



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization

HEARING DATE: 06/14/2018

Record No.: 2016-008651ECE
Project Address: 600 20TH STREET
Zoning: UMU (Urban Mixed Use District) Zoning District
68-X Height and Bulk District
Life Science and Medical Special Use District
Block/Lot: 4058/002
Applicant: Will Mollard, Workshop1
953 West MacArthur Boulevard
Oakland, CA 94608
Staff Contact: Esmeralda Jardines – (415) 575-9144
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes the demolition of the existing two-story commercial building and new construction of a six-story, 68-ft tall, residential building (approximately 26,024 gross square feet) with 21 dwelling units. The Project's dwelling unit mix consists of 10 two-bedroom units and 11 one-bedroom units. The Project also includes: 1,694 square feet of ground floor commercial use, 39 Class 1 bicycle parking spaces, and 4 Class 2 bicycle parking spaces. In addition, the Project includes a total of 2,760 square feet of usable open space, which consists of a roof deck measuring 1,664 square feet and second level private decks measuring 1,182 square feet.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Large Project Authorization, pursuant to Planning Code Section 329, to allow for new construction of a six-story residential building with 21 dwelling units, and to allow for exceptions to the Planning Code requirements for: 1) rear yard (Section 134); 2) dwelling unit exposure (Section 140); and 3) accessory use provisions to dwelling units (Section 329(d)(11)).

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment.** The Department has received correspondence from numerous neighbors regarding the proposed project. This correspondence has expressed opposition to the Project, including concerns over the loss of views from roof deck of the adjacent building at 616 20th Street.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the UMU Zoning District and the Objectives and Policies of the General Plan. Although the Project results in a demolition of the existing commercial building, the Project does provide a new building that is in keeping with the existing mix of residential and industrial buildings in the vicinity. The Project proposes a mixed-use building measuring 68-ft tall with a code-complying ground floor ceiling height of 17 feet, as required for all uses in the UMU. The Department finds the proposed exceptions to be acceptable because more usable open space is provided than would have otherwise be required with a code-complying rear yard, ample access to light and air is provided for the dwelling units seeking a dwelling unit exposure modification, and the flexible units will provide a residential unit at the ground floor with direct access to the street, thus further activating the Illinois Street frontage. In addition, The Project will also provide three new on-site below market rate units. Finally, the Department also finds that approval of the Large Project Authorization would promote the health, safety, and welfare of the City.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 14, 2018

Case No.: **2016-008651ENX**
Project Address: **600 20TH STREET**
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Life Science and Medical Special Use District
Block/Lot: 4058/002
Project Sponsor: William Mollard
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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS FROM THE PLANNING CODE REQUIREMENTS FOR 1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, 2) DWELLING UNIT EXPOSURE PURSUANT TO PLANNING CODE SECTION 140, AND 3) ACCESSORY USE PROVISIONS TO DWELLING UNITS PURSUANT TO PLANNING CODE SECTION 329 (D)(11), TO ALLOW THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND CONSTRUCTION OF A NEW SIX-STORY, 68-FT TALL, RESIDENTIAL BUILDING (MEASURING APPROXIMATELY 26,024 SQUARE FEET) WITH 21 DWELLING UNITS (CONSISTING OF 11 1-BEDROOM UNITS AND 10 2-BEDROOM UNITS) AND 39 BICYCLE PARKING SPACES, LOCATED AT 600 20TH STREET, LOT 002 IN ASSESSOR'S BLOCK 4058, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT, THE LIFE SCIENCE AND MEDICAL SPECIAL USE DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 14, 2017, William Mollard of Workshop1 (hereinafter "Project Sponsor") filed Application No. 2016-008651ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new six-story, 68-ft tall, residential building with 21 dwelling units (hereinafter "Project") at 600 20th Street, Block 4058 Lot 002 (hereinafter "Project Site").

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA").

The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On June 4, 2018, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit D.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2016-008651ENX is located at 1650 Mission Street, Suite 400, San Francisco, California.

On June 14, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2016-008651ENX.

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 Large Project Authorization as requested in Application No. 2016-008651ENX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the demolition of the existing two-story commercial building and new construction of a six-story, 68-ft tall, residential building (approximately 26,024 gross square feet) with 21 dwelling units. The Project's dwelling unit mix consists of 10 two-bedroom units and 11 one-bedroom units. The Project also includes: 1,694 square feet of ground floor commercial use, 39 Class 1 bicycle parking spaces, and 4 Class 2 bicycle parking spaces. In addition, the Project includes a total of 2,760 square feet of usable open space, which consists of a roof deck measuring 1,664 square feet and second level private decks measuring 1,182 square feet.
3. **Site Description and Present Use.** The Project is located on a rectangular-shaped corner parcel (measuring approximately 5,500 square feet) on the east side of Illinois Street between 19th and 20th Streets. The subject parcel has a length of 50-ft along 20th Street and 110-ft along Illinois Street. Currently, the subject lot contains a two-story commercial building that measures approximately 9,200 square feet.
4. **Surrounding Properties and Neighborhood.** The project site is located in the Central Waterfront Third Street Industrial District along a mixed industrial-residential corridor within the Central Waterfront Area Plan. The immediate neighborhood includes the historic American Can Company building to the south, Pier 70 to the east, and multi-family multi-story residential buildings to the north and west. The project site is located one block away from 3rd Street, which is a transit corridor for the Muni T-Line. Along this portion of 3rd Street are a series of smaller-scale commercial and industrial properties. The American Can Company building covers the full block face directly across the street from the subject block face. The aforementioned includes: retail sales and service uses, restaurants as well as industrial uses. Other zoning districts in the vicinity of the project site include: PDR-1-G (Production, Distribution, and Repair-General); M-2 (Heavy Industrial); P (Public); RH-2 (Residential, House, Two-Family); and RH-3 (Residential, House, Three-Family).

5. **Public Outreach and Comments.** The Department has received correspondence from numerous neighbors regarding the proposed project. This correspondence has expressed opposition to the Project, including concerns over the loss of views from roof deck of the adjacent building at 616 20th Street.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in UMU Zoning District.** Planning Code Section 843.20 and 843.45 state that residential and retail sales and service use, respectively, are principally permitted uses within the UMU Zoning District.

The Project would construct a new residential use and retain a retail sales and service use within the UMU Zoning District; therefore, the proposed project complies with Planning Code Sections 843.20 and 843.45, respectively.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at every residential level. Therefore, the Project would have to provide a rear yard, which measures approximately 1,375 sq ft, located along the rear property line.

Currently, the Project occupies a rectangularly-shaped corner lot on the west side of Illinois and 20th Street. Since the adjacent properties to the north and west are residential, the immediate block does possess a pattern of mid-block open space.

The Project features a rear yard from the second floor and above with code-complying dimensional requirements, 50 feet wide by 27 feet and 6 inches deep. The Project provides open space via a common roof deck as well as with private roof decks on the second floor. The Project provides a total of 2,760 square feet of code-complying usable open space. Thus, the total amount of open space, which would have been provided through the required rear yard (1,375 square feet), is exceeded. The Project is seeking a modification of the rear yard requirement as part of the Large Project Authorization, since the proposed rear yard is not provided at the ground floor (See Below).

- C. **Useable Open Space.** Planning Code Section 135 requires a minimum of 80 sq ft of open space per dwelling unit, if not publically accessible, or 54 sq ft of open space per dwelling unit, if publically accessible. Per Planning Code Section 135.3, a retail use shall provide 1 sq ft for every 250 sq ft of occupied floor area. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq ft if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 sq ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least three sides is

such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

For the proposed 21 dwelling units, the Project is required to provide 1,680 sq ft of open space, either private or common. In total, the Project exceeds the amount of open space by constructing a total of 2,760 sq ft of useable open space via a common roof deck (measuring 1,664 sq ft), and private roof decks at the second level (measuring: 496 and 600 sq ft for a total of 1,096 sq ft). Overall, the Project complies with Planning Code Section 135. For 1,694 sq ft of retail use, 7 sq ft of usable open space are required. The aforementioned are not provided; however, per Planning Code Section 426, provides an alternative means of satisfying the open space requirement in the Eastern Neighborhoods Mixed Use Districts. The Project has opted to pay the in-lieu fee and thus, complies with Planning Code Section 135.3.

- D. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a streetscape plan in compliance with the Better Streets Plan for new construction on a lot that is greater than one-half acre in area.

The Project includes the new construction of a six-story residential building on a lot (measuring 5,500 sq ft) with approximately 50-ft of frontage along 20th Street and 110-ft of frontage along Illinois Street. Thus, the site is less than one-half acre and not subject to the Better Streets Plan. Nevertheless, the Project includes several streetscape improvements including: new street trees, sidewalk improvements, and landscaping.

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

The subject lot is not located in close proximity to an Urban Bird Refuge. The proposed project meets the requirements of feature-related standards. The Project is proposing unbroken glazed segments 24-sq ft and larger in size; however, the Project is proposing bird-safe treatment for the aforementioned. Therefore, the proposed project complies with Planning Code Section 139.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley, side yard or rear yard must be at least 25 ft in width, or an open area (inner court) must be no less than 25 ft in every horizontal dimension for the floor at which the dwelling unit is located.

The Project organizes the dwelling units to have exposure either on Illinois or 20th Street, or along the rear yard, which measures 27 feet 6 inches wide. As proposed, the outer court at the rear does not meet the dimensional requirements of the Planning Code. Thus, five dwelling units (one on each floor above the ground floor) do not face onto a an open area that meets the dimensional requirements of the Planning Code. Therefore, the Project is seeking an exception to the dwelling unit exposure requirements for five dwelling units as part of the Large Project Authorization (See Below).

- G. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that all uses have a minimum floor-to-floor height of 17 feet in the Urban Mixed Use Zoning District; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project meets the requirements of Planning Code Section 145.1. The Project provides active uses and a code-complying ground floor ceiling height of 17 feet along 20th Street and because of the grade change on site, extends to 18'-11" along Illinois Street. The Project features active uses on the ground floor with a flexible dwelling unit with direct, individual pedestrian access to a public sidewalk. Finally, the Project features appropriate street-facing ground level spaces, as well as the ground level transparency and fenestration requirements.

- H. **Shadow Analysis.** Planning Code Section 147 requires that new buildings and additions to existing buildings in the Eastern Neighborhoods Mixed Use Districts that exceed 50 feet shall be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295.

A preliminary shadow study, at 84 feet to include the elevator and stair penthouse heights, was conducted by Staff and it indicated that the project would not cast a shadow on any park or open space protected under Planning Code Section 295. The aforementioned shadow study also indicated that there are no public plazas nor other publicly accessible spaces within the vicinity; therefore, the project would not cast new shadows. Thus, a Shadow Application was not required.

