderate income pipeline was at 9%⁷ of its goal and most recently, it has been reported to be at 21%. While there has been some recent development for this segment of the population, the goal for moderate income development is to build 5,460 units by 2022. Only 384 have been built and another 761 are in the pipeline. The Planning Department has entitled one moderate income unit for every 26 above moderate income units.⁸ It is clear to us that the numbers back up the anecdotal accounts we hear

⁶ http://default.sfplanning.org/publications_reports/residential-pipeline-quarterly-dashboard/2017Q1_RHNA_Progress.pdf

⁷ http://default.sfplanning.org/publications_reports/2016_HousingInventory.pdf - Page 13

⁸ See source in footnote 8: 19,740 above moderate entitled / 761 moderate entitled = 25.94 : 1 ratio.

day-in and day-out from our fellow San Franciscans - the middle is being squeezed out. How do we address this underserved section of the population? According to the San Francisco Bay Area Planning and Urban Research Association (SPUR), one idea worth pursuing in San Francisco is to “launch a wave of experiments to produce middle-income housing.”⁹

Experimenting Before Entitling 229 Ellis

Starcity has tested its communal living concept in three smaller San Francisco locations to date. Each of these locations offer residents a private, fully-furnished sleeping unit that ranges between 90-110 square feet, supported by shared communal areas such as large kitchens, living rooms, storage, and outdoor space. Starcity provides an on-site community manager that engages with each resident regularly, plans weekly dinners to bring the community together and organizes volunteering opportunities with nearby nonprofits, such as Glide Memorial Church. The demographic of Starcity residents as of the writing of this memo are as follows:

1. 52% female, 48% male.
2. Ages 25-78, with median age being 33.
3. Incomes range from retirement/SSI to 130% AMI. Average income is \$62,000.
4. Professions include industries such as hospitality, education, non-profit administration, technology, design and writing.

We have learned a lot from these small communities and work diligently to ensure that Starcity residents are getting the support and community environment they want. Our current residents most recently rated Starcity 97 out of 100 on a survey that collects feedback on: (a) home cleanliness and organization; (b) quality of Starcity events; (c) how welcoming and inviting the community is; (d) how quickly maintenance issues are resolved; and (e) how likely the resident is to refer Starcity to a friend, family member or colleague.

As of February 2018, we have no vacancy and have received over 2,500 applications from renters interested in moving to a Starcity community. Demand to live in Starcity is overwhelming. Please see photographs at the end of this memo for more flavor on what Starcity communities look and feel like.

Starcity’s Approach to “Affordable by Design”

In order to build units that are “affordable by design”, we rely heavily on efficient space utilization. The pricing of units is highly sensitive to unit size, meaning the bigger the unit, the less affordable it is to middle income people.

⁹http://www.spur.org/sites/default/files/publications_pdfs/SPUR_8_Ways_to_Make_San_Francisco_More_Affordable.pdf

We are also cognizant that urban dwellers require more than just a place to sleep and have designed 229 Ellis with significant precision and great attention paid to the needs of the modern urban dweller. It is the first group housing project of its kind, with 16 shared amenity spaces - i.e., one communal area for every three residents. On average, eight to nine residents will share a kitchen and dining area, which is already proving to work extremely well at our current locations. Bathrooms are private in one unit type and at most shared with two other units. This bathroom ratio has been tested at our existing locations and is also proving to work without any friction.

We have found that shared community spaces provide opportunities for residents to develop lasting relationships, which is something often lost by traditional multi-family units. Moreover, where typical apartment sharing can be rife with conflict over the shared responsibilities that exist in communal spaces, Starcity regularly maintains and manages the spaces and their furnishings, as well as other delicate issues that arise in shared living.

Affordability at 229 Ellis

Given the current proposal of unit sizes, we are projected to achieve the following pricing.

Unit type	QTY	Rent	AMI Bracket that can afford
Starcity ABD* moderate income	14	\$1,750	85-90% ¹⁰
Starcity ABD* middle income	30	\$1,900	95-100%
Starcity ABD* needs more space	8	\$2,200	110%
Average rent across all units	52	\$1,905.77	
*Affordable by Design (ABD) units are priced to ensure that annual rent is <u>at most</u> 30% of annual income.			

Increasing unit sizes would make this pricing impracticable and is more than likely to stop the project in its tracks. When considered in connection with the communal amenity spaces, they are more than adequate for healthy, sustainable living for today's San Franciscan. We believe that the connectivity of the communal spaces to the private units should be studied carefully and, at

¹⁰ Income limits set here:

http://sfmohcd.org/sites/default/files/Documents/MOH/Asset%20Management/2017%20AMI-IncomeLimits-HMFA_04-21-17.pdf

229 Ellis, every resident is a few steps away from a comfortable shared space. Every floor offers at least one place to go enjoy life that is not a resident's sleeping unit.

Community Outreach

We have conducted a number of community meetings to present the Project and hear neighborhood input, including the following:

- Tenderloin Housing Clinic - Letter of support received
- District 6 Community Planners - Letter of support received
- Tenderloin Community Benefit District - Project was well received by membership
- Hilton San Francisco Union Square – Letter of support received
- Tenderloin Neighborhood Development Corporation - Project was well received by membership

Conclusion

The proposed Project rehabilitates an attractive but vacant historic building into much-needed residential rental housing for today's San Franciscan. The Project, with 52 new residents, will activate the nearby street frontages, and will plant new street trees to enhance the pedestrian environment on Ellis Street. The 52 new group housing units will add to the City's housing stock, specifically to the under-built moderate income pipeline. For these reasons, we urge you to support this Project.

Respectfully,
Mohammad Sakrani

Founding Member, Starcity Properties
mo@starcity.com

Cc:
Vice-President Myrna Melger
Commissioner Rodney Fong
Commissioner Joel Koppel
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas P. Ionin - Commission Secretary
John Rahaim - Planning Director
Scott Sanchez - Zoning Administrator
Nicholas Foster - Project Planner



Communal dining and kitchen area at current Starcity



Open space at current Starcity



95 square foot private unit at current Starcity



90 square foot private unit at current Starcity

EXHIBIT B:

PLANS

PROJECT TEAM

ARCHITECT:
HUNTSMAN ARCHITECTURAL GROUP
50 CALIFORNIA STREET, SEVENTH FLOOR
SAN FRANCISCO, CA 94111
FAX: 415-394-1222
PHONE: 415-394-1212
CONTACT: GREG DUMONT
EMAIL: GDUMONT@HUNTSMANAG.COM

STRUCTURAL:
HOLMES STRUCTURES
235 MONTGOMERY ST. 1250
SAN FRANCISCO, CA 94104
HOLMESSTRUCTURES.COM

OWNER:
STARCITY
PHONE: 415-519-2973
CONTACT: JON DISHOTSKY
EMAIL: JON@JOINSTARCITY



PROJECT DESCRIPTION

ADAPTIVE REUSE OF AN HISTORICAL BUILDING AS GROUP HOUSING.

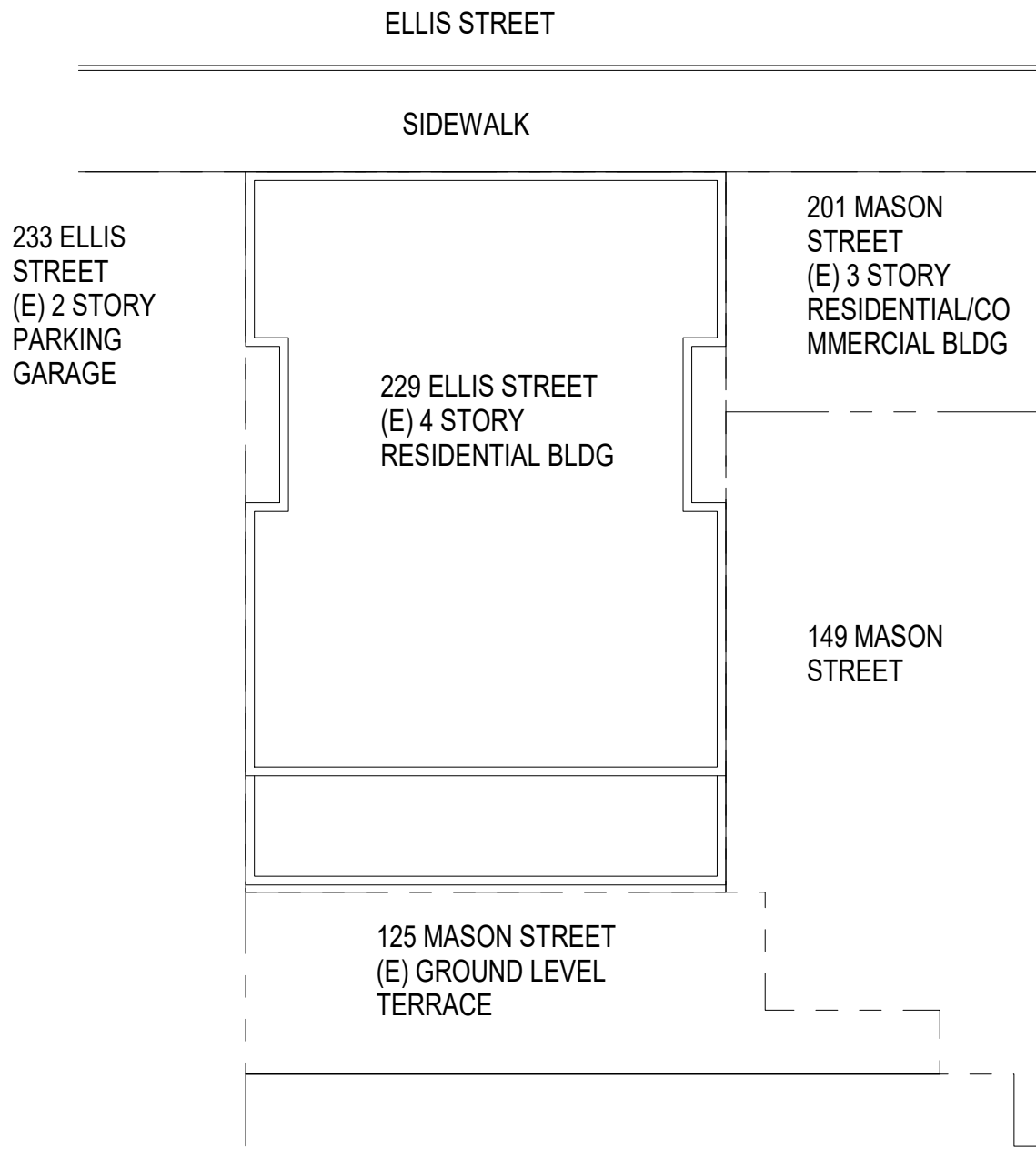
THE SCOPE OF THIS PROJECT IS THE PRIVATELY FUNDED ADAPTIVE RE-USE OF 229 ELLIS STREET. FIFTY-TWO GROUP HOUSING ROOMS ARE PROPOSED ALONG WITH THE ADDITION OF A NEW 5TH FLOOR ABOVE THE EXISTING BUILDING ROOF LINE.

THE BUILDING IS BEING SEISMICALLY RETROFITTED PER SFBC SECTIONS 3401.10 AND 1604.3.11, WITH THE EXCEPTION ALLOWING 75% OF SEISMIC FORCES GIVEN IN SECTION 1613.

SHEET INDEX

Sheet Number	Sheet Name
ARCHITECTURAL	
A-0	COVER SHEET
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A-2A	SITE PLAN
A-2B	LIGHTWELL PHOTOS
A-3.3	EXISTING CONTEXT
A-3.4	PERSPECTIVE CONTEXT
A-4	HISTORIC ELEVATION
A-5.1	DEMOLITION PLAN - BASEMENT
A-5.2	DEMOLITION PLAN - 1ST FLOOR
A-5.3	DEMOLITION PLAN - 2ND FLOOR
A-5.4	DEMOLITION PLAN - 3RD FLOOR
A-5.5	DEMOLITION PLAN - 4TH FLOOR
A-5.6	DEMOLITION PLAN - ROOF
A-6.1	CONSTRUCTION PLAN BASEMENT & 1ST FLOOR
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A-7.1	EXISTING FRONT ELEVATION (NORTH)
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A-8.1	EXISTING SECTION ENTRANCE
A-8.2	PROPOSED SECTION ENTRANCE
A-8.3	PROPOSED BUILDING SECTION ELEVATOR
A-9	BUILDING SIGNAGE

LOCATION PLAN



VICINITY MAP



PROJECT LOCATION



12.7.2017

PLANNING REVIEW

ES/GD

DATE

ISSUE

BY / CHECK



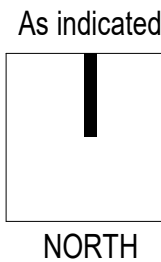
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STARCITY
STARCITY | 229 ELLIS STREET, SAN FRANCISCO, CA

PROJECT: 18074.00
PLOTTED: 2/12/2018 11:09:54 AM
CREATED: 11/30/17

COVER SHEET



A-0

\\ne C:\REV\Temp\16074-00_228Ellis_R17_Central.dwg

EXTERIOR FACADE DEMOLITION CALCULATIONS: 1005 (f) (1):
(SEE HATCHED AREA ON EXISTING NORTH ELEVATION)

NORTH FACADE AREA DEMOLISHED: 0 SF
TOTAL NORTH FACADE AREA: 2843 SF

0% OF FACADE IS BEING DEMOLISHED.
LESS THAN 25%.

EXTERIOR FACADE DEMOLITION CALCULATIONS: 1005 (f) (2):
(SEE HATCHED AREAS ON EXISTING ELEVATIONS)

NORTH FACADE: 0 SF
EAST FACADE: 1345 SF
WEST FACADE: 1618 SF
SOUTH FACADE: 702 SF

TOTAL AREA DEMOLISHED: 3665 SF
TOTAL AREA EXISTING: 14740 SF

24.86% OF EXISTING EXTERIOR WALLS ARE BEING DEMOLISHED.
LESS THAN 50%.

EXTERIOR FACADE DEMOLITION CALCULATIONS: 1005 (f) (3):
(SEE HATCHED AREAS ON EXISTING ELEVATIONS)

NORTH FACADE: 0 SF
EAST FACADE: 1345 SF
WEST FACADE: 1618 SF
SOUTH FACADE: 702 SF

TOTAL AREA DEMOLISHED: 3665 SF
TOTAL AREA EXISTING: 14740 SF

24.86% OF EXISTING EXTERIOR WALLS ARE BEING DEMOLISHED.
LESS THAN 25%.

INTERIOR FRAMING AND STRUCTURE DEMOLITION CALCULATIONS: 1005 (f) (4):
(SEE HATCHED AREAS ON DEMOLITION FLOOR PLANS)

BASEMENT SLAB DEMOLITION: 3993 SF
FIRST FLOOR FRAMING DEMOLISHED: 1684 SF
SECOND FLOOR FRAMING DEMOLISHED: 1364 SF
THIRD FLOOR FRAMING DEMOLITION: 0 SF
FOURTH FLOOR FRAMING DEMOLITION: 0 SF
ROOF FRAMING DEMOLITION: 3394 SF

TOTAL AREA DEMOLISHED: 10435 SF
TOTAL AREA EXISTING: 23831 SF

43.79% OF EXISTING FRAMING AND STRUCTURE IS BEING DEMOLISHED.
LESS THAN 75%.

SECTION 317 (B-C) CALCULATIONS:

TOTAL LINEAL FEET OF FRONT AND REAR FACADE (B): 110'-0"
REMOVAL OF LINEAL FEET AT FRONT AND REAR FACADE: 35'-0"
PERCENT OF LINEAL FEET BEING REMOVED: 31.8% LESS THAN 50%

TOTAL LINEAL FEET OF ALL EXTERIOR WALLS (B): 283'-8"
TOTAL LINEAL FEET BEING REMOVED: 78'-2"
PERCENT OF LINEAL FEET BEING REMOVED: 27.6% LESS THAN 65%

VERTICAL ENVELOPE ELEMENTS BEING REMOVED (C):

NORTH FACADE: 0 SF
EAST FACADE: 1345 SF
WEST FACADE: 1618 SF
SOUTH FACADE: 702 SF

TOTAL AREA REMOVED: 3665 SF
TOTAL AREA EXISTING: 14740 SF

24.86% OF VERTICAL ENVELOPE ELEMENTS ARE BEING REMOVED. LESS THAN 50%

HORIZONTAL ELEMENTS BEING REMOVED (C):

FIRST FLOOR FRAMING DEMOLISHED: 1684 SF
SECOND FLOOR FRAMING DEMOLISHED: 1364 SF
THIRD FLOOR FRAMING DEMOLITION: 0 SF
FOURTH FLOOR FRAMING DEMOLITION: 0 SF
ROOF FRAMING DEMOLITION: 3394 SF

TOTAL AREA OF HORIZONTAL ELEMENTS: 15414 SF
AREA OF HORIZONTAL ELEMENTS BEING REMOVED: 6442 SF

41.79% OF HORIZONTAL ELEMENTS ARE BEING REMOVED. LESS THAN 50%

BIKE PARKING:

(38) CLASS 1 INTERIOR BIKE PARKING SPACES PROVIDED. (13) REQUIRED
(4) CLASS 2 EXTERIOR PARKING SPEACES PROVIDED. (4) REQUIRED

BIKE PARKING
12" = 1'-0"

FACADE DEMO CALCS.
12" = 1'-0"

STARCITY 229 ELLIS STREET OPEN SPACE TABULATION									
ZONING DISTRICT	NUMBER OF UNITS (SEE SUMMARY BELOW)	UNITS & DECK NUMBERS / ROOF	TYPE OF UNIT	PRIVATE DECK OR COMMON AREA	REQUIRED AREA SF / UNIT - REFERENCE PLANNING CODE TABLE 135 (COMMON = 1.33 x PRIVATE)	AREA MODIFICATION BASED ON UNIT TYPE REFERENCE SEC. 135(d) 2 (1/3 FOR GROUP HOUSING)	ADJUSTED REQUIRED AREA SF / UNIT (1/3 TABULAR FOR GROUP HOUSING)	REQUIRED OPEN SPACE (#UNITS x ADJUSTED REQUIRED AREA/UNIT	OPEN SPACE PROVIDED (SF)
RC-4	52	ROOF	GROUP HOUSING	COMMON	48	0.33333333	16	832	850
TOTAL	52								850

OPEN SPACE CALC.
12" = 1'-0"