- I. **Off-Street Parking.** Planning Section 151.1 of the Planning Code allows off-street parking at a maximum ratio of .75 per dwelling unit. However, no off-street parking is required in the UMU Zoning District.

The Project is not proposing any off-street parking nor is it required to do so. Therefore, the Project complies with Planning Code Section 151.1.

- J. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking spaces for each dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units. For a retail sales and service use, one Class I for every 7,500 square feet of occupied floor area and one Class II space for every 2,500 square feet of occupied floor area, with a minimum of two spaces, are required.

The Project includes 21 dwelling units; therefore, the Project is required to provide 21 Class 1 bicycle parking spaces and one Class 2 bicycle parking space. The Project will provide 39 Class 1 bicycle

parking spaces and 2 Class 2 bicycle parking spaces. The Project also provides 1,694 square feet of commercial use and thus, one Class I and two Class II bicycle parking spaces are required and provided. Therefore, the Project complies with Planning Code Section 155.2.

- K. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 7.5 points.

The Project submitted a completed Environmental Evaluation Application after September 4, 2016 but before January 1, 2018. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 7.5 points, 75% of 10. As currently proposed, the Project will achieve its required points by providing 13 points through the following TDM measures:

- 1. Parking Supply (Option K)*
- 2. Bicycle Parking (Option B)*

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

For the 21 dwelling units, the Project is required to provide at least eight two-bedroom units or six three-bedroom units. The Project provides 11 one-bedroom units and 10 two-bedroom units; thus, it provides a dwelling unit mix of 48 percent. Therefore, the Project meets and exceeds the requirements for dwelling unit mix.

- M. **Shadow.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a preliminary shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

- N. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirements for the On-Site Affordable Housing Alternative is to provide 16% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on June 1, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation application was submitted on March 28, 2017. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 16%. Three units (1 one-bedroom, and 2 two-bedroom) of the 21 total units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

- O. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any development, which results in new construction of twenty dwelling units or more.

The Project includes approximately 19,174 gross square feet of new residential use. This use is subject to Transportation Sustainability Fee, as outlined in Planning Code Section 411A. This fee must be paid prior to the issuance of the building permit application.

- P. **Residential Child-Care Impact Fee.** Planning Code Section 411 is applicable to any residential development that results in at least one new residential unit.

The Project includes approximately 19,174 gross square feet of new residential use. This use is subject to Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A. This fee must be paid prior to the issuance of the building permit application.

- Q. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the UMU (Urban Mixed-Use) Zoning District that results in the addition of gross square feet of non-residential space.

The Project includes approximately 19,174 gross square feet of new residential development as well as 1,694 square feet of commercial use. The Project shall receive credit for existing uses on the project site. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

- R. **Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts Fee.** Planning Code Section 426 is applicable to any development project within the Eastern Neighborhood Mixed Use Districts does not provide non-residential usable open space and elects to pay the in-lieu fee.

The Project includes 1,694 gross square feet of a new commercial use (non-residential); therefore, is required to provide 7 sq ft of usable open space. This use is subject to Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts Fee, as outlined in Planning Code Section 426. This fee must be paid prior to the issuance of the building permit application.

7. **Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

A. Overall building mass and scale.

The Project is designed as a six-story, 68-ft tall, residential development with ground floor commercial, which incorporates one residential flexible unit along Illinois Street. This massing is appropriate given the larger neighborhood context, which includes two-to-five-story industrial buildings as well as five-to-six story contiguous residential buildings. The surrounding neighborhood is varied with many examples of industrial properties along 20th and Illinois Street as well as smaller-scale residential properties along 20th Street. The Project's overall mass and scale are further refined by the building modulation, which incorporates projecting bays with a belt course system along Illinois Street and the north elevation facing the residential building. Overall, these features provide variety in the building design and scale, while providing for features that strongly complement the neighborhood context. Thus, the Project is appropriate and consistent with the mass and scale of the surrounding neighborhood.

B. Architectural treatments, facade design and building materials.

The Project's architectural treatments, facade design and building materials include board formed concrete, clay tile with a horizontal texture in a gray blue finish, perforated aluminum panel with a clear finish, aluminum storefront, and dark bronze frame aluminum windows. The Project is distinctly contemporary in its character. The Project incorporates a simple but elegant architectural language that is accentuated by contrasts in the exterior materials. Further, the Project sensitively references its immediate vicinity. The proposed project bays are provided along the east and north elevations are facing towards or are contiguous to residential uses. However, the south facade's treatment and fenestration pattern is evocative of the large industrial building directly across the street, the American Can Company, as the proportions are wider and reminiscent of large industrial windows. The architectural execution is therefore successful. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.

The Project incorporates a rear yard at the second floor and above, which assists in continuing the pattern of mid-block open space evident on the subject block. Along the ground floor, the Project provides a walk-up flexible dwelling unit with direct individual access from Illinois Street, residential amenities: entry lobby, an amenity space, and a package/storage along 20th Street, and a commercial

space fronting both Illinois and 20th Street. The commercial space is designed with a chamfered storefront facing the aforementioned intersection and is reminiscent of the historic building's chamfered corner across the street. The dwelling unit, residential amenities and commercial space will provide for activity on the street level. The Project enhances the pedestrian circulation by providing new street trees and landscaping strips along both street frontages. In addition, no off-street parking is provided and thus, avoiding any potential pedestrian or cyclist impacts.

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site.

The Project provides the open space requirement by constructing a common roof deck as well as providing some private roof decks at the second level.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.

The Project only consists of 160 linear feet, 50 feet along 20th Street and 110 feet along Illinois Street. Therefore, the Project is not subject to Planning Code Section 270.2.

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

Though the Project is not subject to the Better Streets Plan, it nevertheless is providing streetscape improvements including new sidewalks, linear planters, and new street trees. These improvements would vastly improve the public realm and surrounding streetscape.

- G. Circulation, including streets, alleys and mid-block pedestrian pathways.

The Project provides ample circulation around the project site through new streetscape improvements.

- H. Bulk limits.

The Project is within an 'X' Bulk District, which does not restrict bulk.

- I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.

The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.

8. **Large Project Authorization Exceptions.** Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

- A. Rear Yard. Exception for rear yards, pursuant to the requirements of Section 134(f).

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Planning Code Section 329, provided that:

1. A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

The Project provides for a comparable amount of open space, in lieu of the required rear yard. Overall, the Project will be located on a lot measuring 5,500 sq ft in size, and would be required to provide a rear yard measuring 1,375 sq ft. The Project provides common open space for the 21 dwelling units through a common roof deck as well as private roof decks at the second level. In total, the Project provides approximately 2,760 sq. ft. of code-complying open space; thus, exceeding the amount of space, which would have been provided in a code-conforming rear yard.

2. The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

The Project does not impede access to light and air for the adjacent properties. The building to the north is a six-story multi-family residential building built to the property line; the building to the west is a five-story multi-family residential building and to the south is 20th Street, across said street is the American Can Company, and immediately to the east is Illinois Street. The proposed Project provides a rear yard with adequate dimensions from the second floor and above, extending the pattern of the mid-block open space for the subject block face. A code-complying rear yard is not provided at the ground floor; however, the proposed flexible unit is in keeping with the ground floor units to the north along Illinois Street. Therefore, the Project continues the pattern of rear yards and ground floor dwelling units, which are evident within the contiguous properties.

3. The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

The Project is not seeking a modification to the open space requirements; however, the Project is seeking a modification to the exposure requirements for 5 of the 21 dwelling units. Given the overall quality of the Project and its design, the Commission supports the exception to the rear yard requirement, since the proposed units would not be afforded undue access to light and air. Overall, the Project meets the intent of exposure requirements defined in Planning Code Section 140; therefore, the modification of the rear yard is deemed acceptable.

B. Modification of the Accessory Use Provisions for Dwelling Units .

Dwelling units modified under this Subsection shall continue to be considered dwelling units for the purposes of the the Planning Code and shall be subject to all such applicable controls and fees. Additionally, any building which receives a modification pursuant to this Subsection shall (i) have appropriately designed street frontages to accommodate both residential and modified accessory uses and (ii) obtain comment on the proposed mediation

from other relevant agencies prior to the Planning Commission hearing, including the Fire Department and Department of Building Inspection. Modifications are subject to the following:

(i) A modification may only be granted for the ground floor portion of dwelling units that front on a street with a width equal to or greater than 40 feet.

The Project seeks a modification to the accessory use provisions for one dwelling unit on the ground floor along Illinois Street, which is greater than 40 feet wide.

(ii) The accessory use may only include those uses permitted as of right at the subject property. However, uses permitted in any unit obtaining an accessory use modification may be further limited by the Planning Commission.

The Project will only include accessory uses that are principally-permitted uses in the UMU Zoning District, as defined in Planning Code Section 843. The anticipated accessory use will likely be home office.

(iii) The Planning Commission may grant exceptions to the size of the accessory use, type and number of employees, and signage restrictions of the applicable accessory use controls.

The Project is seeking modification to the accessory use provisions for dwelling units to allow greater flexibility in the size of an accessory use on the ground level only, to provide for a limited number of employees, and to allow public access.

C. Dwelling Unit Exposure. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.

In addition to the modification of the requirements for rear yard and accessory use provisions for dwelling units, the proposed Project is seeking a modification of the requirements for dwelling unit exposure (Planning Code Section 140).

Under Planning Code Section 140, all dwelling units must face onto a public street, public alley or an open area, which is at least 25-wide. The Project organizes the dwelling units to have exposure either on one of the public streets (Illinois or 20th Street) or the rear yard. Currently, five dwelling units do not face onto a street, alley or open area, which meet the dimensional requirements of the Planning Code. The aforementioned five dwelling units are facing an outer court with insufficient dimensional requirements. These dwelling units still face the rear yard; therefore, these units are still afforded sufficient access to light and air. Given the overall design and composition of the Project, the Commission is in support of this modification, due to the Project's high quality of design and amount of open space/open areas.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

The Project is a multi-family residential development in a transitioning industrial area. The Project site is an ideal infill site that is currently occupied by a smaller-scale commercial building. The project site was rezoned to UMU as part of a long range planning goal to create a cohesive, higher density residential and mixed-use neighborhood. The Project would meet the inclusionary housing requirements by providing three (3) on-site below market rate units, which will provide much-needed affordable housing across within the City.

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.

600 20th Street, including the new three on-site BMR units, will be within one block from the MUNI T-Line and thus, readily accessible by public transportation.

OBJECTIVE 4:

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

Policy 4.1

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

Policy 4.5

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The architecture of this Project responds to the site's location as a transition between industrial zones and the contemporary and traditional architecture of residential zones. The Preservation Division has reviewed this Project and its design and integration with the surrounding Central Waterfront Third Street Industrial Historic District. The Project's facades provide a unique expression that is contextual within the surrounding area, while providing for a material palette that is also compatible with the surrounding residential and industrial context. The exterior is designed with compatible materials including: board formed concrete, clay tile with a horizontal texture in a gray blue finish, perforated aluminum panel with a clear finish, aluminum storefront, and dark bronze frame aluminum windows.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.6:

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

The Project will create private and common open space areas in a new residential development via a common roof deck as well as private decks at the second level. The project will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department. 600 20th Street is across the

street from Pier 70, which will provide plenty of amenities in the future. The Project site is also three blocks from Esprit Park. Thus, the project will provide adequate public open space.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project includes several streetscape improvements, including new street trees, sidewalk improvements, site furnishings, historic lamp posts and construction of a publically-accessible mid-block passage.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes 103 Class 1 bicycle parking spaces and 6 Class 2 bicycle parking spaces in secure, convenient locations.

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

The Project is not proposing any off-street parking nor is any required in the Urban Mixed Use Zoning District.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 2:

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

Policy 2.6:

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

The Project is located within the Central Waterfront Area and Dogpatch neighborhood, which is characterized by the mix of residential and industrial uses. As such, the Project provides expressive street façades, which respond to form, scale and material palette of the existing neighborhood, while also providing a new contemporary architectural vocabulary. Further, the Project has been found to be compatible with the surrounding Central Waterfront Third Street Industrial Historic District per Planning's Preservation Division.

OBJECTIVE 4:

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

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

Although the project site has two street frontages, it is not providing any vehicular parking and thus, no proposed curb cuts nor any conflicts with pedestrians and bicyclists. Numerous street trees and landscaping strips will be planted on both Illinois and 20th Street. Along the project site, the pedestrian experience will be greatly improved.

CENTRAL WATERFRONT AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1

ENCOURAGE THE TRANSITION OF PORTIONS OF THE CENTRAL WATERFRONT TO A MORE MIXED-USE CHARACTER, WHILE PROTECTING THE NEIGHBORHOOD'S CORE OF PDR USES AS WELL AS THE HISTORIC DOGPATCH NEIGHBORHOOD.

OBJECTIVE 1.2

IN AREAS OF THE CENTRAL WATERFRONT WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.3

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

Housing

OBJECTIVE 2.3

REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENTS HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS.

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.

Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

Urban Form

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE CENTRAL WATERFRONT'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.6

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.5

Building form should celebrate corner locations.

The Project proposes both a residential use as well as ground floor commercial, which is encouraged by the Area Plan for this location. In addition, the Project is located within the prescribed height and bulk guidelines, and includes the appropriate dwelling unit mix, since approximately 48% or 10 units are two-bedroom dwelling units. The Project introduces a contemporary architectural vocabulary, which is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high quality designed exterior, which features a variety of materials, colors and textures, including: board formed concrete, clay tile with a horizontal texture in a gray blue finish, perforated aluminum with a clear finish, as well as code-complying bird-safe treated glazing. The Project will also pay the appropriate development impact fees, including the Eastern Neighborhoods Impact Fees.

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

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

Currently, the project site does not contain any existing neighborhood-serving uses. The Project improves the urban form of the neighborhood by replacing a commercial building with a new residential development including ground floor commercial. The Project would add new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

No housing exists on the project site. The project will provide up to 21 new dwelling units; thus, resulting in an increase in the neighborhood housing stock. The Project is expressive in design, and relates to the scale and form of the surrounding neighborhood by providing relationships to the smaller-scale industrial properties as well as the newer, larger-scale nearby residential properties. Further, the Project was reviewed by the Preservation Division, who found the Project to be compatible infill new construction within the Central Waterfront Third Street Industrial Historic District. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing three on-site below-market rate ownership dwelling units. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The project site is well-served by public transportation. The Project is located within one block of the MUNI T-Line Station. In addition, the Project is located within the vicinity of the 22nd Street Caltrain Station. Future residents would be afforded close proximity to bus or rail transit. The Project also provides sufficient bicycle parking for residents and their guests.

- 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 is consistent with the Central Waterfront Area Plan, which provides for a balance between industrial and residential development. The Project does not displace the City's industrial and services sectors for commercial office development. The Project retains ground floor commercial and provides a new residential use, the latter of which is a top priority in the City.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks. Though classified as a Category A building, the existing building is a non-contributor in the Central Waterfront Third Street Industrial District.

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

No parks or open space would be affected by the proposed development. Esprit Park is three blocks away from 600 20th Street.

11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source

Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. The Commission hereby finds that approval of the Large Project 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 Large Project Authorization Application No. 2016-008651ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 4, 2018, and stamped "EXHIBIT E", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit D and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 14, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 14, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow a six-story residential building (measuring approximately 26,024 sq ft) with 21 dwelling units and 1,672 sq ft of ground floor commercial located at 600 20th Street, Block 4058, and Lot 002 pursuant to Planning Code Sections 329, with exceptions to the Planning Code requirements for rear yard (PC 134), dwelling unit exposure (PC 140), and accessory use provisions for dwelling units (PC 329(d)(11)) within the UMU District and a 68-X Height and Bulk District; in general conformance with plans, dated June 4, 2018, and stamped "EXHIBIT E" included in the docket for Case No. 2016-008651ENX and subject to conditions of approval reviewed and approved by the Commission on June 14, 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 June 14, 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. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit D are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

MONITORING - AFTER ENTITLEMENT

7. **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

8. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

9. **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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

10. **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 June 1, 2018. These conditions state:

a) **Community Outreach.** The 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.** The 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.**

- a. 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.
- b. 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.** The 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.** The 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.
- f) **601 19th Street.** The Project Sponsor will coordinate their sound study in accordance with planned entertainment from neighboring Place of Entertainment dba The Pearl, located at 601 19th Street, and owned by Adam Mendelson who can be reached at: adam@thepearlsf.com

DESIGN – COMPLIANCE AT PLAN STAGE

11. **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

12. **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

13. **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

14. **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>

PARKING AND TRAFFIC

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

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

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

16. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **21** bicycle parking spaces (**21** Class 1 spaces for the residential portion of the Project and **3** Class 2 spaces for the residential and the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

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

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

PROVISIONS

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. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
23. **Eastern Neighborhoods Usable Open Space In Lieu Fee for EN Mixed Use Non-residential Projects.** The Project is subject to the Eastern Neighborhoods Usable Open Space In-Lieu Fee, as applicable, pursuant to Planning Code Section 426.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

INCLUSIONARY HOUSING

24. **Eastern Neighborhoods Affordable Housing Requirements for UMU.** The Project is subject to the Eastern Neighborhoods Affordable Housing Requirements for UMU, as applicable, pursuant to Planning Code Section 419.3. The Project is within UMU's Tier B pursuant to 419.5.

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

Pursuant to Planning Code Section 419.3, Project Sponsor shall meet the requirements set forth in Planning Code Section 419.3 in addition to the requirements set forth in the Affordable Housing Program, per Planning Code Section 415. Prior to issuance of first construction document, the Project Sponsor shall select one of the options described in Section 419.3 or the alternatives described in Planning Code Section 419.5 to fulfill the affordable housing requirements and notify the Department of their choice. Any fee required by Section 419.1 et seq. shall be paid to

the Development Fee Collection Unit at DBI prior to issuance of the first construction document an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

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

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

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6 and 419.3, the Project is required to provide 16% of the proposed dwelling units as affordable to qualifying households. The Project contains 21 units; therefore, 3 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 3 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

2. **Unit Mix.** The Project contains 11 one-bedroom and 10 two-bedroom units; therefore, the required affordable unit mix is 2 one-bedroom units and 1 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

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

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

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

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than sixteen percent (16%) of the each phase's total number of dwelling units as on-site affordable units.

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

5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

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

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

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

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

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

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Planning Code and Procedures Manual.
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to

the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 600 20TH ST
RECORD NO.: 2016-008651PRJ

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

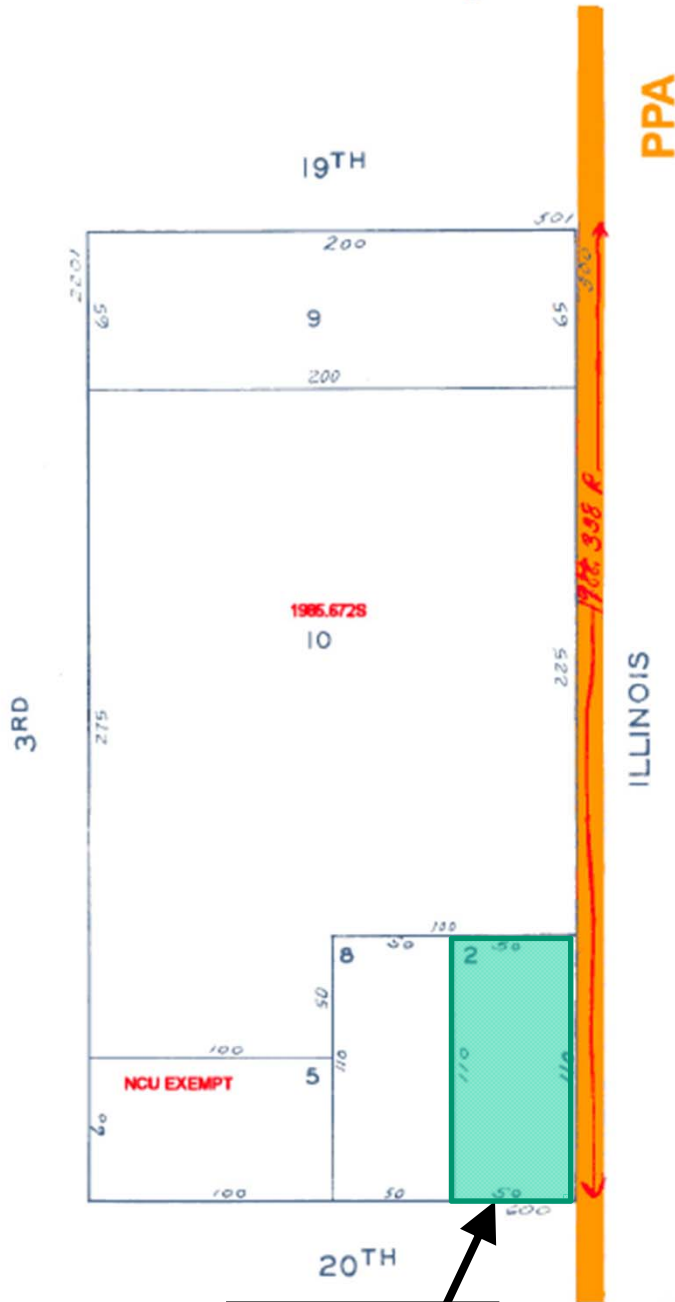
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	5,500	5,500	0
Residential	0	19,174	19,174
Commercial/Retail	2,200	1,694	-506
Office	7,000	0	-7,000
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0
Parking	0	0	0
Usable Open Space	0	2,742	2,742
Public Open Space	0	0	0
Other (circulation / utilities)	0	5,156	5,156
TOTAL GSF (not including open space)	9,200	26,024	26,024
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	0	18	18
Dwelling Units - Affordable	0	3	3
Hotel Rooms	0	0	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Car Share Spaces	0	0	0
Bicycle Spaces	0	40 (class I)	40 (class I)
Number of Buildings	1	1	1
Number of Stories	2	6	6
Height of Building(s)	29'-4"	68'-0"	68'-0"
Other ()			