ROOM NAME	ROOM NO.	UNIT AREA	LEVEL
BEDROOM	B01-A	403 SF	BASEMENT
BEDROOM	B02-A	163 SF	BASEMENT
BEDROOM	B03-A	148 SF	BASEMENT
BEDROOM	B04-A	202 SF	BASEMENT
BEDROOM	101-A	414 SF	1ST FLOOR
BEDROOM	102-A	157 SF	1ST FLOOR
BEDROOM	103-A	100 SF	1ST FLOOR
BEDROOM	104-A	180 SF	1ST FLOOR
BEDROOM	201-A	424 SF	2ND FLOOR
BEDROOM	202-A	150 SF	2ND FLOOR
BEDROOM	203-A	89 SF	2ND FLOOR
BEDROOM	204-A	227 SF	2ND FLOOR
BEDROOM	205-A	92 SF	2ND FLOOR
BEDROOM	206-A	109 SF	2ND FLOOR
BEDROOM	207-A	127 SF	2ND FLOOR
BEDROOM	208-A	101 SF	2ND FLOOR
BEDROOM	209-A	170 SF	2ND FLOOR
BEDROOM	210-A	165 SF	2ND FLOOR
BEDROOM	211-A	157 SF	2ND FLOOR
BEDROOM	301-A	299 SF	3RD FLOOR
BEDROOM	302-A	143 SF	3RD FLOOR
BEDROOM	303-A	89 SF	3RD FLOOR
BEDROOM	304-A	93 SF	3RD FLOOR
BEDROOM	305-A	91 SF	3RD FLOOR
BEDROOM	306-A	109 SF	3RD FLOOR
BEDROOM	307-A	125 SF	3RD FLOOR
BEDROOM	308-A	98 SF	3RD FLOOR
BEDROOM	309-A	180 SF	3RD FLOOR
BEDROOM	310-A	175 SF	3RD FLOOR
BEDROOM	311-A	150 SF	3RD FLOOR
BEDROOM	401-A	305 SF	4TH FLOOR
BEDROOM	402-A	153 SF	4TH FLOOR
BEDROOM	403-A	86 SF	4TH FLOOR
BEDROOM	404-A	95 SF	4TH FLOOR
BEDROOM	405-A	91 SF	4TH FLOOR
BEDROOM	406-A	109 SF	4TH FLOOR
BEDROOM	407-A	125 SF	4TH FLOOR
BEDROOM	408-A	98 SF	4TH FLOOR
BEDROOM	409-A	180 SF	4TH FLOOR
BEDROOM	410-A	176 SF	4TH FLOOR
BEDROOM	411-A	150 SF	4TH FLOOR
BEDROOM	501-A	308 SF	5TH FLOOR
BEDROOM	502-A	154 SF	5TH FLOOR
BEDROOM	503-A	86 SF	5TH FLOOR
BEDROOM	504-A	95 SF	5TH FLOOR
BEDROOM	505-A	91 SF	5TH FLOOR
BEDROOM	506-A	109 SF	5TH FLOOR
BEDROOM	507-A	125 SF	5TH FLOOR
BEDROOM	508-A	98 SF	5TH FLOOR
BEDROOM	509-A	180 SF	5TH FLOOR
BEDROOM	510-A	176 SF	5TH FLOOR
BEDROOM	511-A	150 SF	5TH FLOOR

BEDROOM AREA CALC.
1" = 1'-0"

BUILDING ADDRESS:
229 ELLIS STREET
SAN FRANCISCO, CA 94102

YEAR BUILT:
1910

BLOCK/LOT:
0331 / 001A

ZONING DISTRICT:
RC-4 RESIDENTIAL COMMERCIAL,
HIGH DENSITY
HEIGHT & BULK DISTRICT: 80-T-130-T

HISTORIC:
A - HISTORIC RESOURCE PRESENT

BUILDING TYPE:
TYPE III-A

OCCUPANCY / USE:
R-2/ GROUP HOUSING
NUMBER OF PRIVATE SUITES: 52 BEDROOMS

NUMBER OF STORIES:
EXISTING: 4 STORIES PLUS BASEMENT
PROPOSED: 5 STORIES PLUS BASEMENT

PROPOSED PROJECT AREA/ FLOOR
GROSS FLOOR AREA: 23,870 SF
GROSS BUILDING AREA: 27,543 SF
(NON-CONDITIONED ROOF SPACE INCLUDED)

FIRE SPRINKLERING:

FULLY SPRINKLERED

FIRE RATING OF BUILDING COMPONENTS:

STRUCTURAL FRAME 1 HR
INTERIOR PARTITIONS 0 HR (1 HR FOR DWELLING UNITS)
SHAFT ENCLOSURES 2 HR
ROOF 1 HR
FLOORS 1 HR
EXTERIOR BEARING WALL 2 HR
ROOF TOP STRUCTURES 1 HR (WALLS, ROOFS)

EXISTING GROSS FLOOR AREA:

FLOOR SF
BASEMENT 4365
FIRST FLOOR 4365
SECOND FLOOR 4365
THIRD FLOOR 3723
FOURTH FLOOR 3723

PROPOSED GROSS FLOOR AREA

FLOOR SF
BASEMENT 4493
FIRST FLOOR 4035
SECOND FLOOR 4035
THIRD FLOOR 3769
FORTH FLOOR 3769
FIFTH FLOOR 3769

TOTAL: 20,541 SF

TOTAL: 23870 SF

EXISTING ROOF AREA

ROOF 3723

PROPSED ROOF AREA

ROOF 3673

PROJECT DATA
12" = 1'-0"



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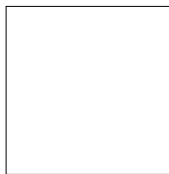
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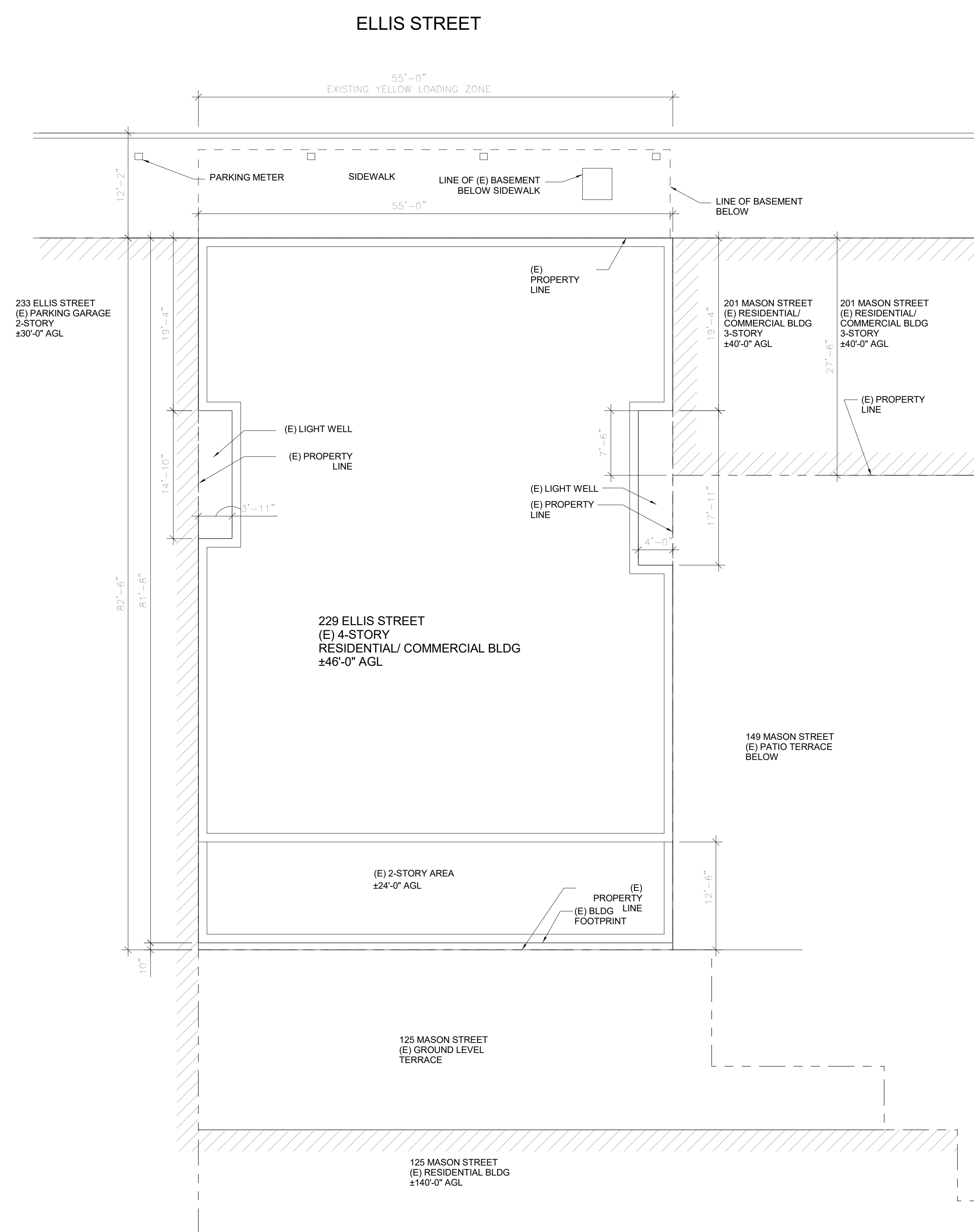
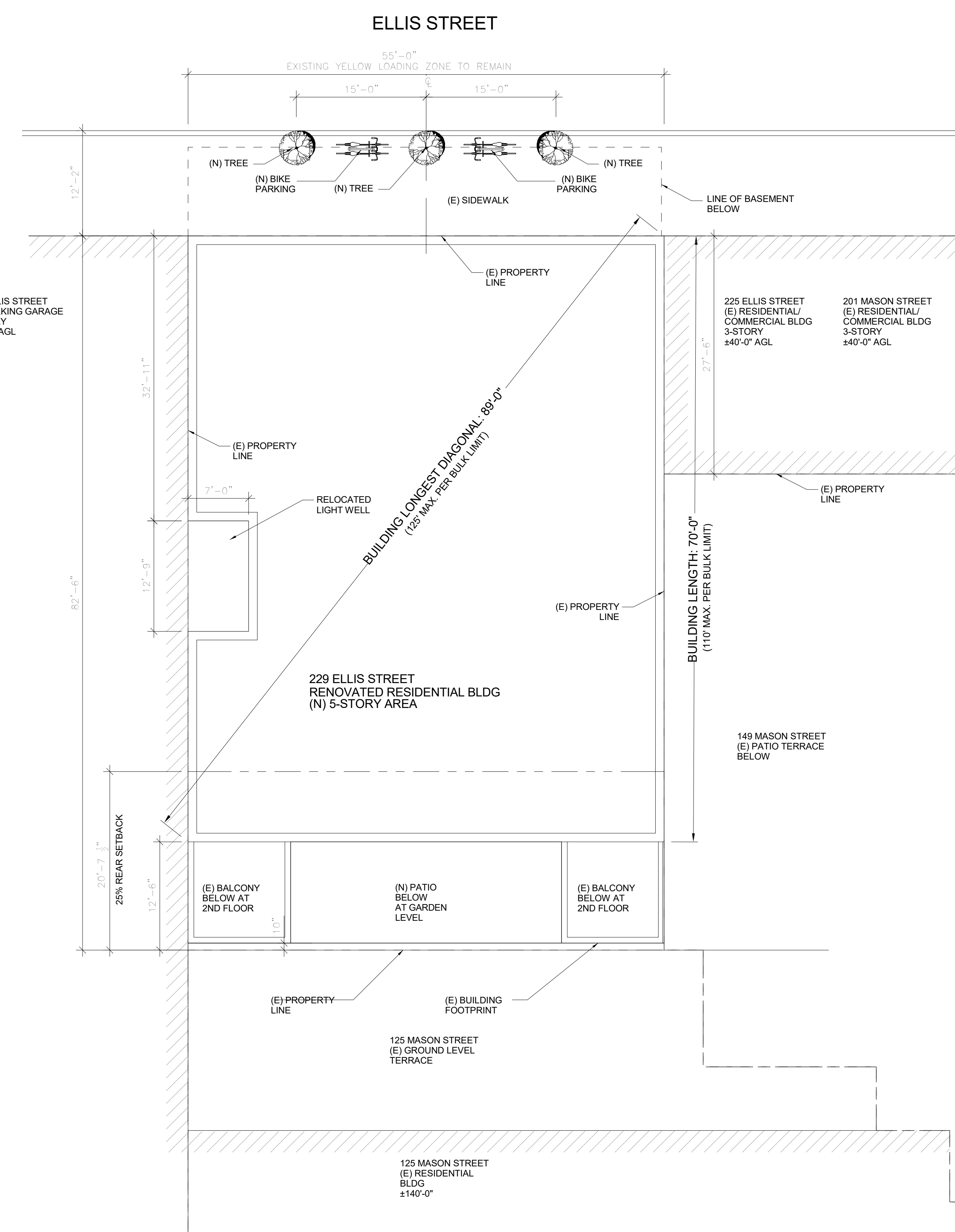
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PROJECT: 16074.00
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CREATED: 11/30/17

PROJECT INFORMATION



299 ELLIS STREET:	HEIGHT/ BULK DISTRICT: 80-T-130:
BLOCK/LOT 0331/001A	BULK LIMIT (T):
ZONING: RC-4	MAX LENGTH = 110'
SPECIAL USE DISTRICT: NORTH OF MARKET RESIDENTIAL 1	MAX DIAGONAL = 125'
FRINGE FINANCIAL SERVICES RUD	
WITHIN $\frac{1}{2}$ MILE OF AN EXISTING FRINGE FINANCIAL SERVICE.	





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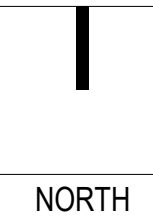
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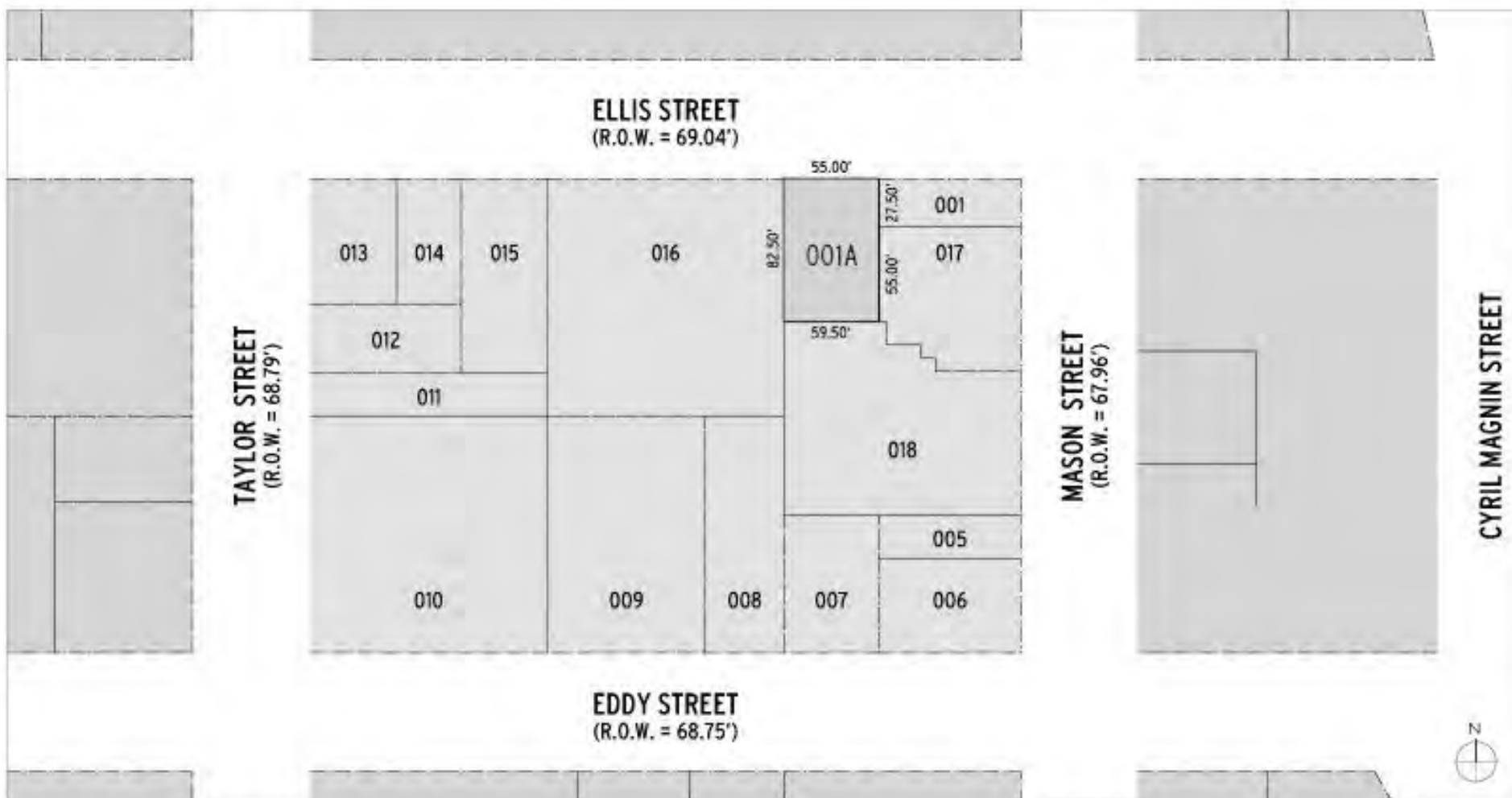
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LIGHTWELL PHOTOS



A-2B



STREET SCAPE WITH PROPOSED ADDITION

SUBJECT PROPERTY 55'-0"

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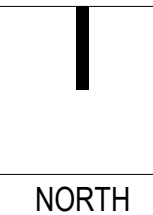
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EXISTING CONTEXT





SIDE PERSPECTIVE ADDITION

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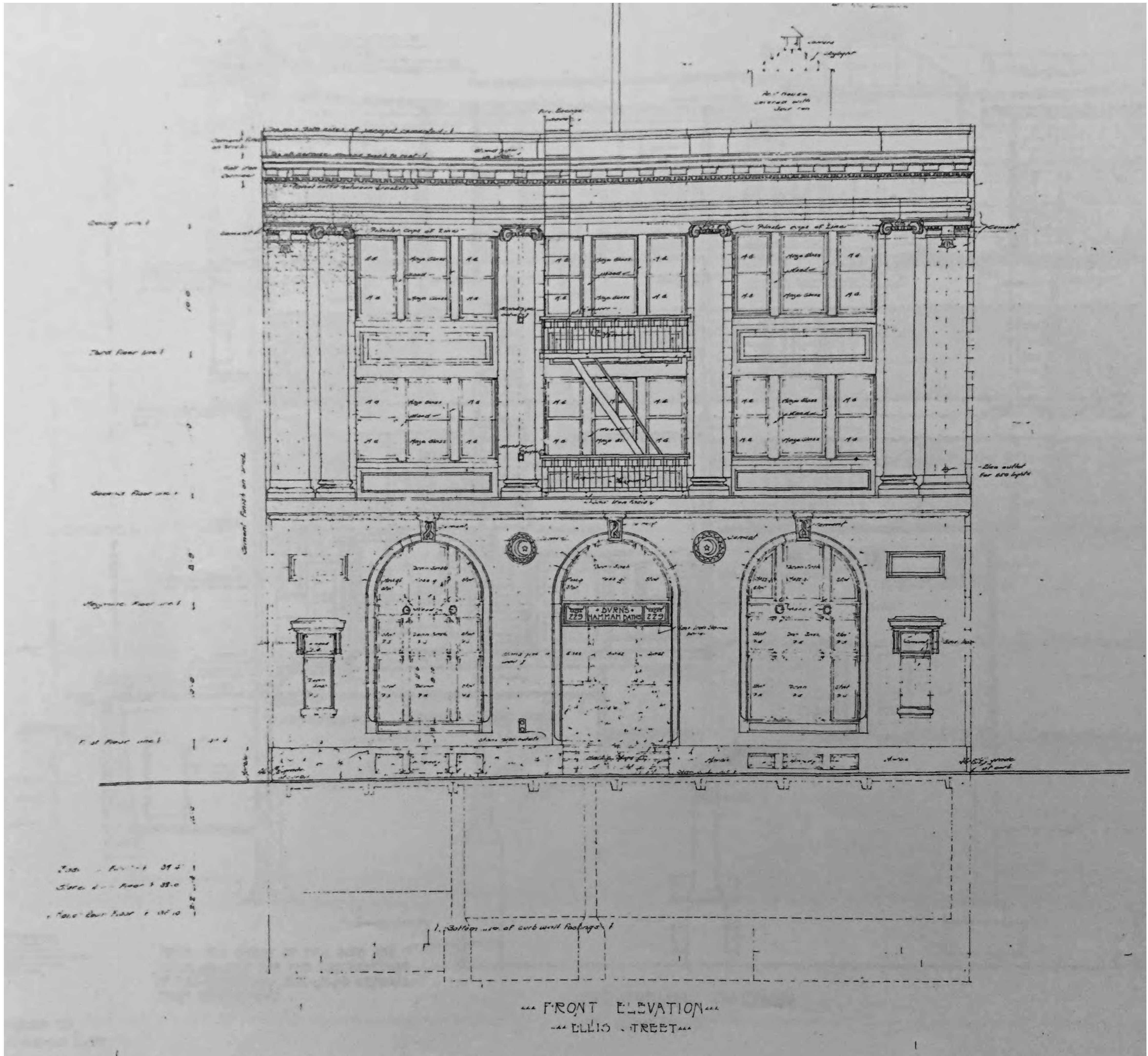
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PERSPECTIVE CONTEXT





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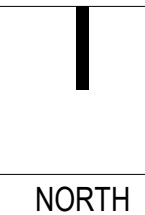
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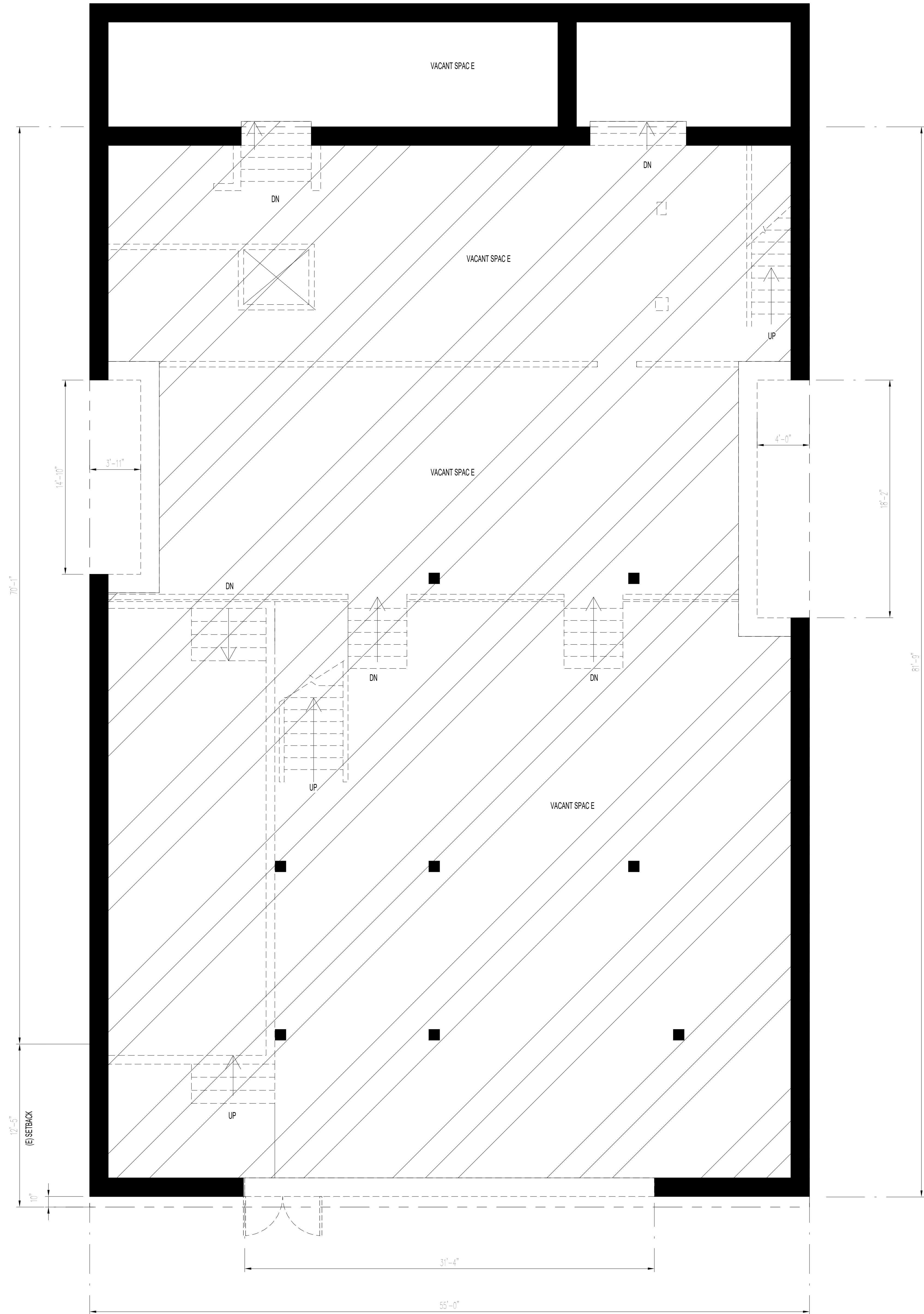
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HISTORIC ELEVATION





DEMOLITION LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	AREA NOT IN SCOPE OF WORK		EXISTING FLOOR STRUCTURE TO BE DEMOLISHED
	SHEET NOTE		EXISTING NON-LOAD BEARING PARTITION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED

1 BASEMENT DEMOLITION PLAN - PLANNING
1/4" = 1'-0"

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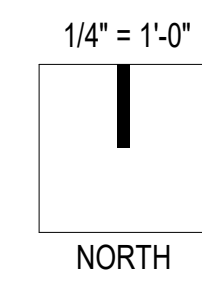
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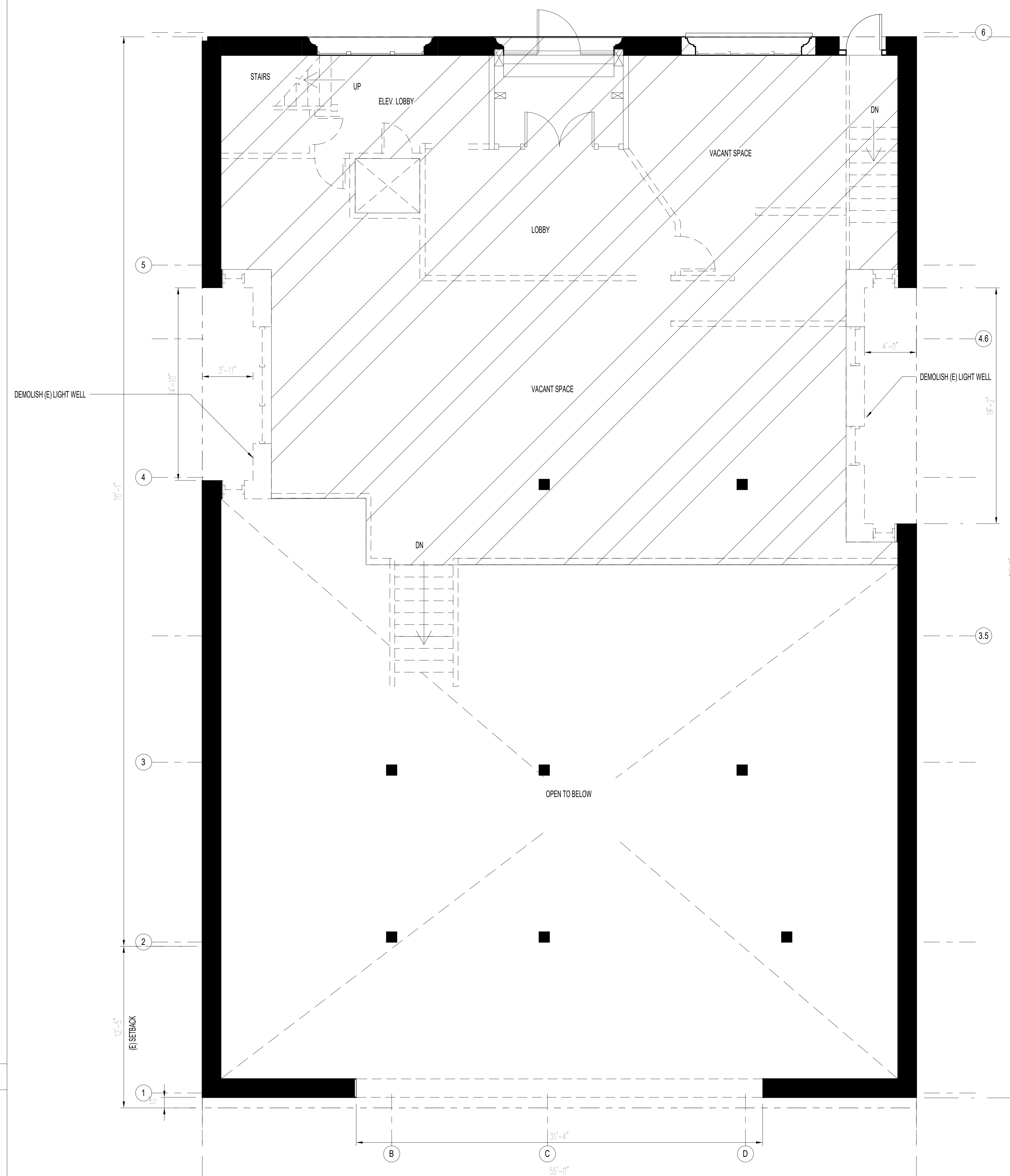
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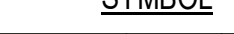




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DEMOLITION PLAN -BASEMENT





<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>SYMBOL</u>	<u>DESCRIPTION</u>
	AREA NOT IN SCOPE OF WORK		EXISTING FLOOR STRUCTURE TO BE DEMOLISHED
 — SHEET NOTE			EXISTING NONLOAD BEARING PARTITION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED

1 FLOOR 1 - DEMOLITION PLAN
1/4" = 1'-0"

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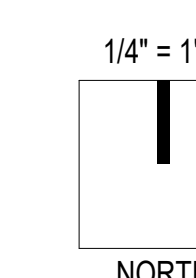
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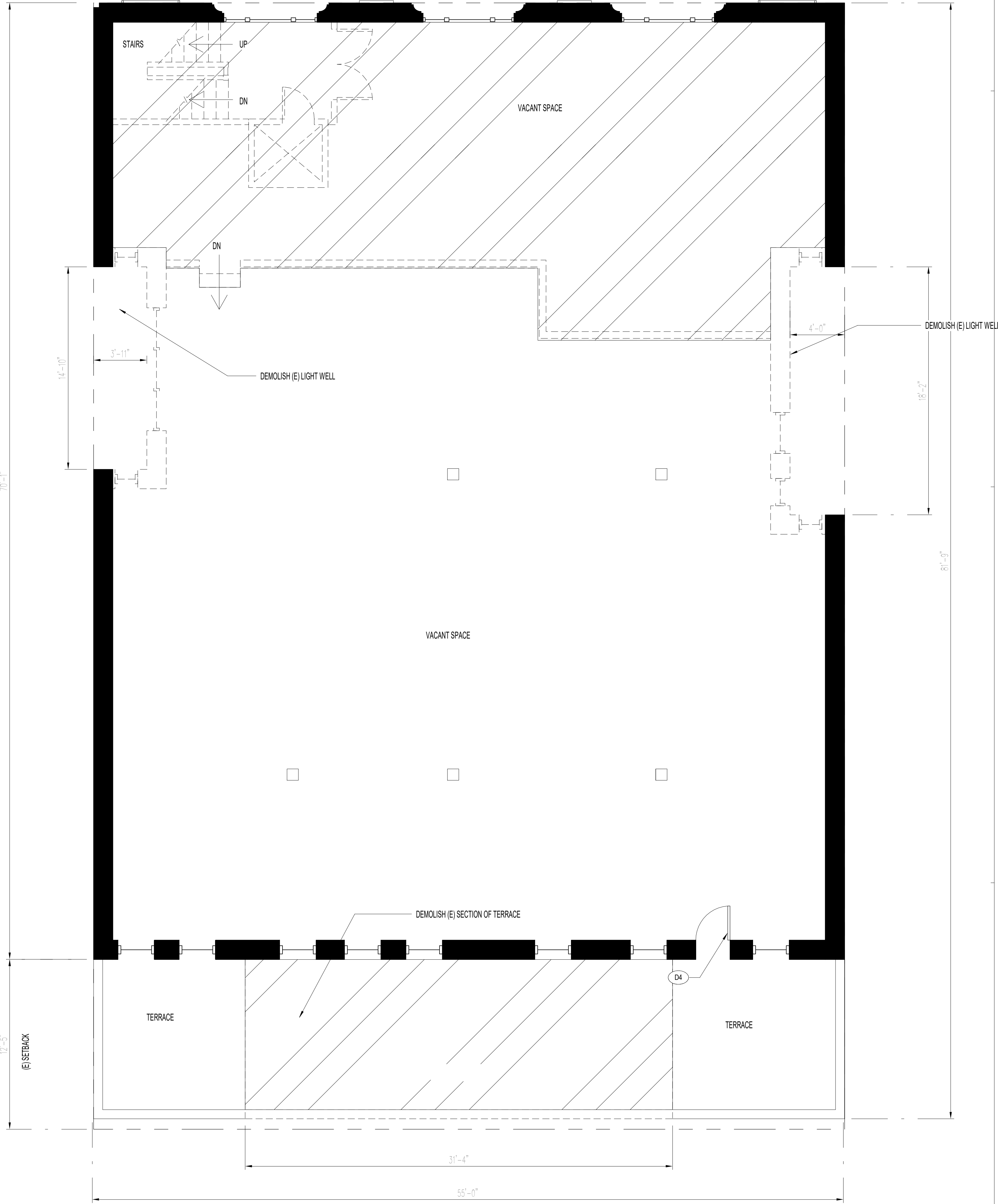
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DEMOLITION PLAN - 1ST FLOOR



A-5.2



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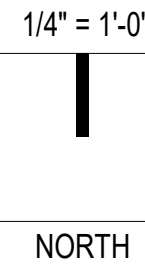
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DEMOLITION PLAN - 2ND FLOOR



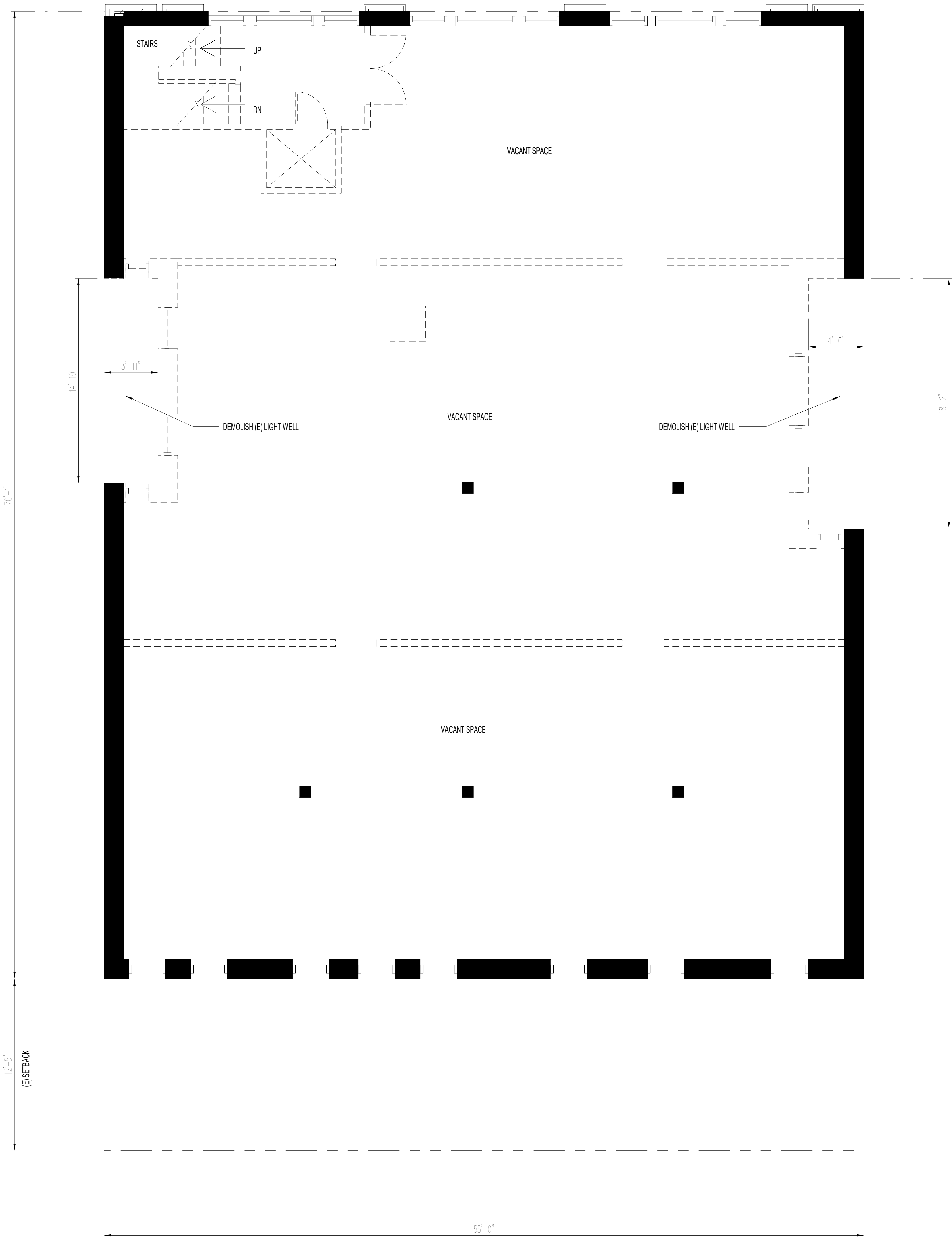
A-5.3

DEMOLITION LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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	SHEET NOTE		EXISTING NON-LOAD BEARING PARTITION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED

1 FLOOR 2 DEMOLITION PLAN
1/4" = 1'-0"

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DEMOLITION LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	AREA NOT IN SCOPE OF WORK		EXISTING FLOOR STRUCTURE TO BE DEMOLISHED
	SHEET NOTE		EXISTING NON-LOAD BEARING PARTITION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED

1 FLOOR 3 DEMOLITION PLAN
1/4" = 1'-0"

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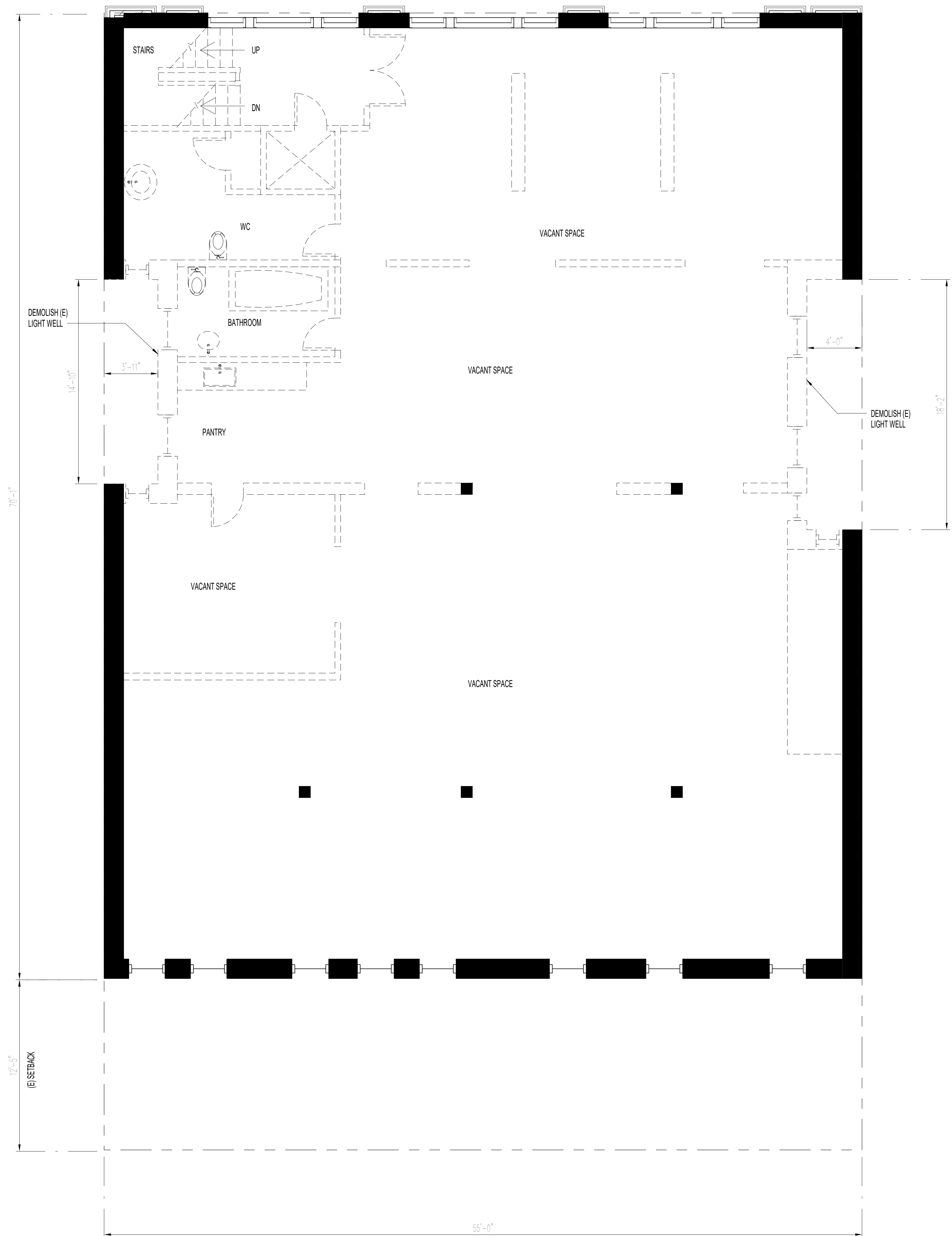
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DEMOLITION PLAN - 3RD FLOOR





DEMOLITION LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	AREA NOT IN SCOPE OF WORK		EXISTING FLOOR STRUCTURE TO BE DEMOLISHED
	SHEET NOTE		EXISTING NON-LOAD BEARING PARTITION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED

1 FLOOR 4 DEMOLITION PLAN
1/4" = 1'-0"

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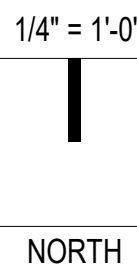
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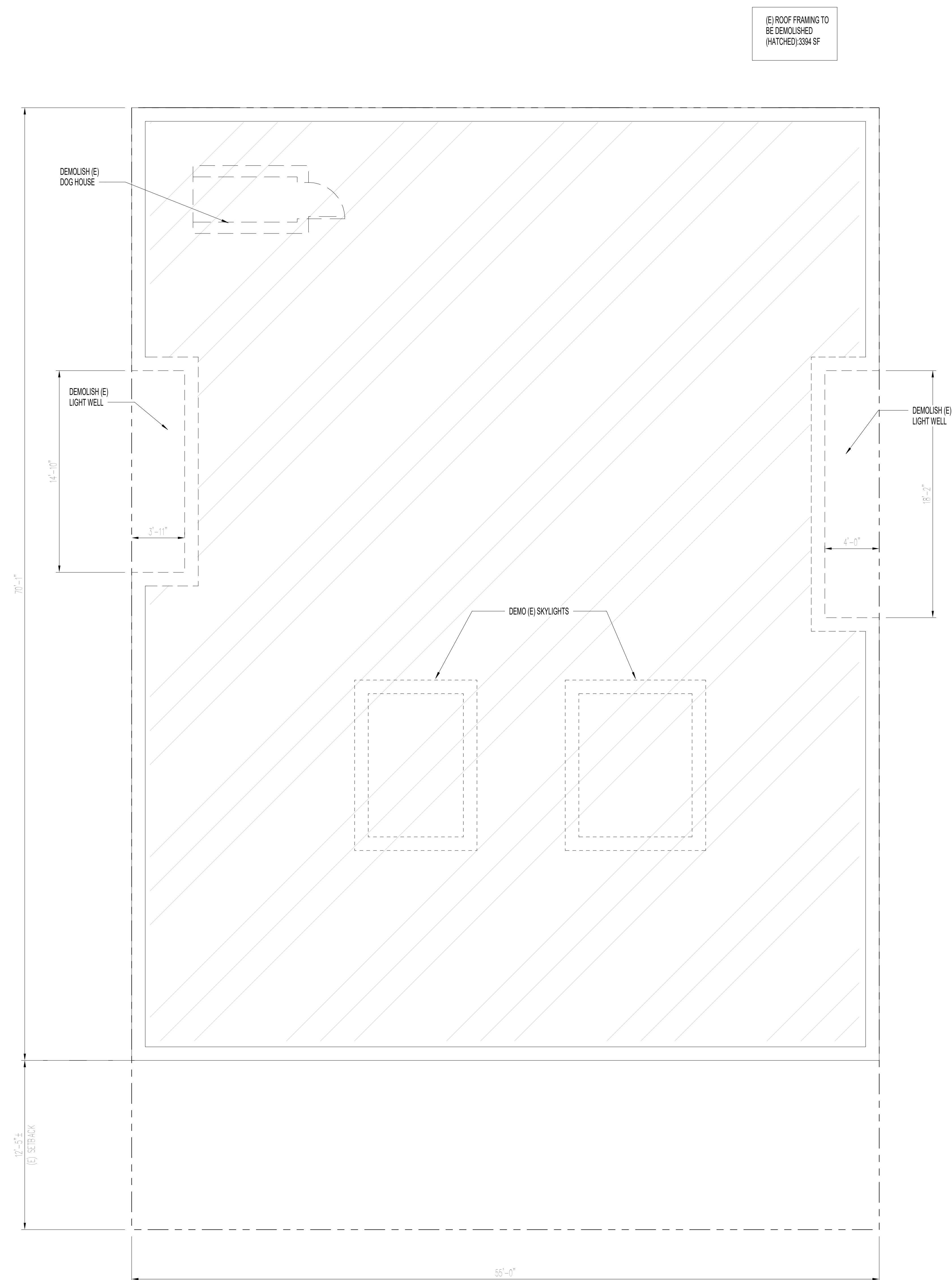
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DEMOLITION PLAN - 4TH FLOOR





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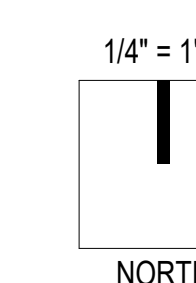
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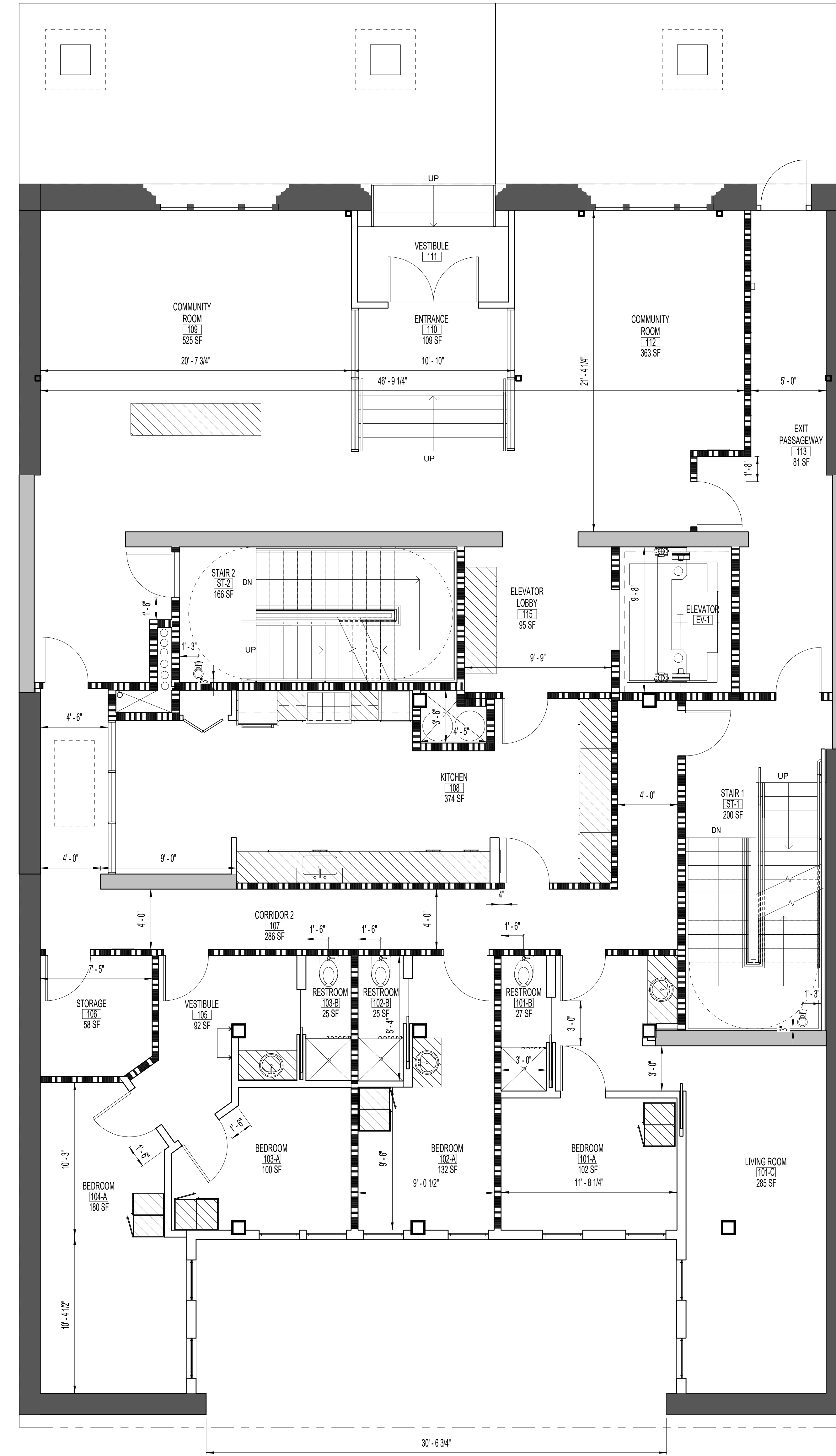
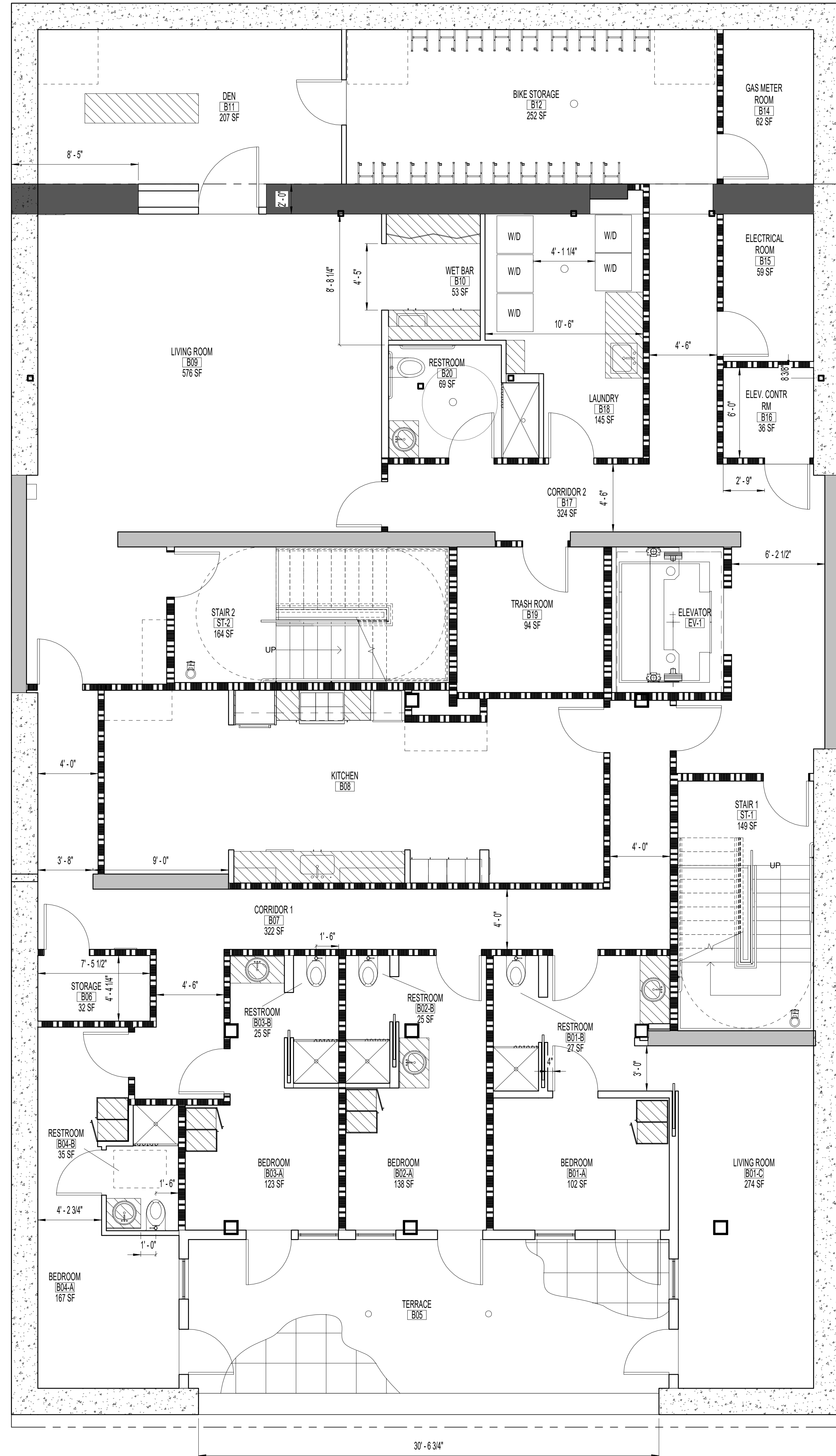
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DEMOLITION PLAN - ROOF