Parcel Map



M-2
50-X

PPA
PORT PRIORITY AREA
*Please refer all applications for permit
this area to the Port of San Francisco
(415) 274-0400*



SUBJECT PROPERTY

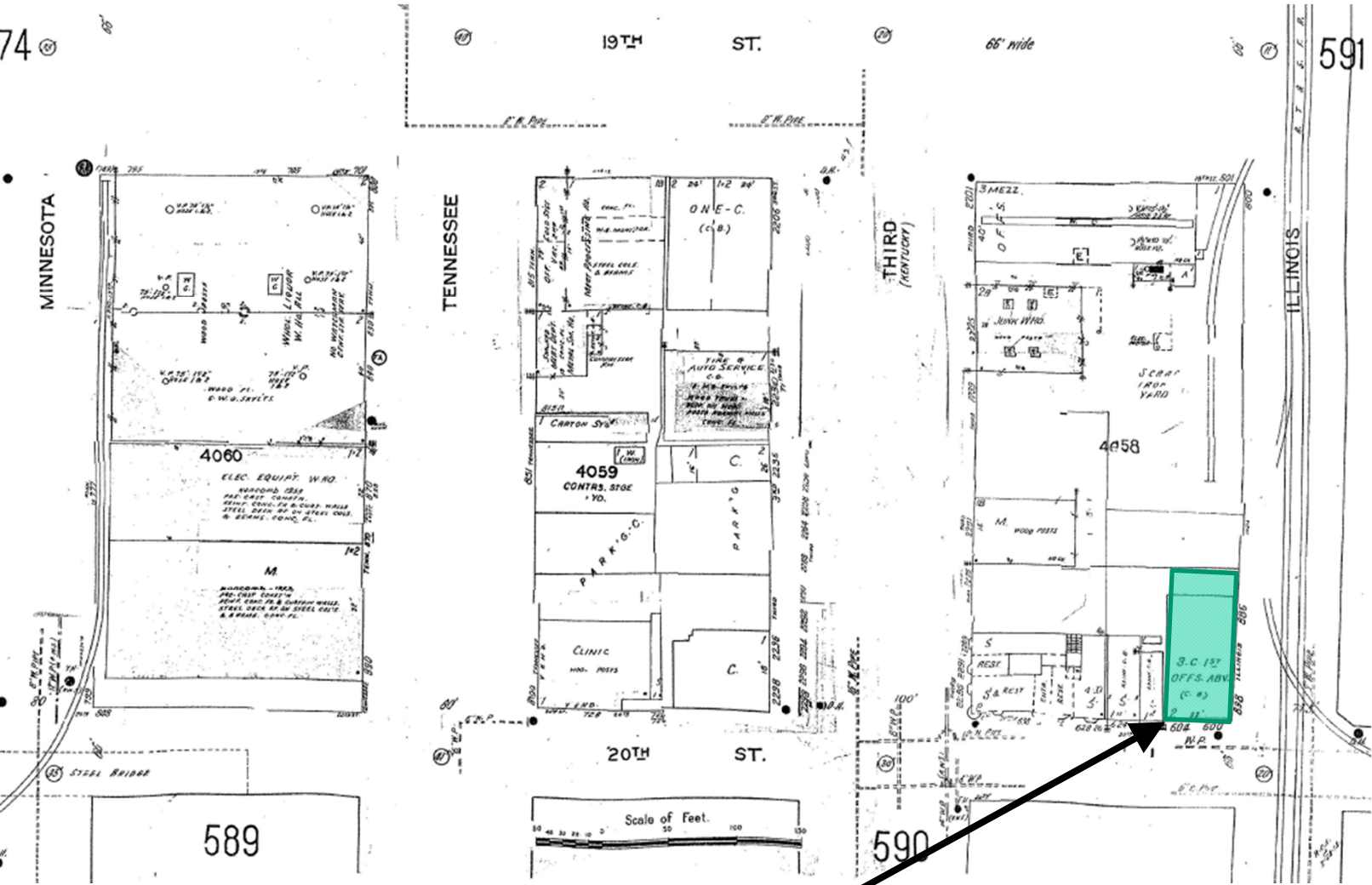


Large Project Authorization Hearing

Case No. 2016-008651ENX

600 20th Street

Sanborn Map*



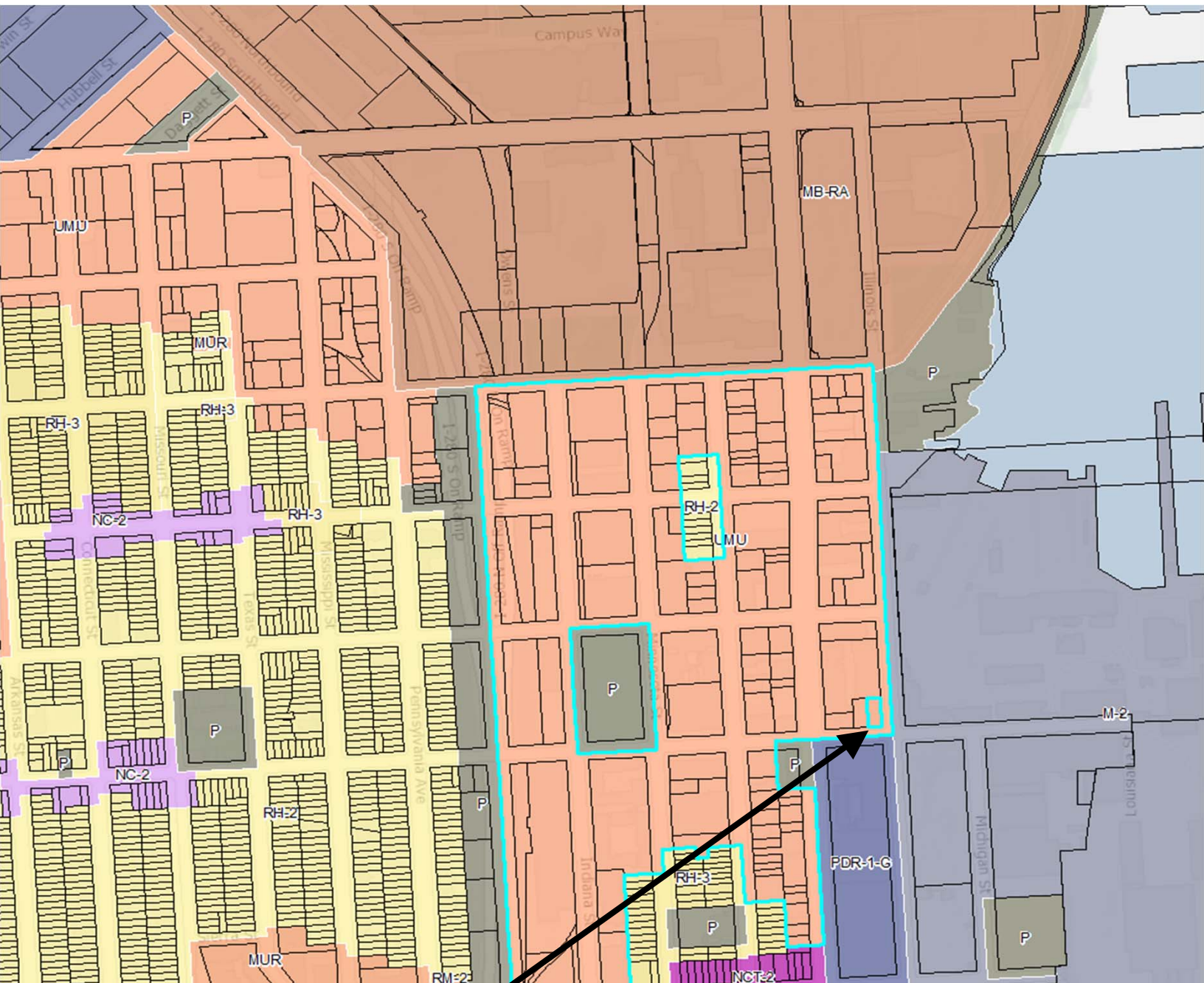
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY

Large Project Authorization Hearing
 Case No. 2016-008651ENX
 600 20th Street



Zoning Map



SUBJECT PROPERTY

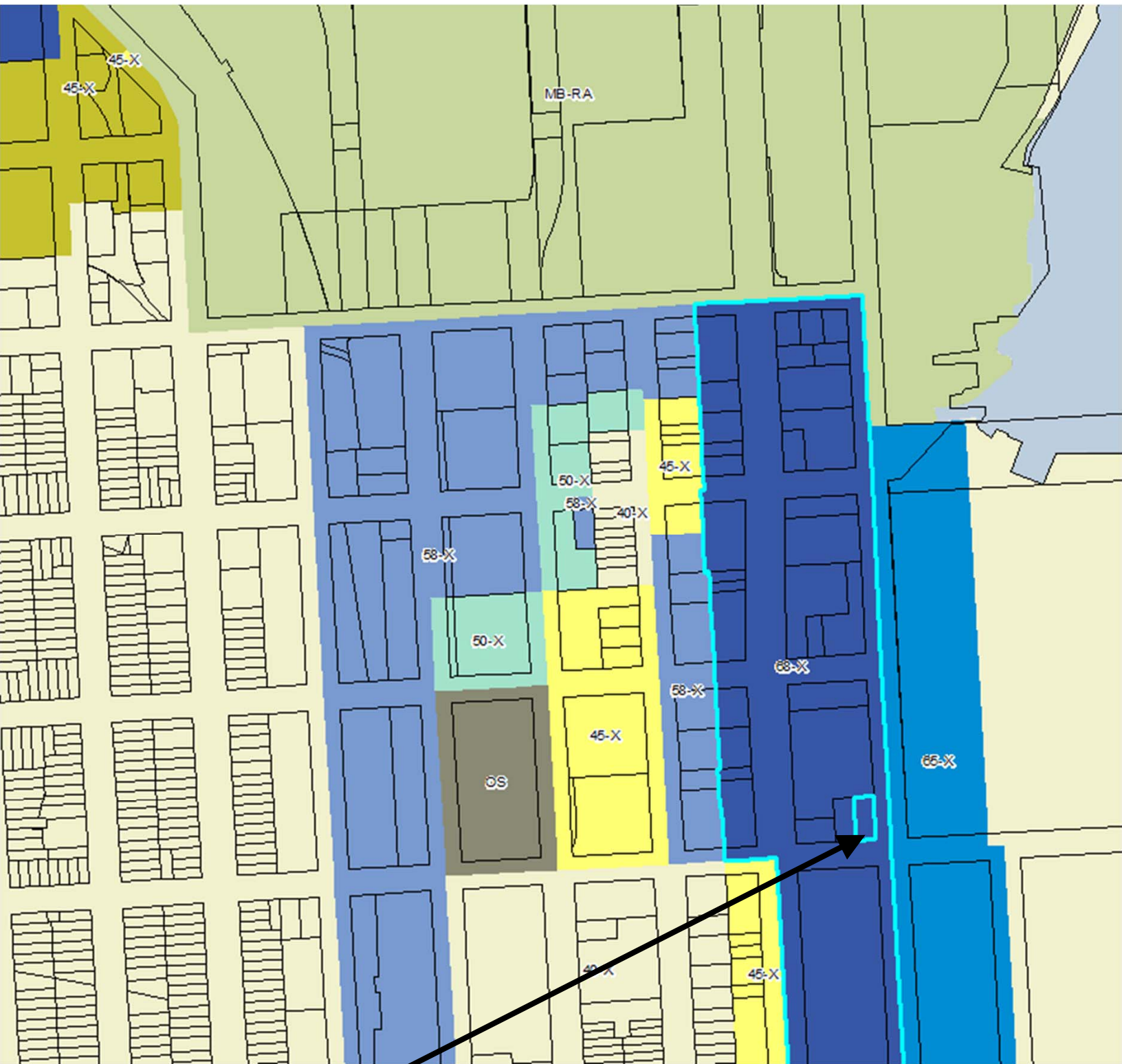


Large Project Authorization Hearing

Case No. 2016-008651ENX

600 20th Street

Height & Bulk Map

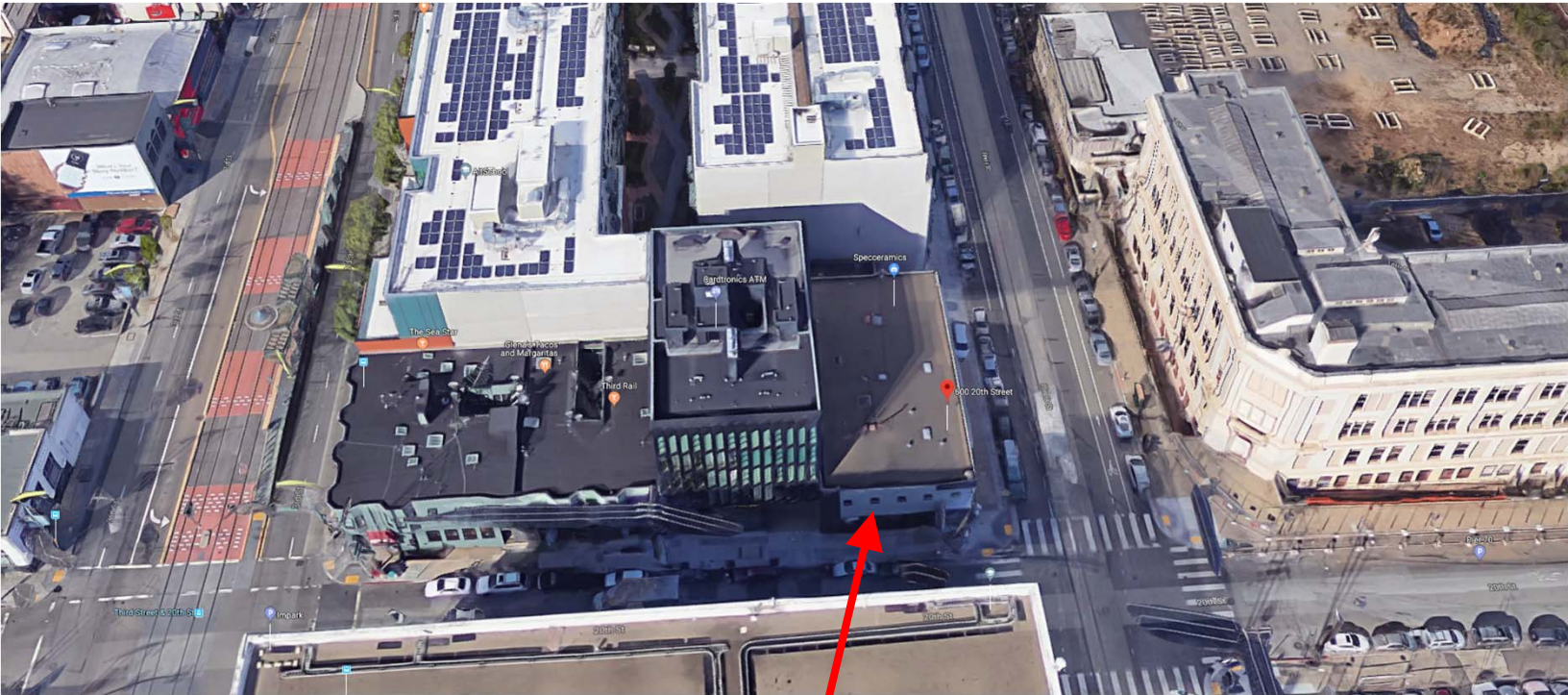


SUBJECT PROPERTY



Large Project Authorization Hearing
Case No. 2016-008651ENX
600 20th Street

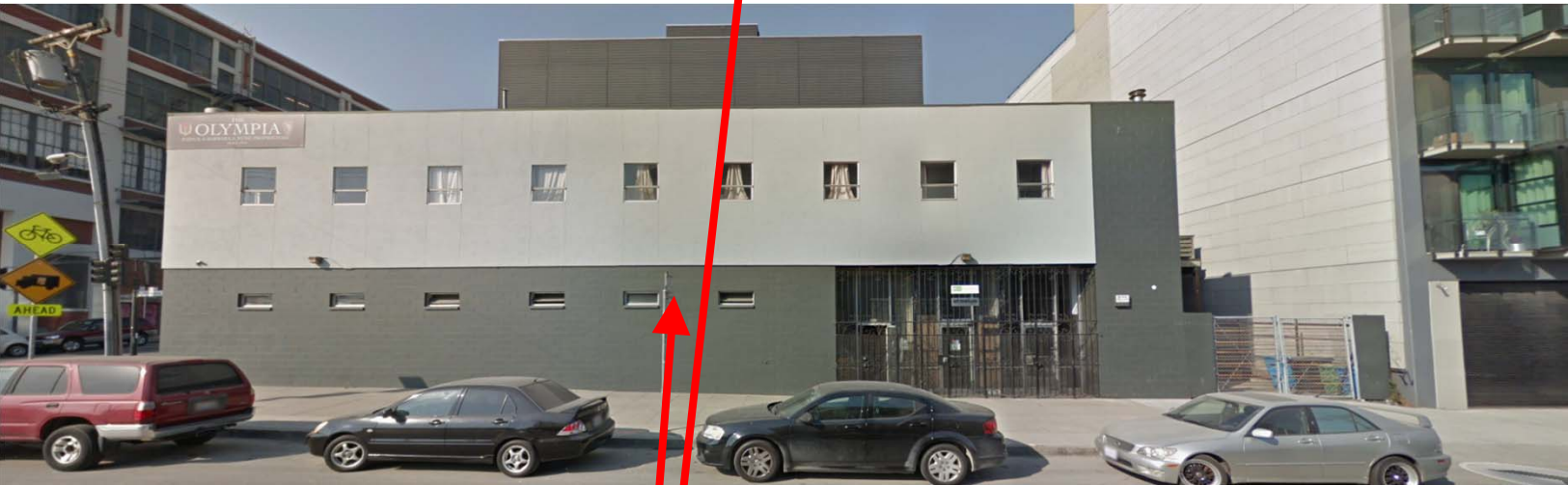
Aerial Photographs



PROJECT SITE

Large Project Authorization Hearing
Case No. 2016-008651ENX
600 20th Street

Site Photographs



PROJECT SITE

Large Project Authorization Hearing
Case No. 2016-008651ENX
600 20th Street

Community Plan Exemption

Large Project Authorization Hearing

Case No. 2016-008651ENX

600 20th Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2016-008651ENV
Project Address: 600 20th Street
Zoning: UMU (Urban Mixed Use) District
Life Science and Medical Special Use District
Central Waterfront: Third Street Industrial District
68-X Height and Bulk District
Block/Lot: 4058/002
Lot Size: 5,497 square feet
Plan Area: Eastern Neighborhoods Area Plan (Central Waterfront)
Project Sponsor: Will Mollard, Workshop1, – (415) 523-0304, Ext. 1, will@workshop1.com
Staff Contact: Jennifer McKellar – (415) 575-8754, jennifer.mckellar@sfgov.org

PROJECT DESCRIPTION

The project site consists of an approximately 5,500-square-foot rectangular lot located on the northwest corner of 20th and Illinois streets within the block bound by 19th, 20th, Third and Illinois streets in the Potrero Hill neighborhood of San Francisco. The site contains a two-story, approximately 9,200-square-foot, mixed commercial and residential building, constructed in 1972. The project site is located within the Central Waterfront: Third Street Industrial District, an eligible California Register Historic District. There is an existing 12-foot-wide curb cut located on the Illinois Street frontage of the site.

The proposed project would demolish the existing building and construct a new six-story, 68-foot-tall (80 feet to the top of the elevator/staircase penthouse), approximately 26,000-square-foot mixed-use building with 21 dwelling units (11 one-bedroom and 10 two bedroom units) and approximately 1,700 square feet of ground-floor retail space.


(Continued on next page.)

CEQA DETERMINATION

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

DETERMINATION

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



Lisa Gibson
Environmental Review Officer

0/4/18

Date

cc: Will Mollard, Project Sponsor; Supervisor Malia Cohen, District 10; Esmeralda Jardines, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

The upper-floor dwelling units would be accessed via a residential lobby entered from 20th Street; the ground-floor residential unit would be accessed from a private entrance located on Illinois Street. The retail space would be accessed from two entrances located on Illinois Street. A common roof deck (1,560 square feet), two private second-floor rear decks (totaling approximately 1,100 square feet) and two private decks associated with the ground-floor residential unit (totaling 87 square feet) would provide useable open space for the residential occupants.