A-5.6



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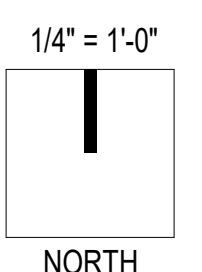
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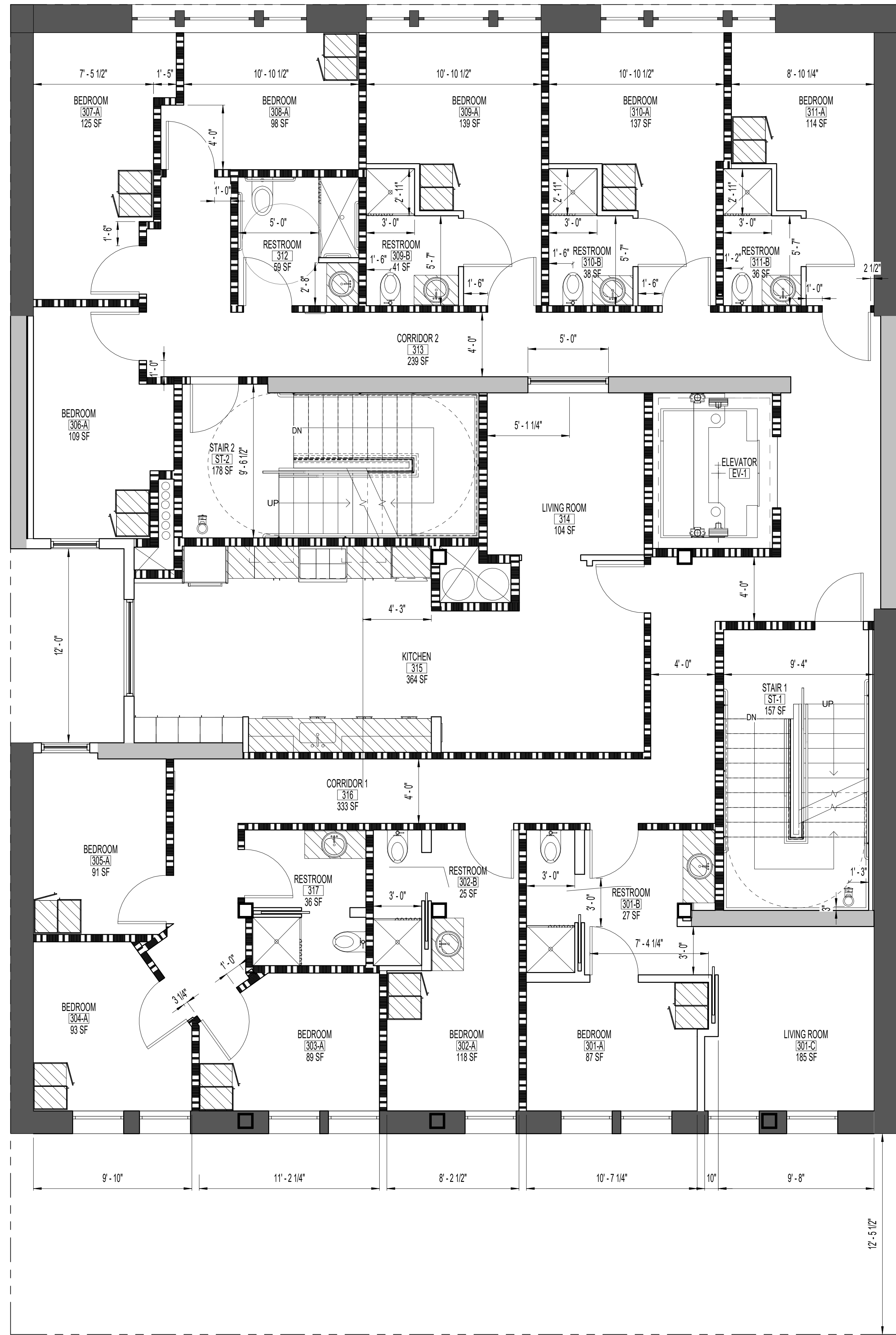
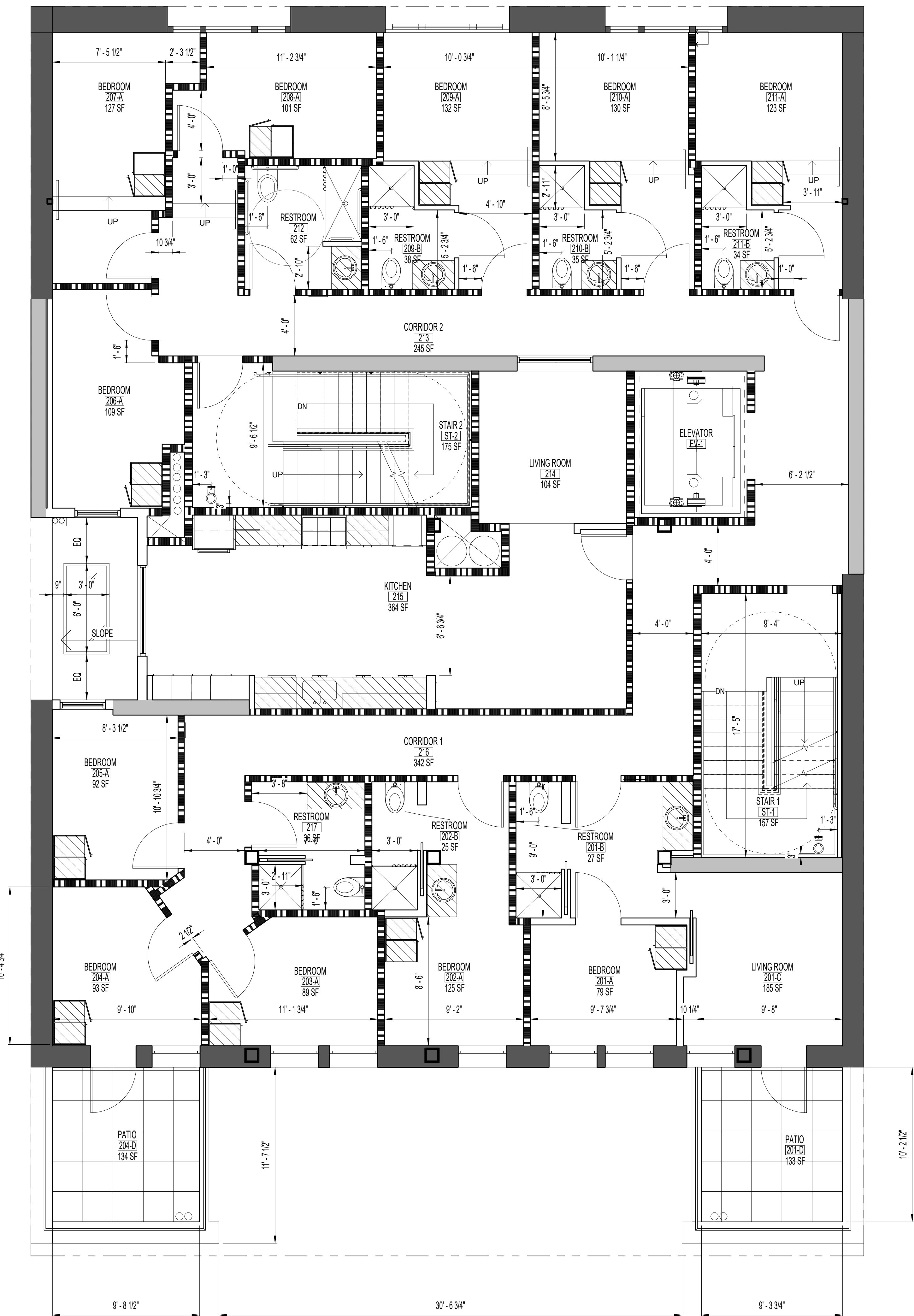
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CONSTRUCTION PLAN BASEMENT & 1ST FLOOR



A-6.1



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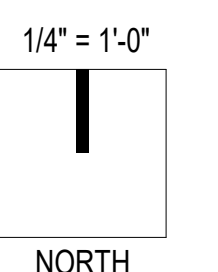
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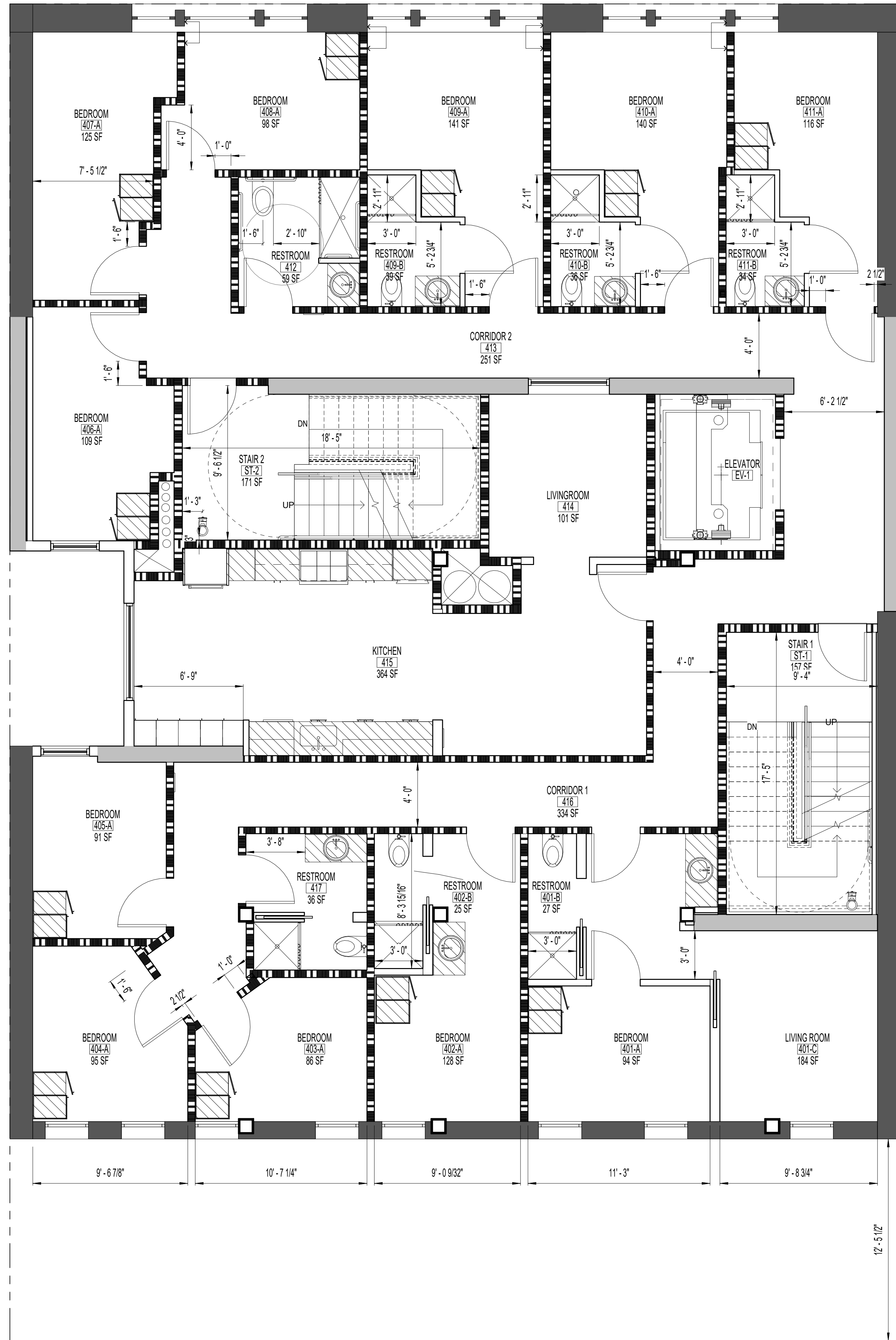
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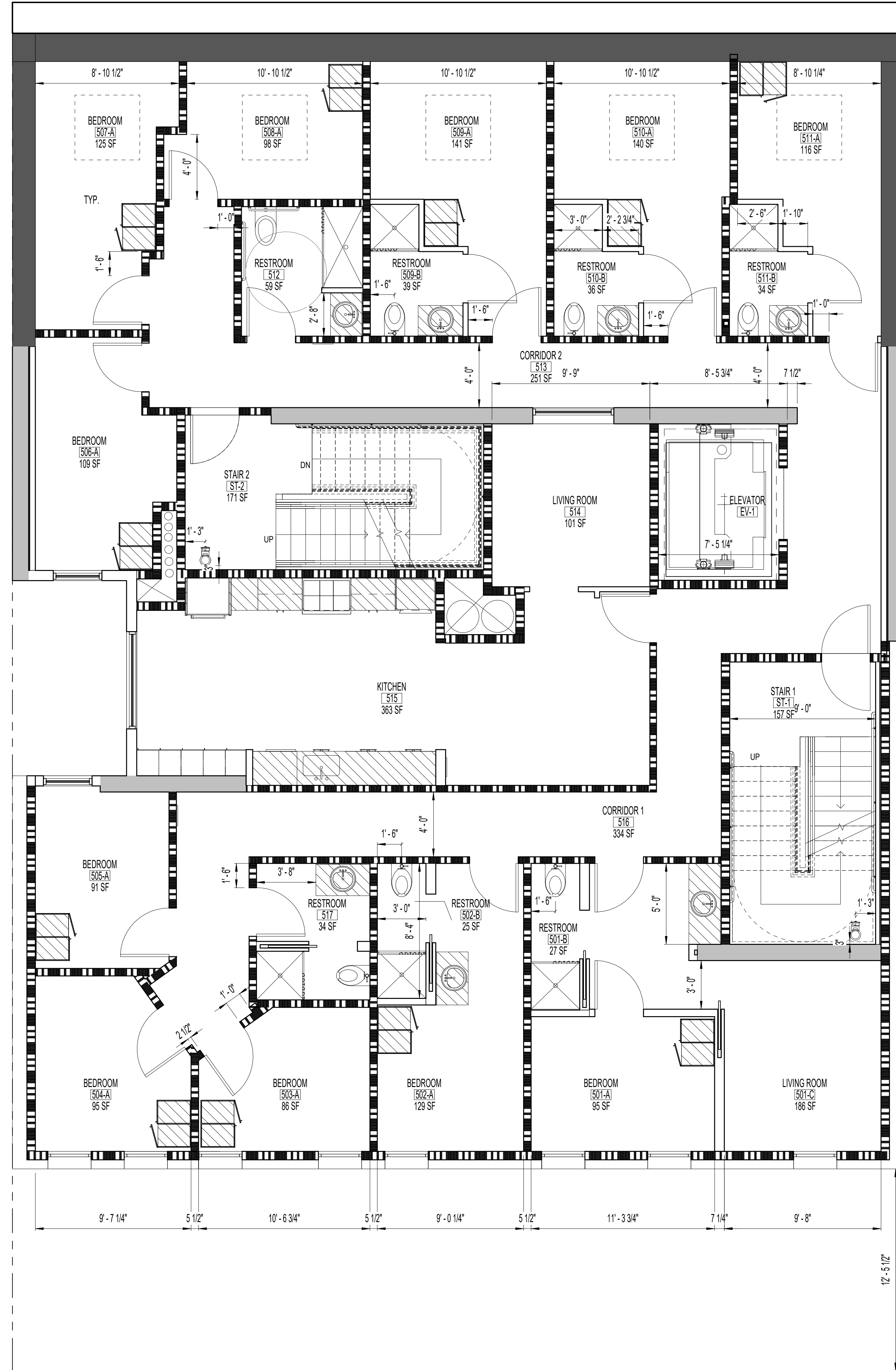
CONSTRUCTION PLAN 2ND & 3RD FLOOR



A-6.2



1 CONSTRUCTION PLAN 4TH FLOOR
1/4" = 1'-0"



2 CONSTRUCTION PLAN 5TH FLOOR
1/4" = 1'-0"

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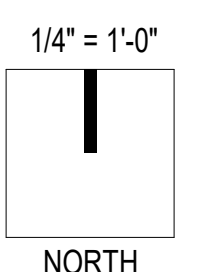
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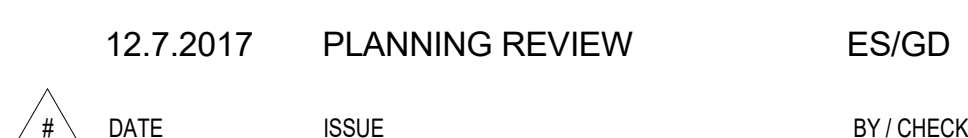
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CONSTRUCTION PLAN 4TH & 5TH FLOOR



A-6.3

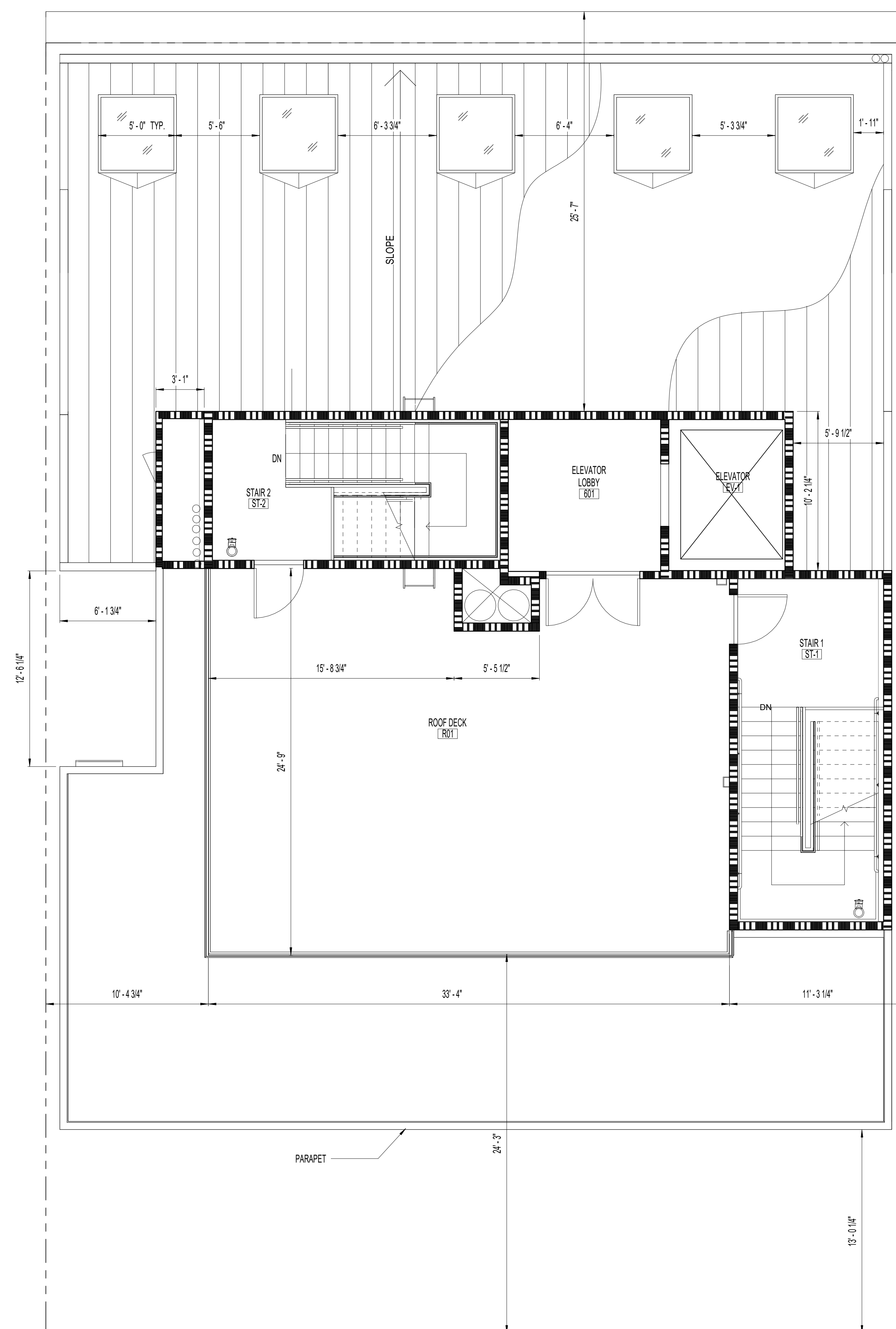
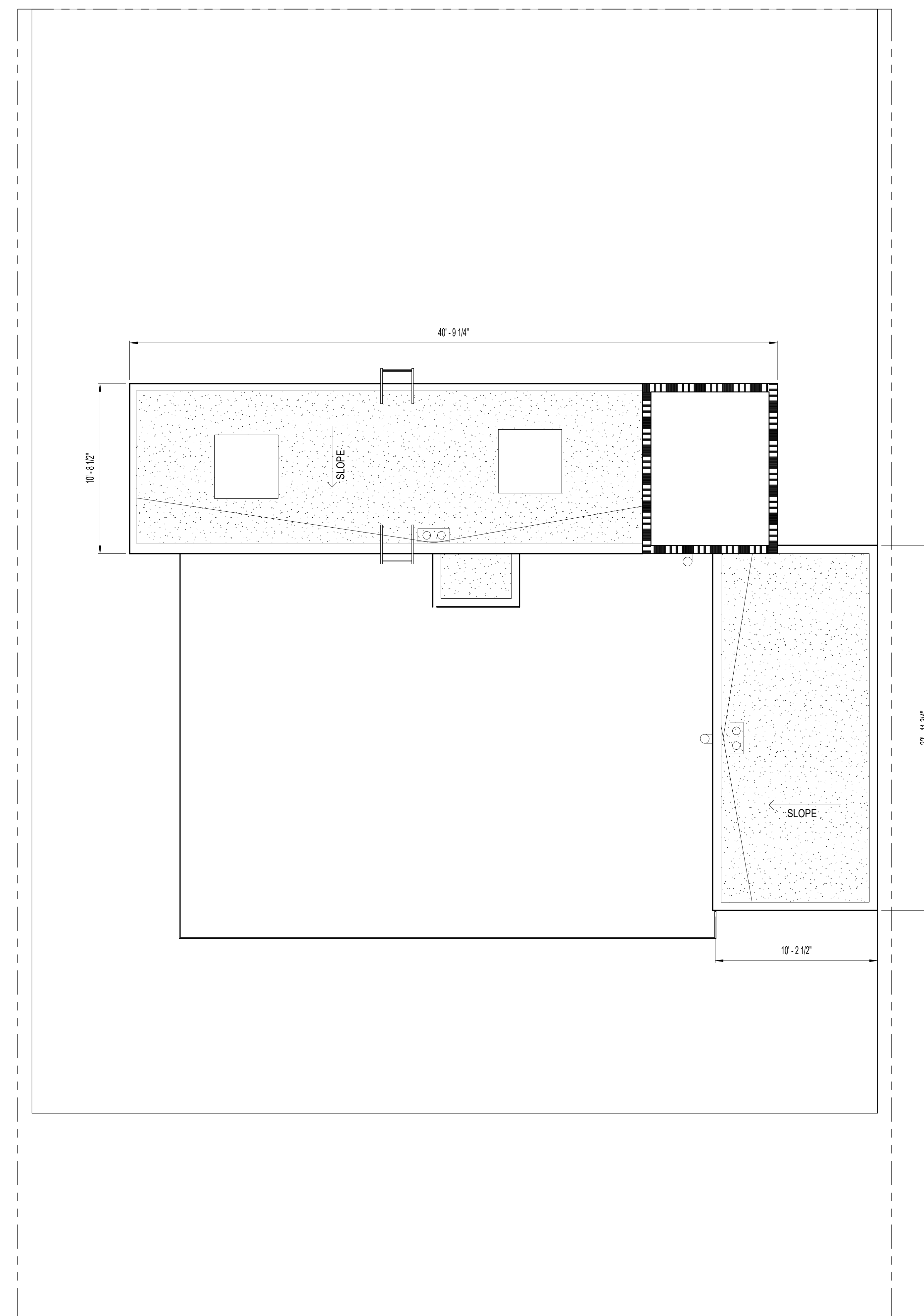
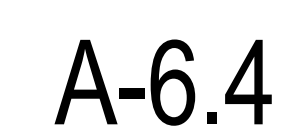


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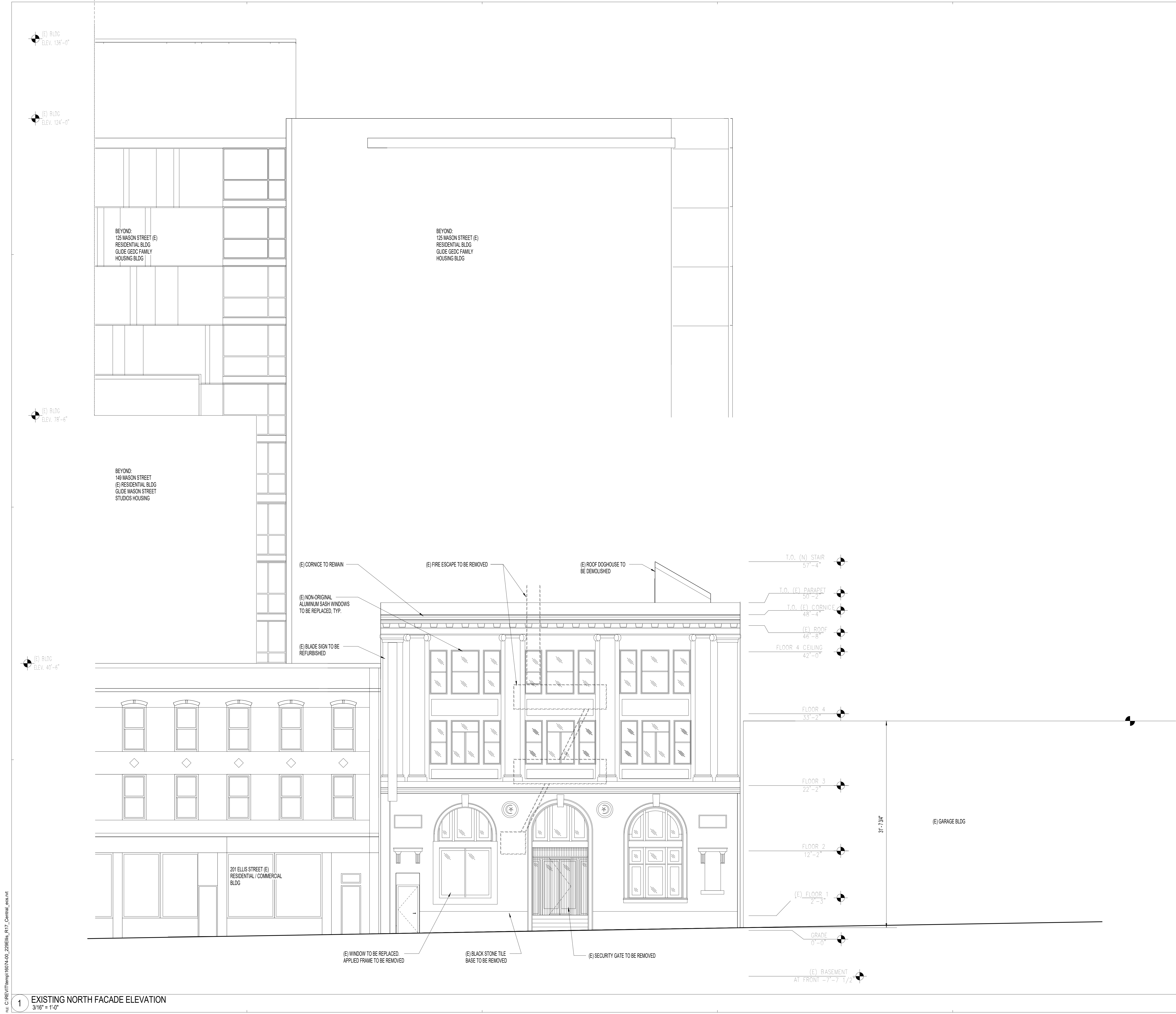
CONSTRUCTION PLAN ROOF



2 UPPER ROOF PLAN
1/4" = 1'-0"

1 ROOF CONSTRUCTION PLAN
1/4" = 1'-0"

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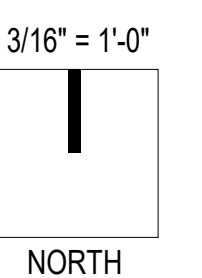
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EXISTING FRONT ELEVATION (NORTH)



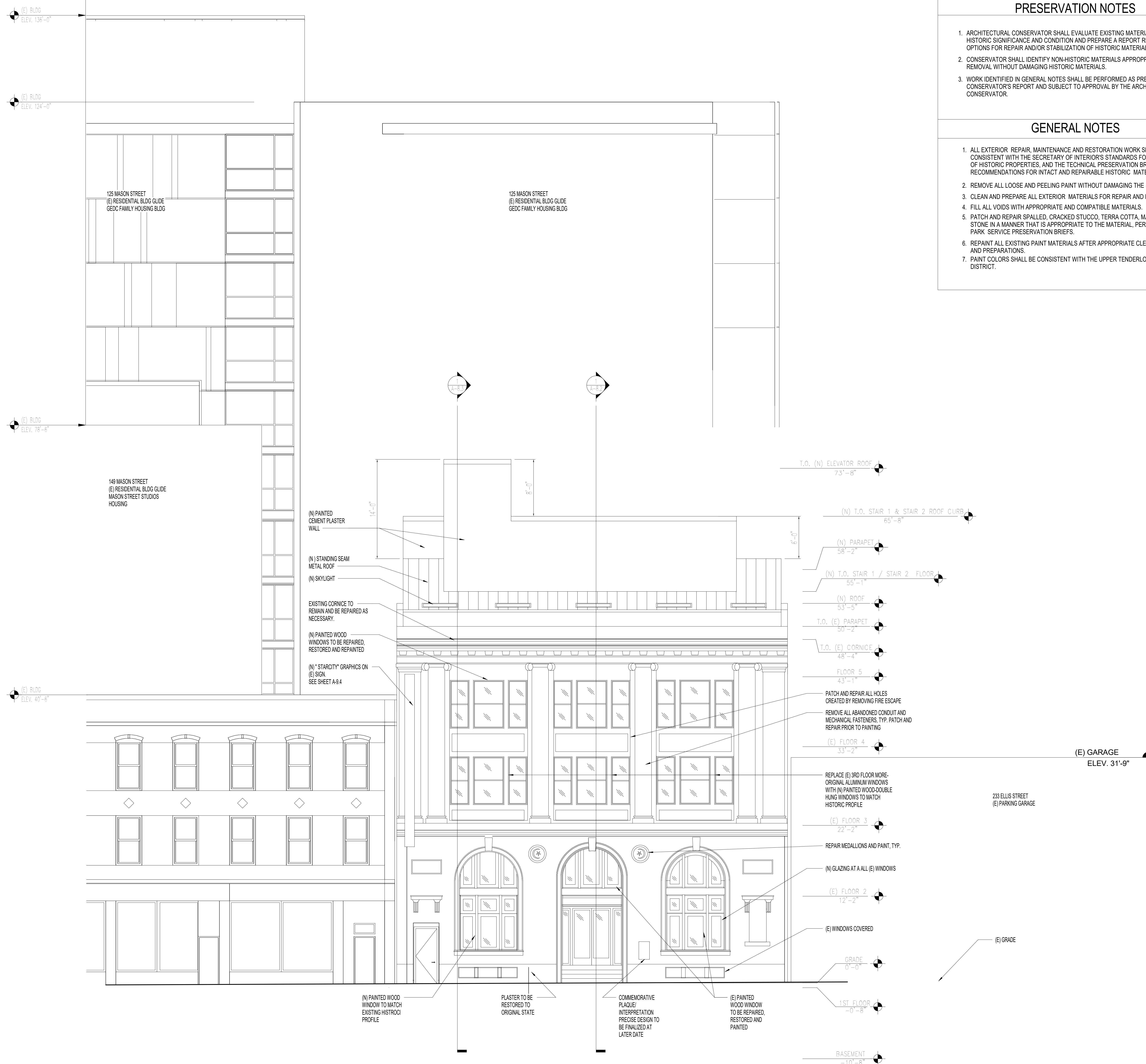


PRESERVATION NOTES

1. ARCHITECTURAL CONSERVATOR SHALL EVALUATE EXISTING MATERIALS FOR HISTORIC SIGNIFICANCE AND CONDITION AND PREPARE A REPORT RECOMMENDING OPTIONS FOR REPAIR AND/OR STABILIZATION OF HISTORIC MATERIALS.
2. CONSERVATOR SHALL IDENTIFY NON-HISTORIC MATERIALS APPROPRIATE FOR REMOVAL WITHOUT DAMAGING HISTORIC MATERIALS.
3. WORK IDENTIFIED IN GENERAL NOTES SHALL BE PERFORMED AS PRESCRIBED BY THE CONSERVATOR'S REPORT AND SUBJECT TO APPROVAL BY THE ARCHITECTURAL CONSERVATOR.

GENERAL NOTES

1. ALL EXTERIOR REPAIR, MAINTENANCE AND RESTORATION WORK SHALL BE CONSISTENT WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES, AND THE TECHNICAL PRESERVATION BRIEF RECOMMENDATIONS FOR INTACT AND REPAIRABLE HISTORIC MATERIALS.
2. REMOVE ALL LOOSE AND PEELING PAINT WITHOUT DAMAGING THE SUBSTRATE
3. CLEAN AND PREPARE ALL EXTERIOR MATERIALS FOR REPAIR AND PAINTING.
4. FILL ALL VOIDS WITH APPROPRIATE AND COMPATIBLE MATERIALS.
5. PATCH AND REPAIR SPALLED, CRACKED STUCCO, TERRA COTTA, MASONRY OR FINISHES IN A MANNER THAT IS APPROPRIATE TO THE MATERIAL, PER THE NATIONAL PARK SERVICE PRESERVATION BRIEFS.
6. REPAIR ALL EXISTING PAINT MATERIALS AFTER APPROPRIATE CLEANING, REPAIRS AND PREPARATIONS.
7. PAINT COLORS SHALL BE CONSISTENT WITH THE UPPER TENDERLOIN HISTORIC DISTRICT.



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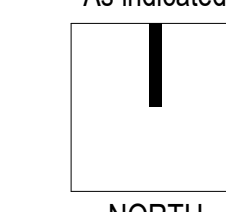
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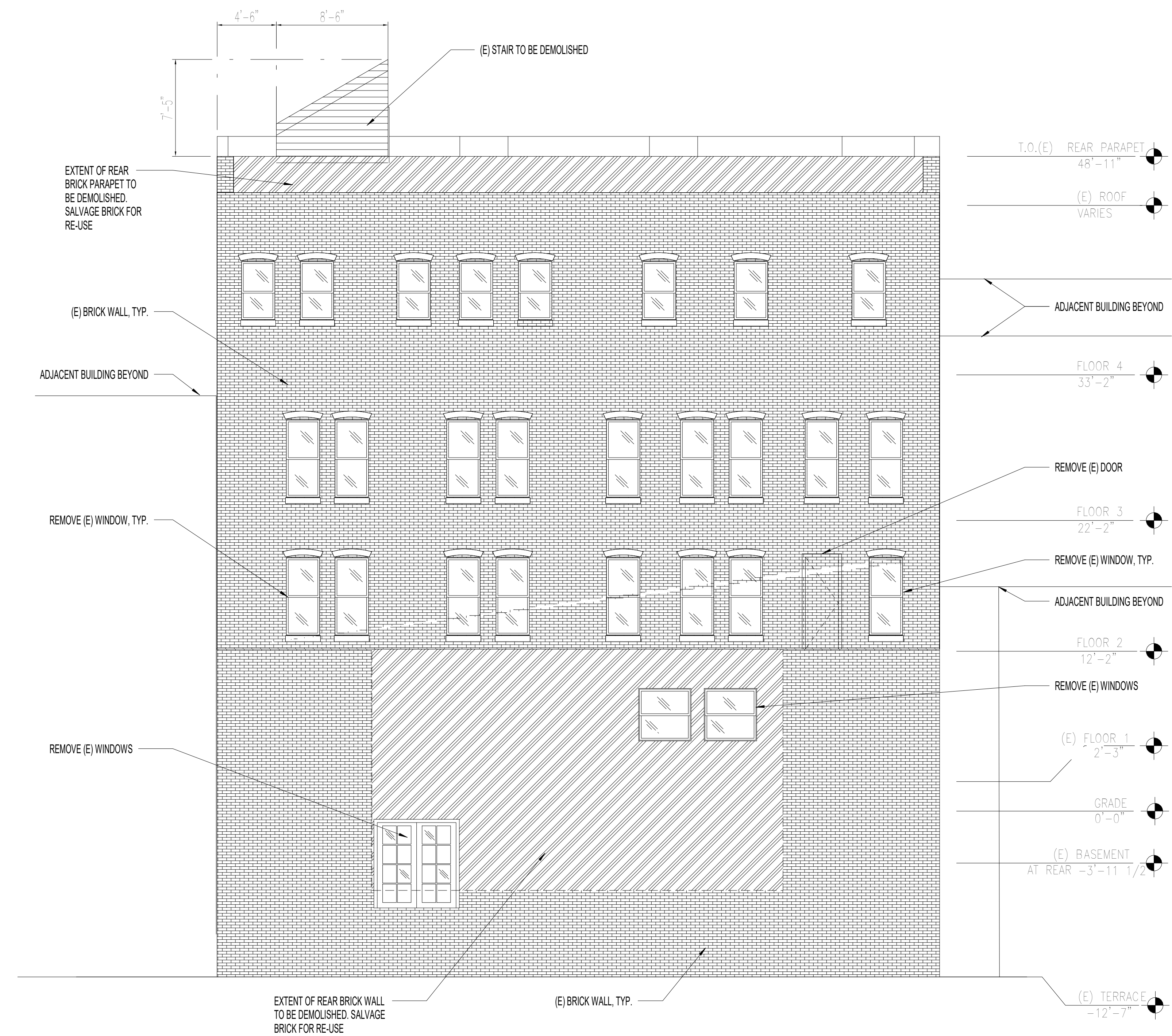
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PROPOSED FRONT ELEVATION
(NORTH)