The proposed project would include 40 class 1 bicycle parking spaces in a room located off the ground-floor lobby and four class 2 bicycle parking spaces located on the Illinois Street sidewalk, opposite the retail unit.¹ Eight new street trees would be added to the project site: three along 20th Street and five along Illinois Street. The existing 12-foot-wide curb cut on Illinois Street would be removed. The new building would be supported by spread footings bearing on ground improved with drilled displacement sand-cement columns, extending at least three feet into bedrock (located 11.5 to 15 feet below ground surface). Construction of the proposed project would last 15-18 months and require excavation of the entire site to a maximum depth of four feet below ground surface and removal of about 815 cubic yards of soil.

PROJECT APPROVAL

The approval of a Large Project Authorization by the Planning Commission (per Planning Code section 329) constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EVALUATION OVERVIEW

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

This determination evaluates the potential project-specific environmental effects of the 600 20th Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)². Project-specific studies were prepared

¹ Section 155.1(a) of the planning code defines class 1 bicycle spaces as "spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees" and class 2 bicycle spaces as "spaces located in a publicly accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use."

² Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 600 20th Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{3,4}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the Plan Area throughout the lifetime of the Plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.⁵

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

³ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

⁴ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

⁵ Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Evaluation (CPE) Checklist, under Land Use. The 600 20th Street site, which is located in the Central Waterfront district of the Eastern Neighborhoods, was designated as a site with building up to 68 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 600 20th Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 600 20th Street project, and identified the mitigation measures applicable to the 600 20th Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{6,7} Therefore, no further CEQA evaluation for the 600 20th Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

As previously noted, the project site is located within the block bound by 19th, 20th, Third and Illinois streets in the Potrero Hill neighborhood of San Francisco. Illinois, 19th and 20th streets are two-lane, two-way streets with parallel parking lanes on each side; Illinois Street runs north-south whereas 19th and 20th streets run east-west. Third Street is a four-lane, two-way street with parallel parking lanes on each side; Third Street runs north-south and is bisected by the Third Street and 20th Street light rail station stop. A *class II* bikeway runs in both directions along Illinois Street.⁸

The project block is zoned Urban Mixed Use (UMU) and is characterized by two- to six-story buildings containing a variety of uses, including residential, retail, and production, distribution and repair (PDR). Other land uses in the project vicinity include public, residential, light industrial and heavy industrial uses, which are consistent with the zoning in the area. Esprit Park, located three blocks west of the project site, is zoned as Public (P) use. To a limited degree, Residential House (Two-Family) (RH-2) and Residential House (Three-Family) (RH-3) zoning districts also exist in the project vicinity, to the northwest and southwest of the project site. The waterfront, located one block east of the project site, is zoned Heavy Industrial (M-2) whereas the adjacent blocks to the south of the project site are zoned Production, Distribution and Repair-1-General (PDR-1-G). The Mission Bay Redevelopment Area (currently under the jurisdiction of the Office of Community Investment and Infrastructure), which

⁶ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 600 20th Street, May 15, 2018. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2016-008651ENV.

⁷ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 600 20th Street, May 3, 2018.

⁸ A class II bikeway provides a striped lane for on-way bike travel on a street or highway.

contains the UCSF Mission Bay campus and hospital, is located approximately three blocks northeast of the project site.

Height limits in the project vicinity range from 40 feet to 85 feet. The project block and immediate blocks to the north and south of the project site are located within a 68-X height and bulk district. To the east of the project site, the waterfront is designated 40-X, except for a narrow corridor fronting Illinois Street, which is designated 65-X. To the west and south, the height and bulk districts range to include 40-X, 45-X, 58-X, 85-X and OS districts.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 600 20th Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 600 20th Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would contribute considerably to the significant and unavoidable cumulative land use impact related to the loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. This is because the proposed project would eliminate (conservatively) approximately 9,200 square feet of wholesale sales uses (a PDR use). Moreover, the proposed project would preclude an opportunity for development of PDR space on the project site because it would construct a mixed-use building with residential and retail uses. However, this loss and preclusion of PDR uses would not result in new or more severe impacts than were disclosed in the PEIR. As such, the project’s contribution to this cumulative impact does not require any additional environmental review beyond that provided in the Eastern Neighborhoods PEIR and the project-specific initial study. The proposed project would not contribute to the significant and unavoidable impacts identified in the PEIR associated with historic architectural resources, transportation and circulation, and shadow.

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

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed	N/A

Mitigation Measure	Applicability	Compliance
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction per Project Mitigation Measure 2: Construction Noise.
F-3: Interior Noise Levels	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
F-4: Siting of Noise-Sensitive Uses	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
F-5: Siting of Noise-Generating Uses	Not applicable: the project does not include any noise-generating uses.	N/A
F-6: Open Space in Noisy Environments	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
G. Air Quality		
G-1: Construction Air Quality	Not Applicable: Construction emission (unmitigated) would be below thresholds of significance for all criteria air pollutants.	N/A
G-2: Air Quality for Sensitive Land Uses	The project site is not in an area of poor air quality.	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: the proposed residential and commercial uses are not expected to emit	N/A

Mitigation Measure	Applicability	Compliance
	substantial levels of DPM.	
G-4: Siting of Uses that Emit other TACs	Not Applicable: the proposed residential and commercial uses are not expected to emit substantial levels of other TACs.	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: the project site does not have any previous archaeological studies associated with it.	N/A
J-2: Properties with no Previous Studies	Applicable: the project site is a property with no previous archeological study.	The Planning Department archeologist conducted a preliminary archeology review of the proposed project and determined that a mitigation measure of archeological testing would be required for the proposed project; the project sponsor has agreed to implement this mitigation measure as Project Mitigation Measure 1: Archeological Testing.
J-3: Mission Dolores Archeological District	Not Applicable: the project site is not located within the Mission Dolores Archeological District.	N/A
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District	Not Applicable: plan-level mitigation completed by Planning Commission	N/A

Mitigation Measure	Applicability	Compliance
(Central Waterfront)		
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: the proposed project includes demolition of a building with suspected hazardous building materials.	The project sponsor has agreed to comply with hazardous building material abatement requirements as described in Project Mitigation Measure 3: Hazardous Building Materials.
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed

project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on March 29, 2018 to adjacent occupants and owners of properties within 300 feet of the project site. Two comments were received in response to the notification; however, these comments did not include any concerns related to potential physical environmental impacts of the proposed project. Therefore, the proposed project would not result in significant adverse environmental impacts beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist:⁹

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

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

⁹ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2016-008651ENV.



SAN FRANCISCO PLANNING DEPARTMENT

Agreement to Implement Mitigation Measure(s)

Case No.: 2016-008651ENV
Project Title: 600 20th Street
BPA Nos: To be determined
Zoning: UMU (Urban Mixed Use) District
 Life Science and Medical Special Use District
 Central Waterfront: Third Street Industrial District
 68-X Height and Bulk District

Block/Lot: 4058/002
Lot Size: 5,497 square feet
Project Sponsor: William Mollard, Workshop1, (415) 523-0304
Lead Agency: San Francisco Planning Department
Staff Contact: Jennifer McKellar, (415) 575-8754
 Jennifer.McKellar@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

MITIGATION MEASURES

- **Project Mitigation Measure 1:** Archeological Testing (Implementing Eastern Neighborhoods PEIR Mitigation Measure J-2)
- **Project Mitigation Measure 2:** Construction Noise (Implementing Eastern Neighborhoods PEIR Mitigation Measure F-2)
- **Project Mitigation Measure 3:** Hazardous Building Materials (Implementing Eastern Neighborhoods PEIR Mitigation Measure L-1)

 X I agree to implement the above mitigation measure(s), which are detailed in ATTACHMENT A: MITIGATION MONITORING AND REPORTING PROGRAM FOR 600 20TH STREET (attached below), as a condition of project approval.



Property Owner or Legal Agent Signature

05-30-18

Date

**ATTACHMENT A:
MITIGATION MONITORING AND REPORTING PROGRAM FOR 600 20th STREET**

Mitigation Measures Adopted as Conditions of Approval	MONITORING AND REPORTING PROGRAM			
	Implementation Responsibility	Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<p>Project Mitigation Measure 1: Archeological Testing (Implementing Eastern Neighborhoods PEIR Mitigation Measure J-2)</p> <p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be</p>	<p>Project sponsor/ contractor (head foreman) and archeological consultant at the direction of the ERO.</p>	<p>Prior to issuance of any permit for soils-disturbing activities and during construction activities.</p>	<p>The project sponsor shall retain a qualified archeological consultant that shall undertake an archeological testing program approved by the ERO. The consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO).</p>	<p>Considered complete upon the ERO's determination that all required activities and reports have been completed and approved.</p>

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extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a) and (c).

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

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological

¹ By the term “archeological site” is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An “appropriate representative” of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

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resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater

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Mitigation Measures Adopted as Conditions of Approval	MONITORING AND REPORTING PROGRAM			
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interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

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

**ATTACHMENT A:
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<p>consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</p> <ul style="list-style-type: none"> • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. 				

Whether or not significant archeological resources are encountered,

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the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

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

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.

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<ul style="list-style-type: none"> • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				

Human Remains, Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco and in the event of the Medical Examiner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The ERO shall also be immediately notified upon discovery of human remains. The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all

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reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines, Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached State regulations shall be followed including the reburial of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).

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

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<p>provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
<p>Project Mitigation Measure 2: Construction Noise (Implementing Eastern Neighborhoods PEIR Mitigation Measure F-2)</p> <p>The project sponsor(s) shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> Erect temporary plywood noise barriers around a construction 	Project sponsor and construction contractor(s).	Prior to and during construction.	Project sponsor and contractor(s) shall provide the Planning Department and Department of Building Inspection with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.

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<p>site, particularly where a site adjoins noise-sensitive uses;</p> <ul style="list-style-type: none"> • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 				
<p>Project Mitigation Measure 3: Hazardous Building Materials (Implementing Eastern Neighborhoods PEIR Mitigation Measure L-1)</p> <p>The project sponsor shall ensure that any existing equipment containing PCBs or DEPH, such as fluorescent light ballasts (that may be present within the existing buildings on the project site), are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	Project sponsor and construction contractor(s).	Prior to and during construction activities.	Project sponsor and construction contractor(s).	Considered complete when demolition activities and all required abatement activities have been completed.