As indicated



A-7.2



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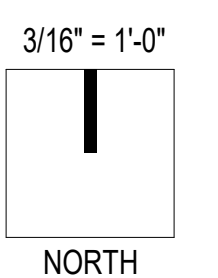
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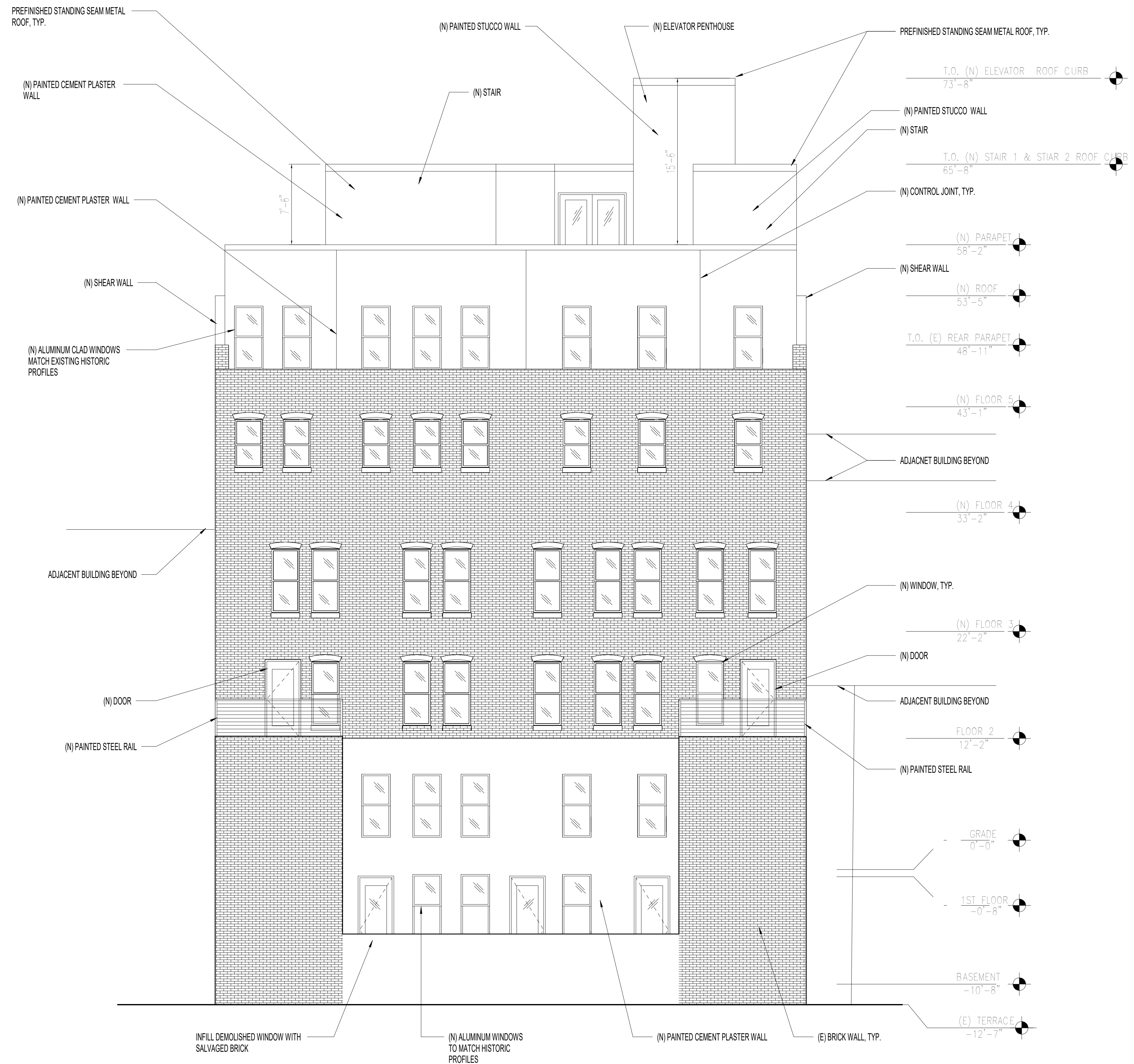
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EXISTING REAR ELEVATION





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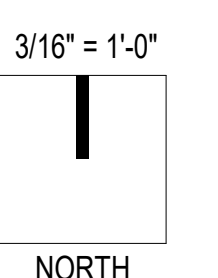
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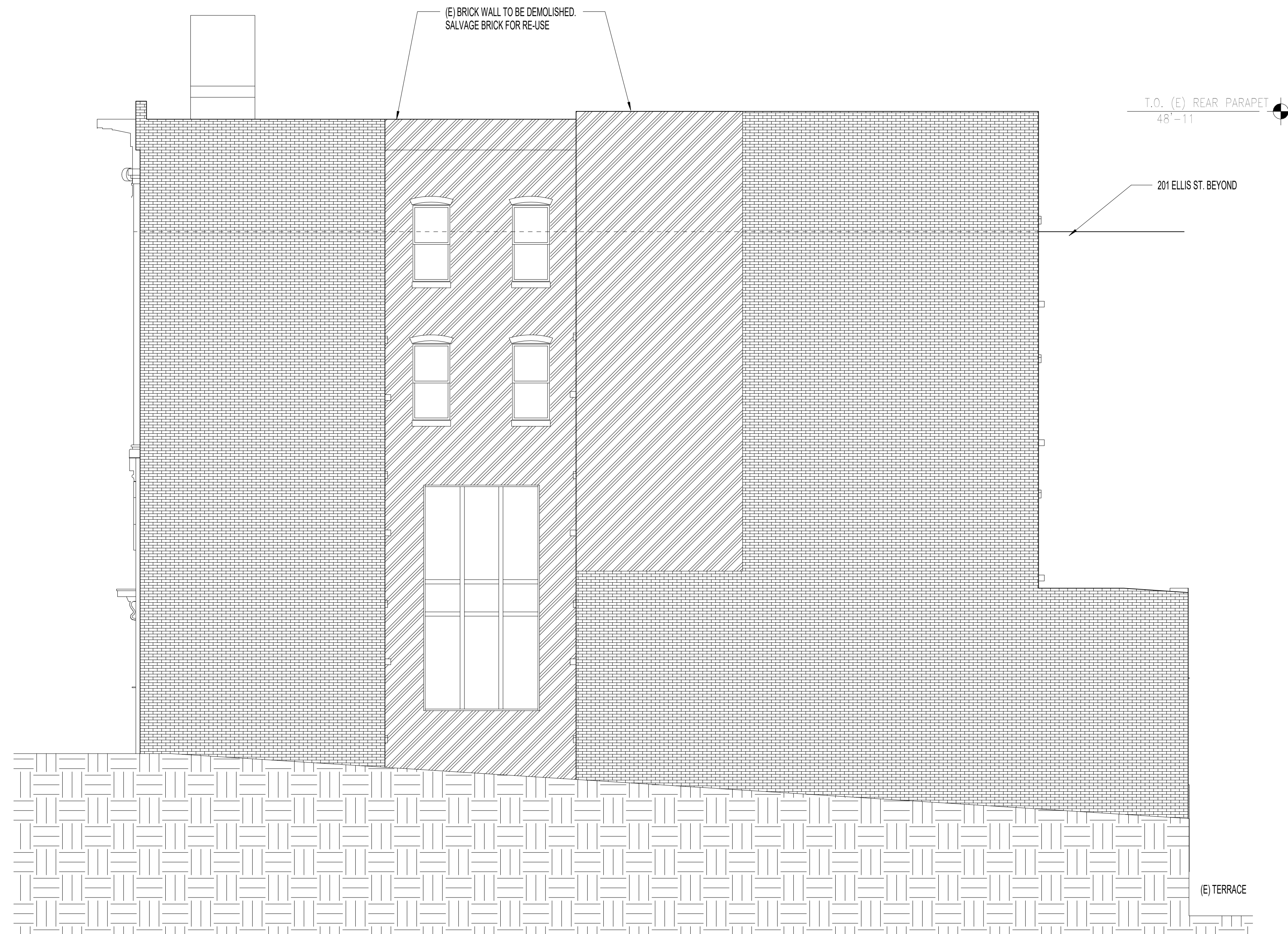
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PROPOSED REAR ELEVATION



- T.O. (E) STAIR
57'-4"
- T.O. (E) FRONT PARAPET
50'-2"
- T.O. (E) CORNICE
48'-4"
- (E) ROOF
VARIES
- FLOOR 4 CEILING
42'-0"
- FLOOR 4
33'-2"
- FLOOR 3
22'-2"
- FLOOR 2
12'-2"
- (E) FLOOR 1
2'-3"
- GRADE
0'-0"
- (E) BASEMENT
7'-7 1/2" AT FRONT



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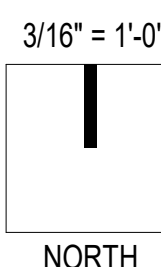
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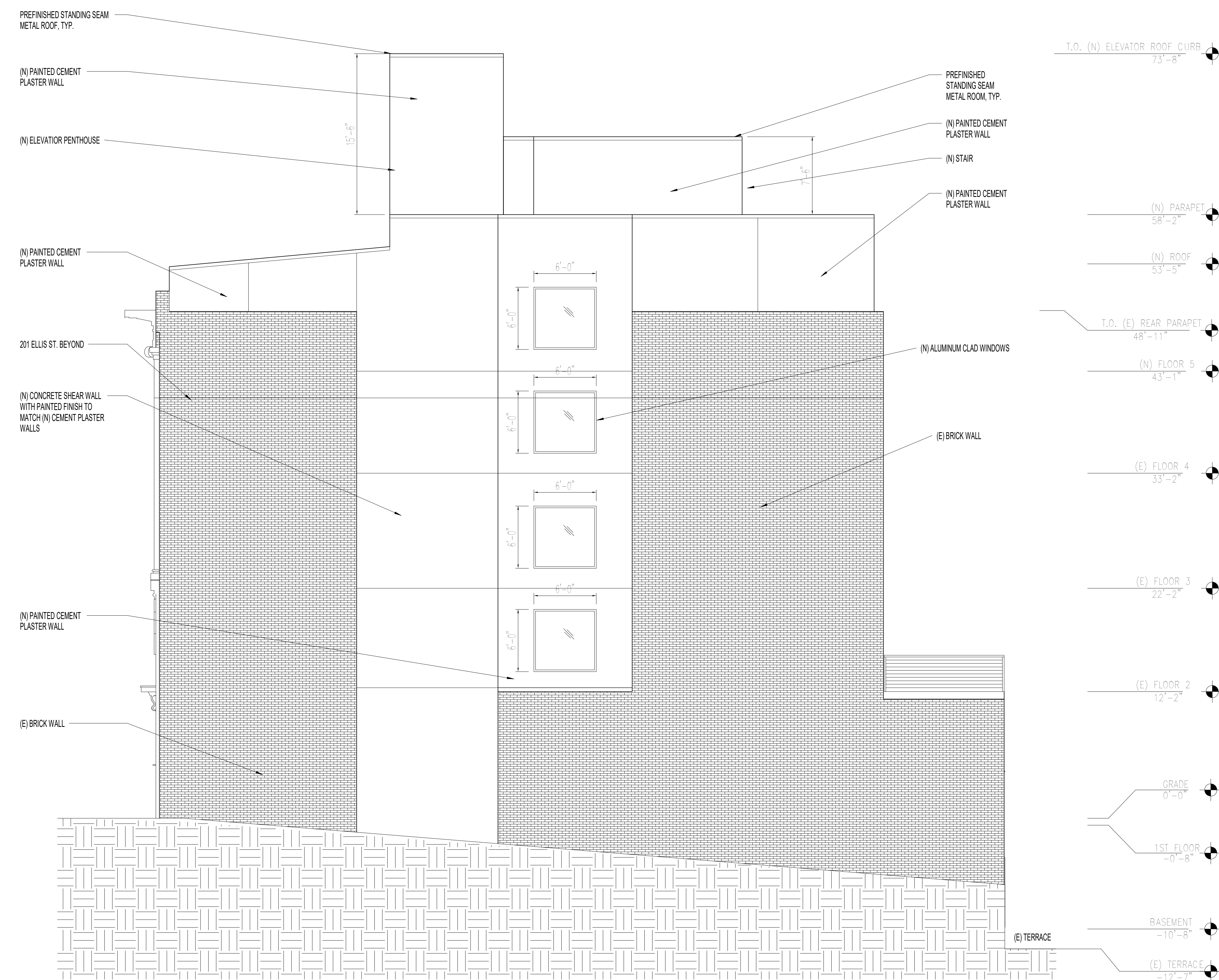
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EXISTING WEST SIDE ELEVATION



A-7.5



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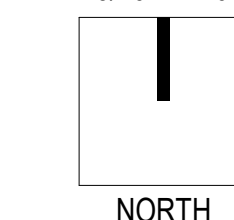
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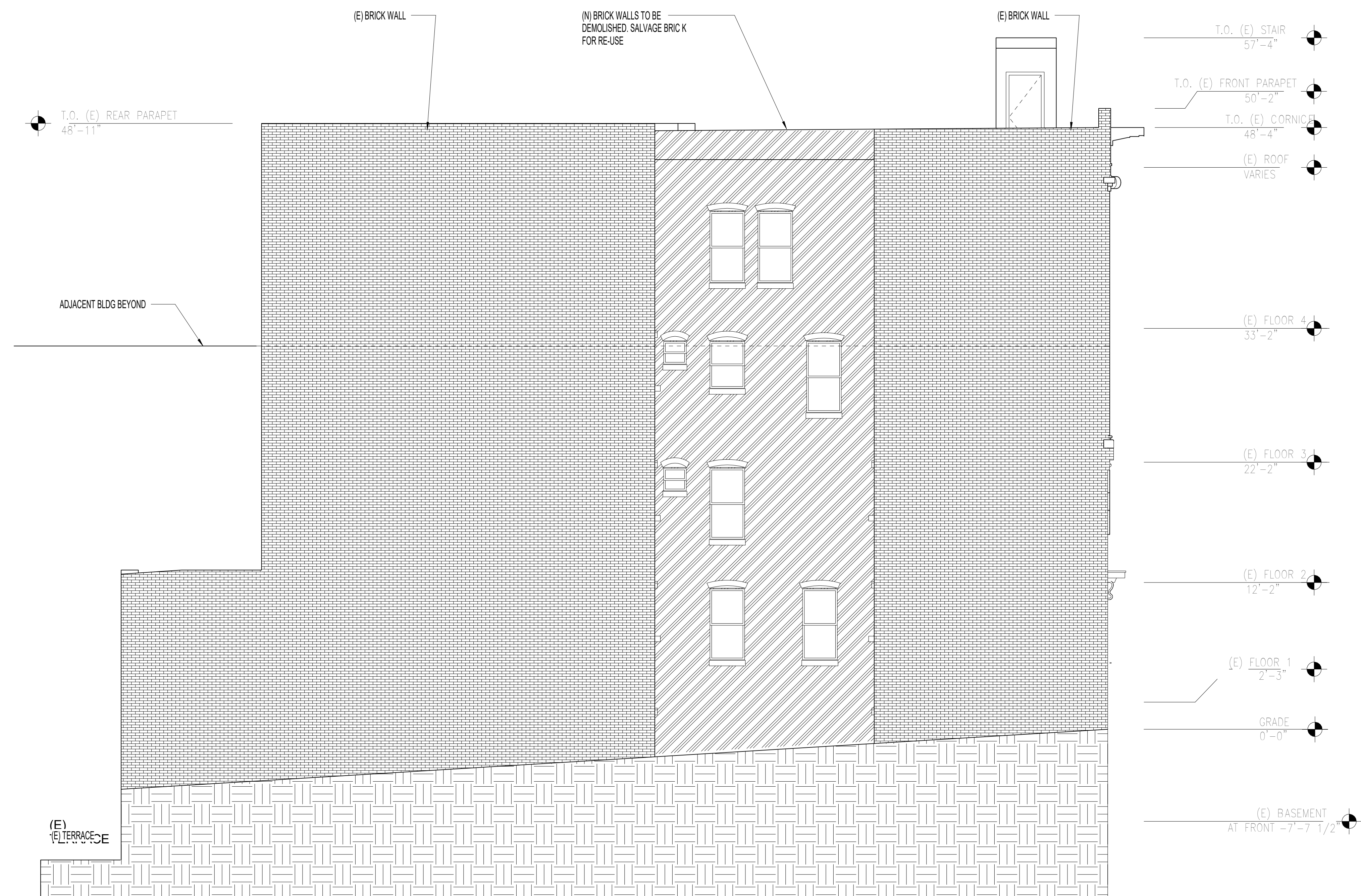
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PROPOSED WEST SIDE ELEVATION