Project Sponsor Submittal: Architectural Drawings

Large Project Authorization Hearing

Case No. 2016-008651ENX

600 20th Street



	Beds	Baths	BMR	Residential Area		Other Area			Total Area
				Net Saleable ¹	Gross Buildable ²	Commercial	Other Area ³	Landscaped ⁴	
Level 1									
101	1	1.5		1,008	1,129			86	
Commercial						1,694			
Other							2,286		
Level 1 Total				1,008	1,129	1,694	2,286	86	5,109
Level 2									
201	1	1.5		665	738				
202	2	1.5		904	973				
203	2	1.5		904	975			496	
204	1	1		804	879			600	
Other							574		
Level 2 Total				3,277	3,565	-	574	1,096	4,139
Level 3									
301	1	1		665	738				
302	2	1.5		904	973				
303	2	1.5		930	1,001				
304	1	2		830	908				
Other							574		
Level 3 Total				3,329	3,620	-	574	-	4,194
Level 4									
401	1	1		665	738				
402	2	1.5		904	973				
403	2	1.5		930	1,001				
404	1	2		830	908				
Other							574		
Level 4 Total				3,329	3,620	-	574	-	4,194
Level 5									
501	1	1		665	738				
502	2	1.5		904	973				
503	2	1.5		930	1,001				
504	1	2		830	908				
Other							574		
Level 5 Total				3,329	3,620	-	574	-	4,194
Level 6									
601	1	1		665	738				
602	2	1.5		904	973				
603	2	1.5		930	1,001				
604	1	2		830	908				
Other							574		
Level 6 Total				3,329	3,620	-	574	-	4,194
Roof									
Other								1,560	
Level 6 Total				-	-	-	-	1,560	-
PROJECT TOTAL	21			17,601	19,174	1,694	5,156	2,742	26,024

PROJECT INFORMATION		
Zoning District	UMU - Urban Mixed Use	
Occupancy Type	R-2	
Construction Type	Type III-A	
Lot Coverage (Per Parcel)	Existing	Proposed
Lot Size	5,500	no change
Lot Coverage	4,600	5,500
% Lot Coverage	84%	100%
Residential Density	Limit	Proposed
	N/A	21
Unit Distribution	Qty	Avg Gross Area
1 bedroom	11	848
2 bedroom	10	984
Total	21	913
Family Sized Units	Req'd	Proposed
2+ bedrooms	8	10
	40%	48%
Below Market Rate (BMR)	Req'd	Proposed
16%	3	3
Building Height	Limit	Proposed
Height	68'	68'
# of Stories	N/A	6
Open Space (Per Unit)	Req'd	Proposed
Residential - Private	N/A	1,182
Residential - Common	1,440	1,664
Commercial - Common	7	0
Total	1,447	2,846
Parking	Max	Proposed
Residential	16	0
Commercial	3	0
Total	19	0
Bike Parking	Req'd	Proposed
Class I - Residential	21	39
Class I - Commercial ¹	1	1
Class II - Residential	1	2
Class II - Commercial ²	2	2
Footnotes		
¹ Commercial Class I bike parking requirement as outlined in PPA Letter.		
² Commercial Class II bike parking requirement as outlined in PPA Letter.		

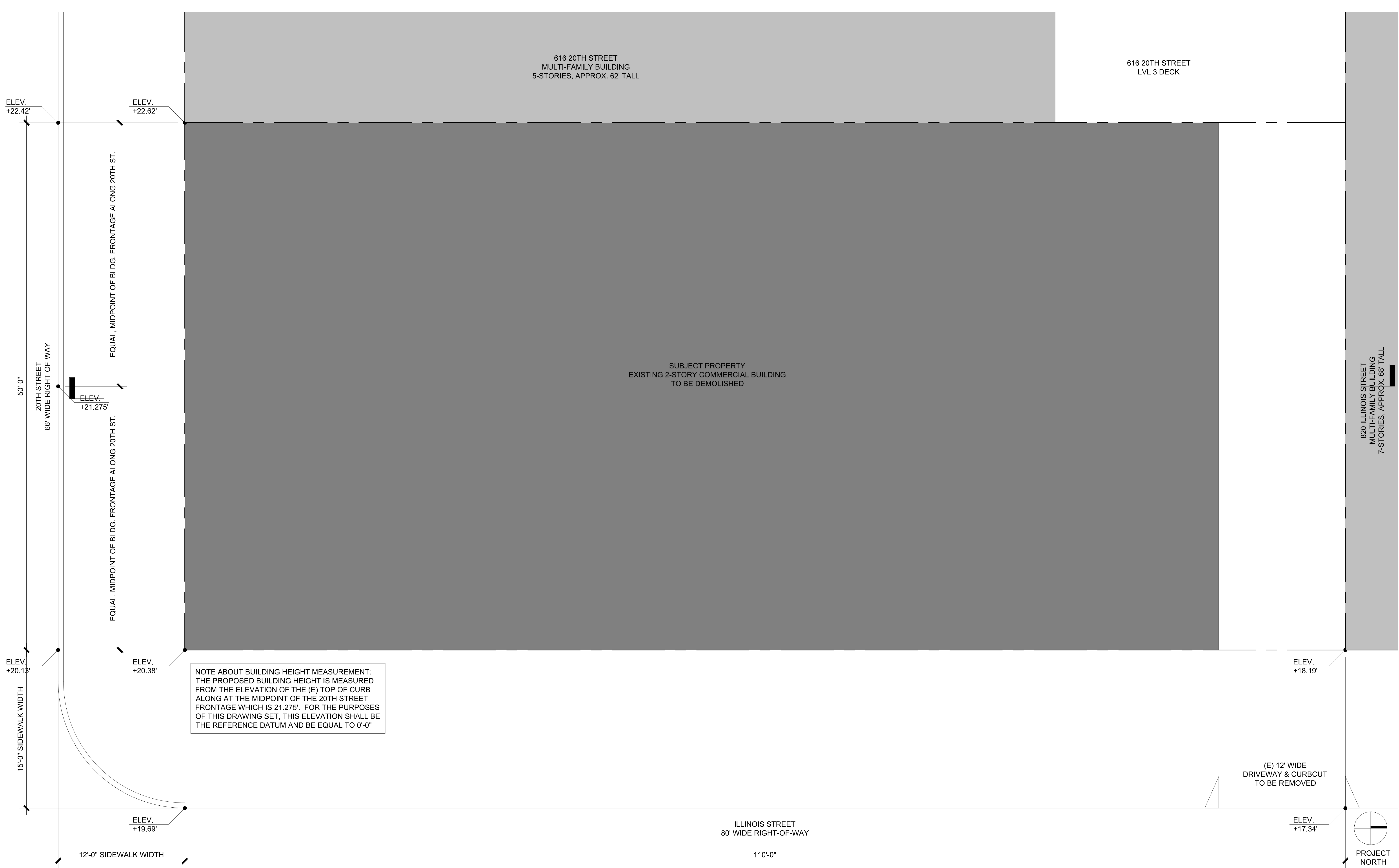
DRAWING INDEX	
A0.1	COVERPAGE AND PROJECT INFORMATION
A0.2	CONCEPT RENDERING ALONG ILLINOIS STREET
A0.3	CONCEPT RENDERING ALONG ILLINOIS STREET
A0.4	CONCEPT RENDERING ALONG 20TH STREET
A0.5	CONCEPT RENDERING ALONG 20TH STREET SIDEWALK
A1.0	SITE PLAN - EXISTING CONDITIONS
A1.1	SITE PLAN - PROPOSED CONDITIONS
A1.2	SITE PLAN - 1ST (GROUND) LEVEL
A1.3	SITE PLAN UNIT #101 MEZZANINE LEVEL
A1.4	SITE PLAN - 2ND LEVEL
A1.5	SITE PLAN - 3RD LEVEL (LEVELS 4 THROUGH 6 ARE SIM.)
A1.6	SITE PLAN - ROOF LEVEL
A3.0	BUILDING SECTION - 20TH STREET AND NORTH PROPERTY LINE
A3.1	BUILDING ELEVATIONS - NORTH PROPERTY LINE AND 20TH STREET
A3.2	BUILDING ELEVATION - ILLINOIS STREET
A3.3	BUILDING ELEVATION - WEST PROPERTY LINE
PROJECT TEAM	
OWNER	
ILLINOIS PARTNERS LLC	
827 DE HARO STREET	
SAN FRANCISCO, CA 94107	
DEVELOPER:	
WORKSHOP1, INC.	
953 W. MACARTHUR BLVD.	
OAKLAND, CA 94608	
WILLIAM MOLLARD	
(415) 523-0304 x.1	
ARCHITECT:	
WORKSHOP1, INC.	
953 W. MACARTHUR BLVD.	
OAKLAND, CA 94608	
MIKE PITLER	
(415) 523-0304 x.2	
LANDSCAPE ARCHITECT:	
WORKSHOP1, INC.	
953 W. MACARTHUR BLVD.	
OAKLAND, CA 94608	
MIKE PITLER	
(415) 523-0304 x.2	
SURVEYOR:	
FREDERICK T. SEHER & ASSOCIATES, INC.	
841 LOMBARD STREET	
SAN FRANCISCO, CA 94133	
(415) 921-7655	
GEOTECHNICAL ENGINEER:	
ROCKRIDGE GEOTECHNICAL	
270 GRAND AVENUE	
OAKLAND, CA 94610	
(510) 420-5738	