$$3/16" = 1'-0"$$


A-7.6



1 EXISTING EAST SIDE ELEVATION
3/16" = 1'-0"

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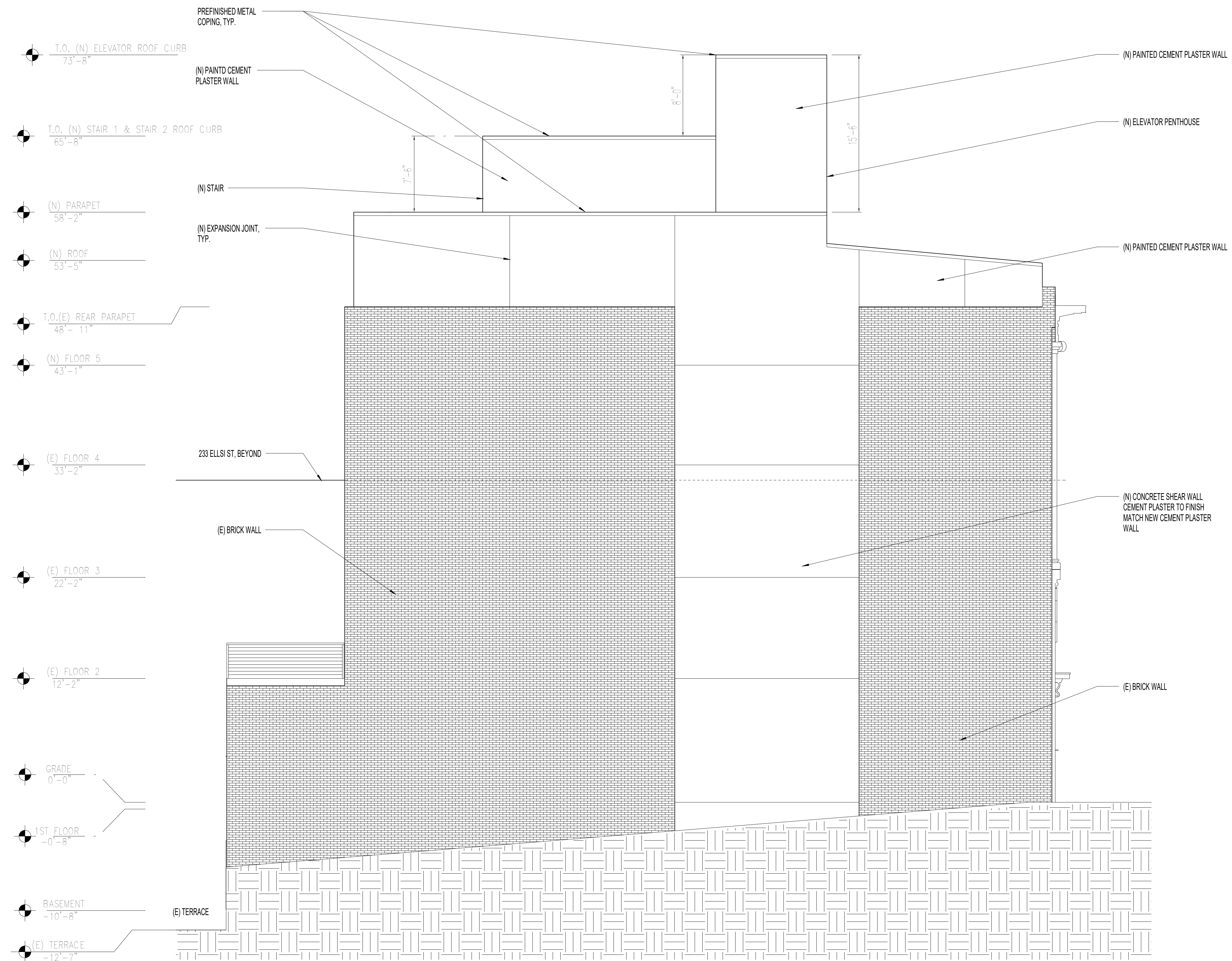
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EAST SIDE ELEVATIONS

3/16" = 1'-0"
NORTH

A-7.7



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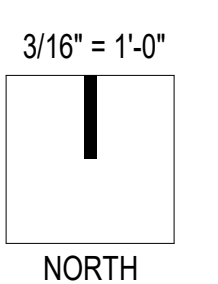
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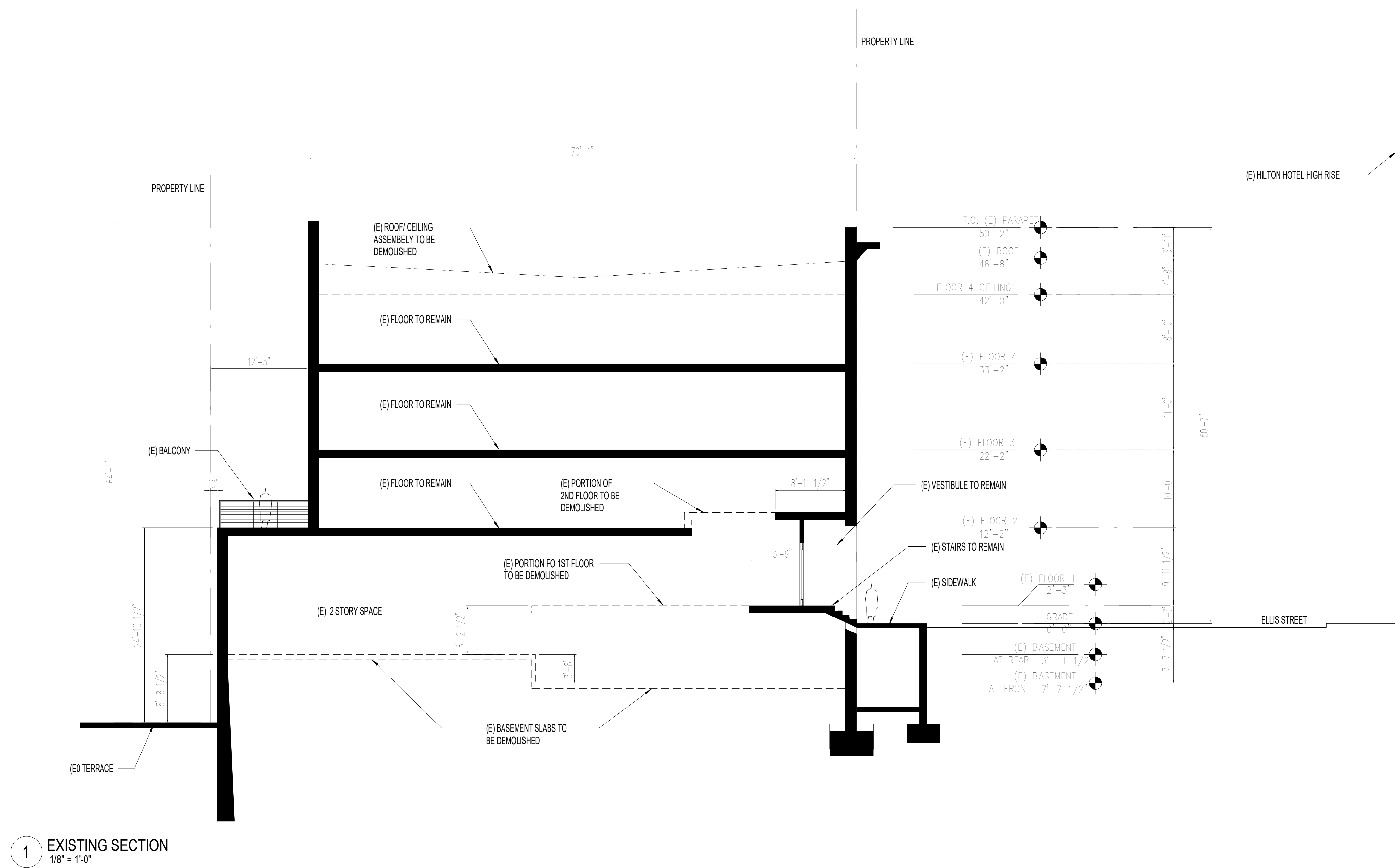
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PROPOSED EAST SIDE ELEVATION



A-7.8



1 EXISTING SECTION
1/8" = 1'-0"

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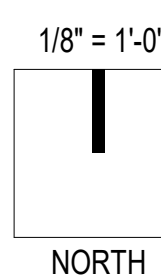
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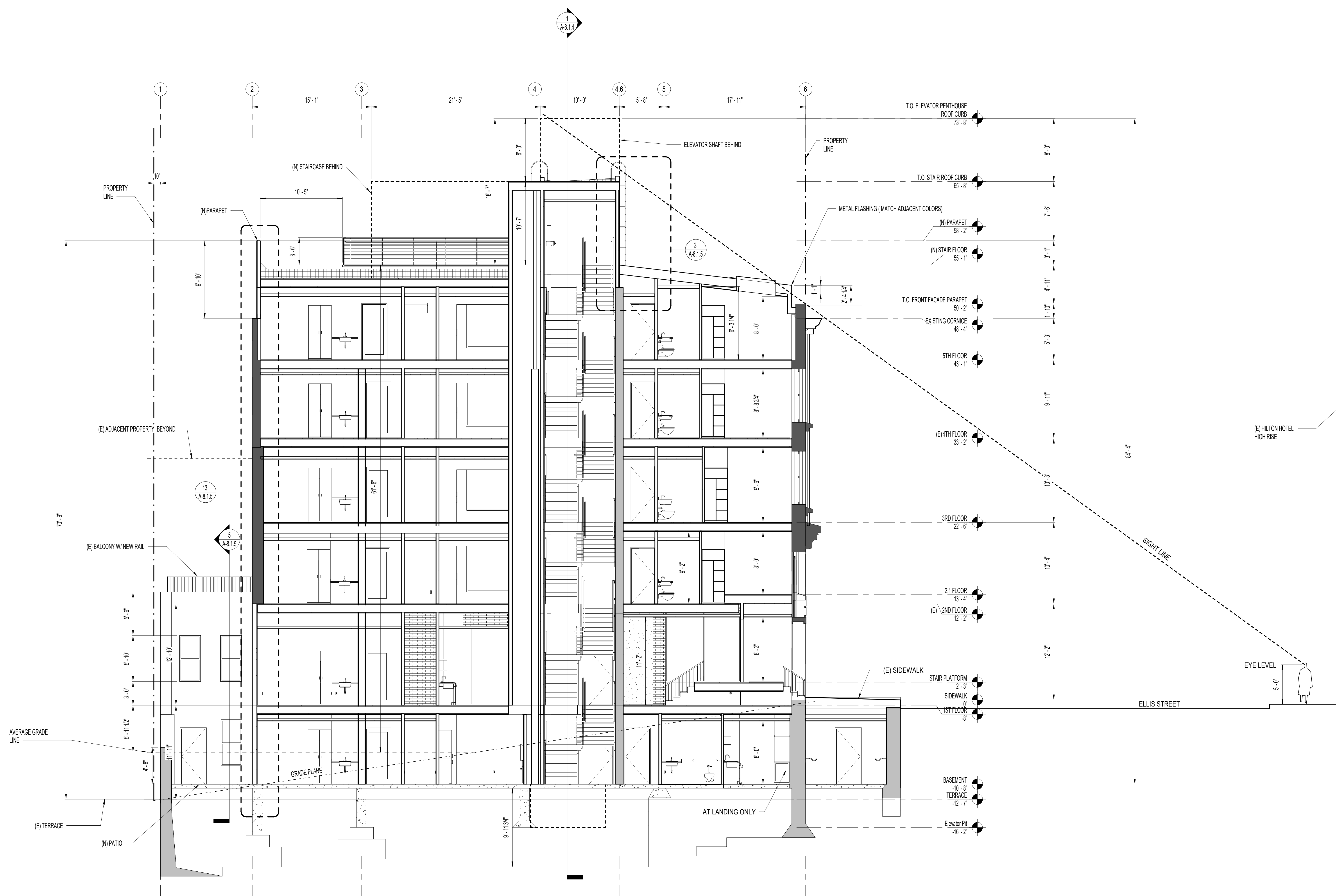
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EXISTING SECTION ENTRANCE





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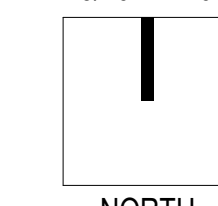
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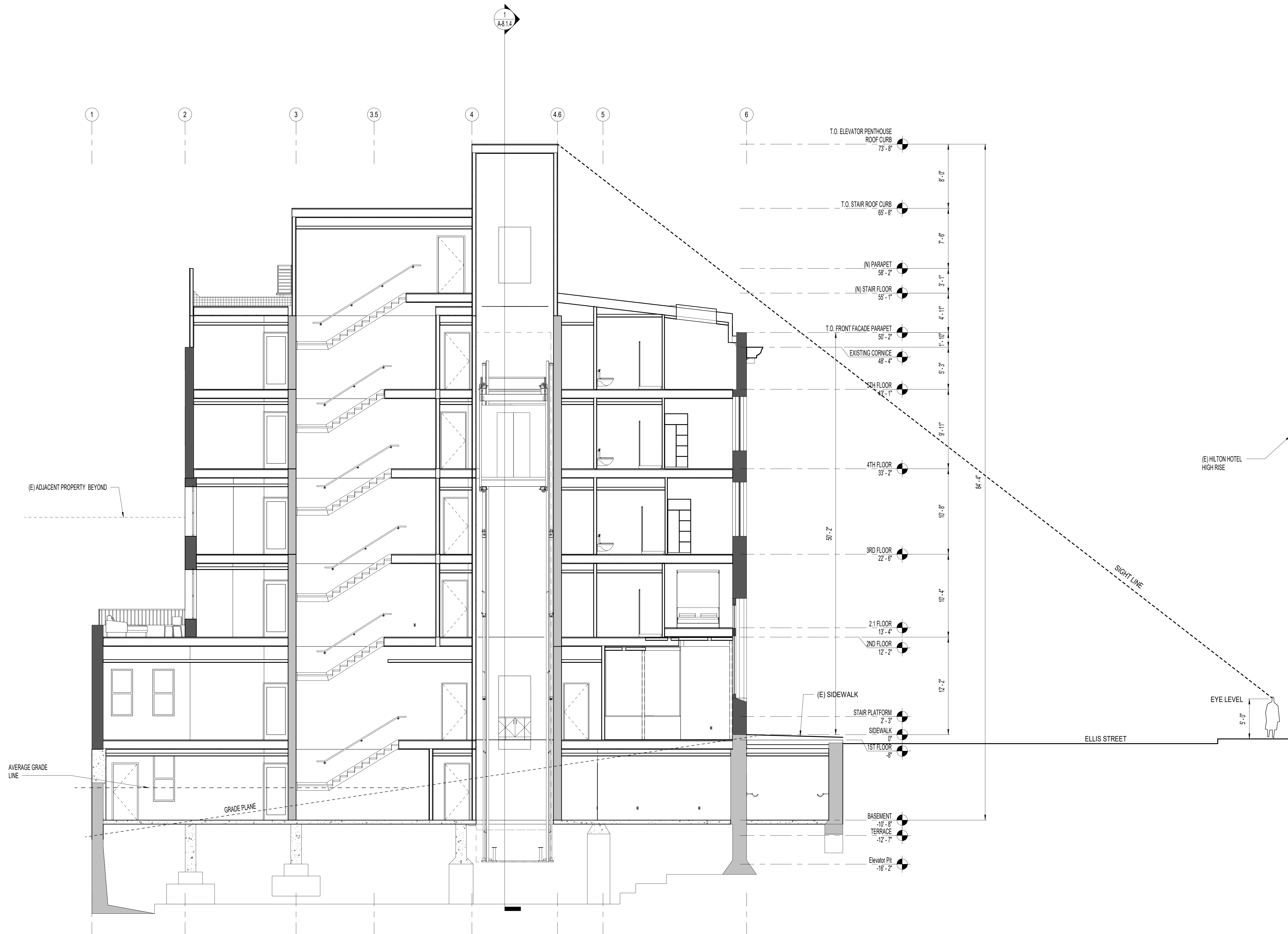
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PROPOSED SECTION ENTRANCE

$$3/16'' = 1'-0''$$


A-8.2



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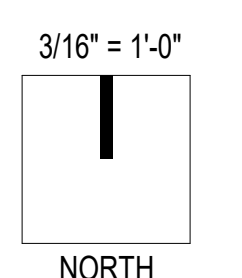
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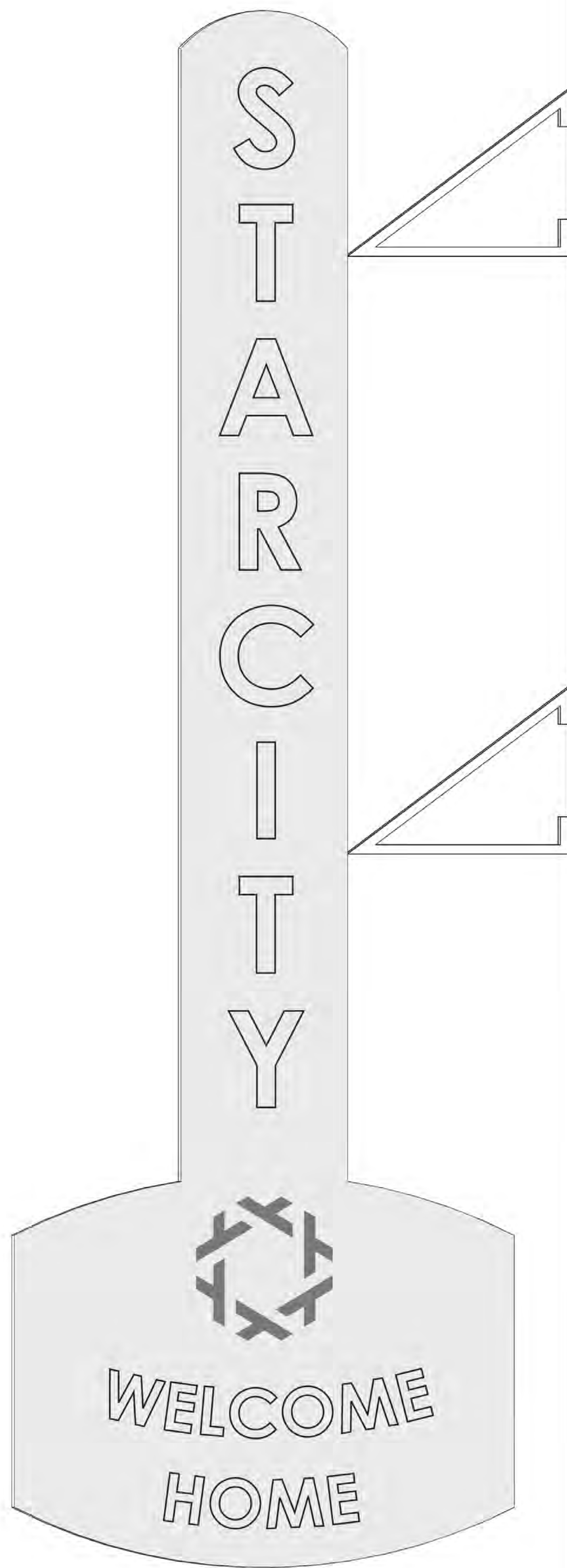
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PROPOSED BUILDING SECTION
ELEVATOR



A-8.3



1 BUILDING SIGNAGE
12" = 1'-0"

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BUILDING SIGNAGE