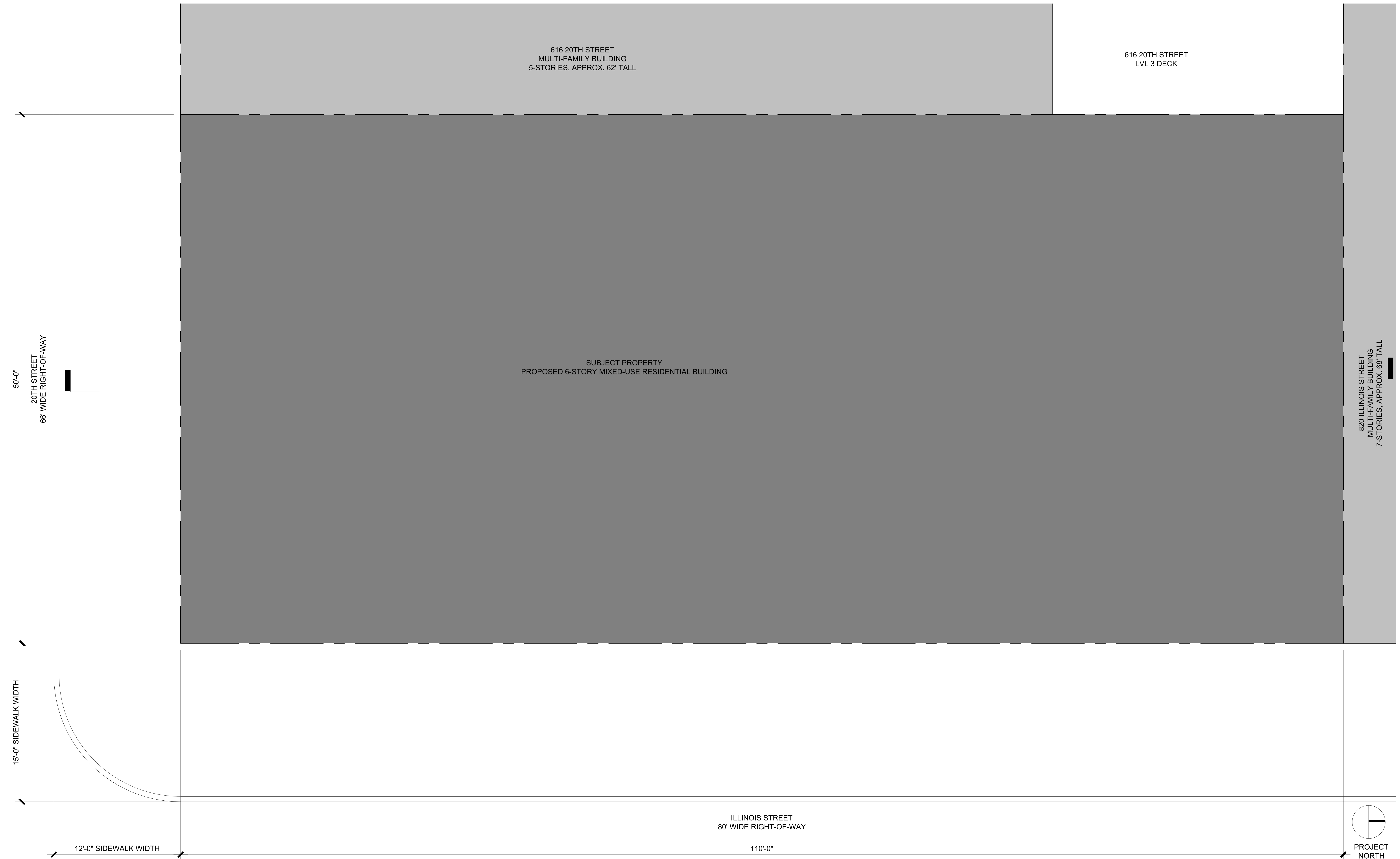


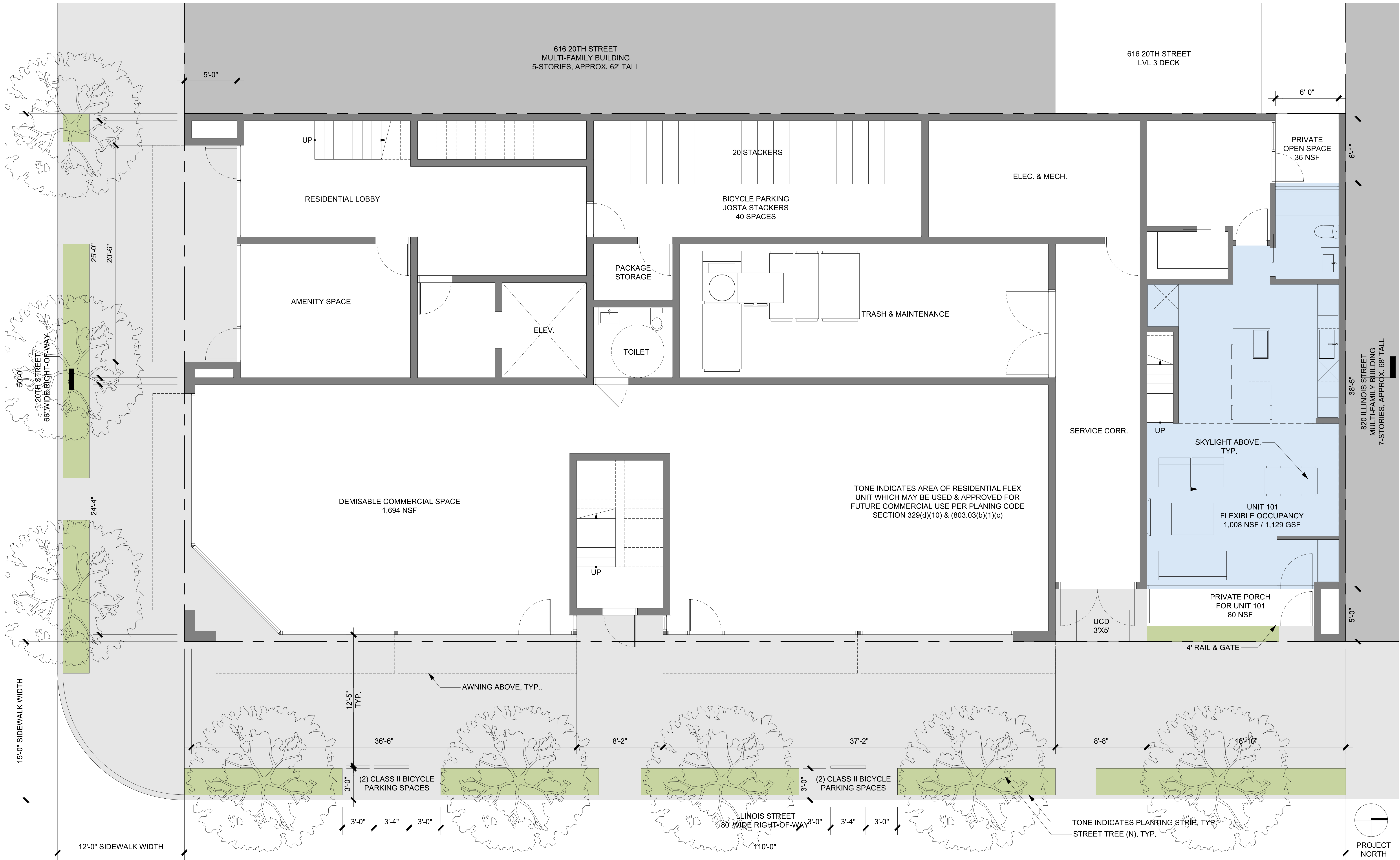


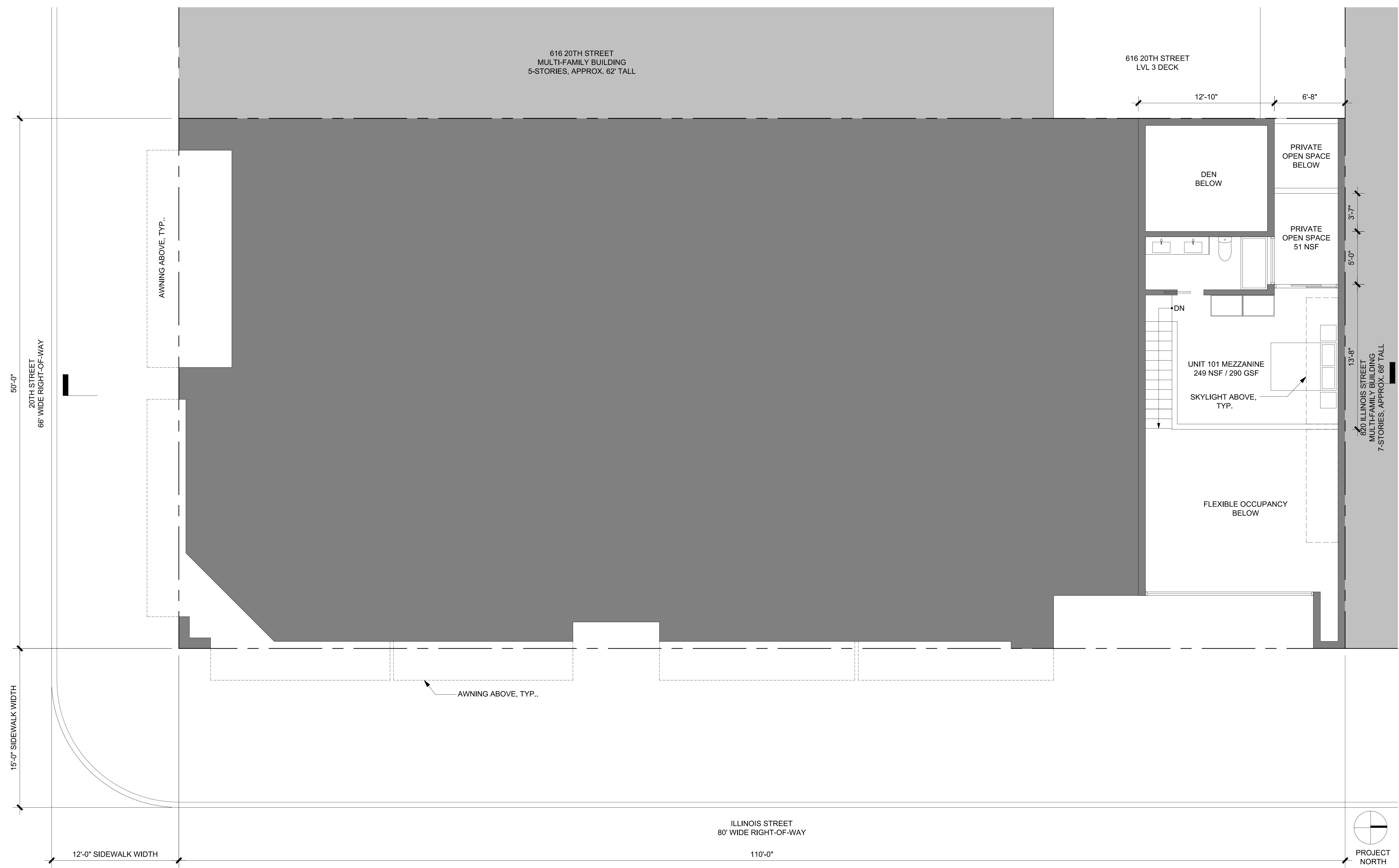




NOTE ABOUT BUILDING HEIGHT MEASUREMENT:
 THE PROPOSED BUILDING HEIGHT IS MEASURED FROM THE ELEVATION OF THE (E) TOP OF CURB ALONG AT THE MIDPOINT OF THE 20TH STREET FRONTAGE WHICH IS 21.275'. FOR THE PURPOSES OF THIS DRAWING SET, THIS ELEVATION SHALL BE THE REFERENCE DATUM AND BE EQUAL TO 0'-0"







616 20TH STREET
MULTI-FAMILY BUILDING
5-STORIES, APPROX. 62' TALL

616 20TH STREET
LVL 3 DECK

PRIVATE OPEN SPACE
FOR UNIT 101
BELOW

PRIVATE OPEN SPACE
FOR UNIT 204
496 NSF

SKYLIGHT, TYP.

UNIT 201
1 BED / DEN / 1.5 BATHS
665 NSF / 738 GSF

UNIT 204
1 BED / 1 BATH
804 NSF / 879 GSF

UNIT 202
2 BEDS / 1.5 BATHS
904 NSF / 973 GSF

UNIT 203
2 BEDS / 1.5 BATHS
904 NSF / 975 GSF

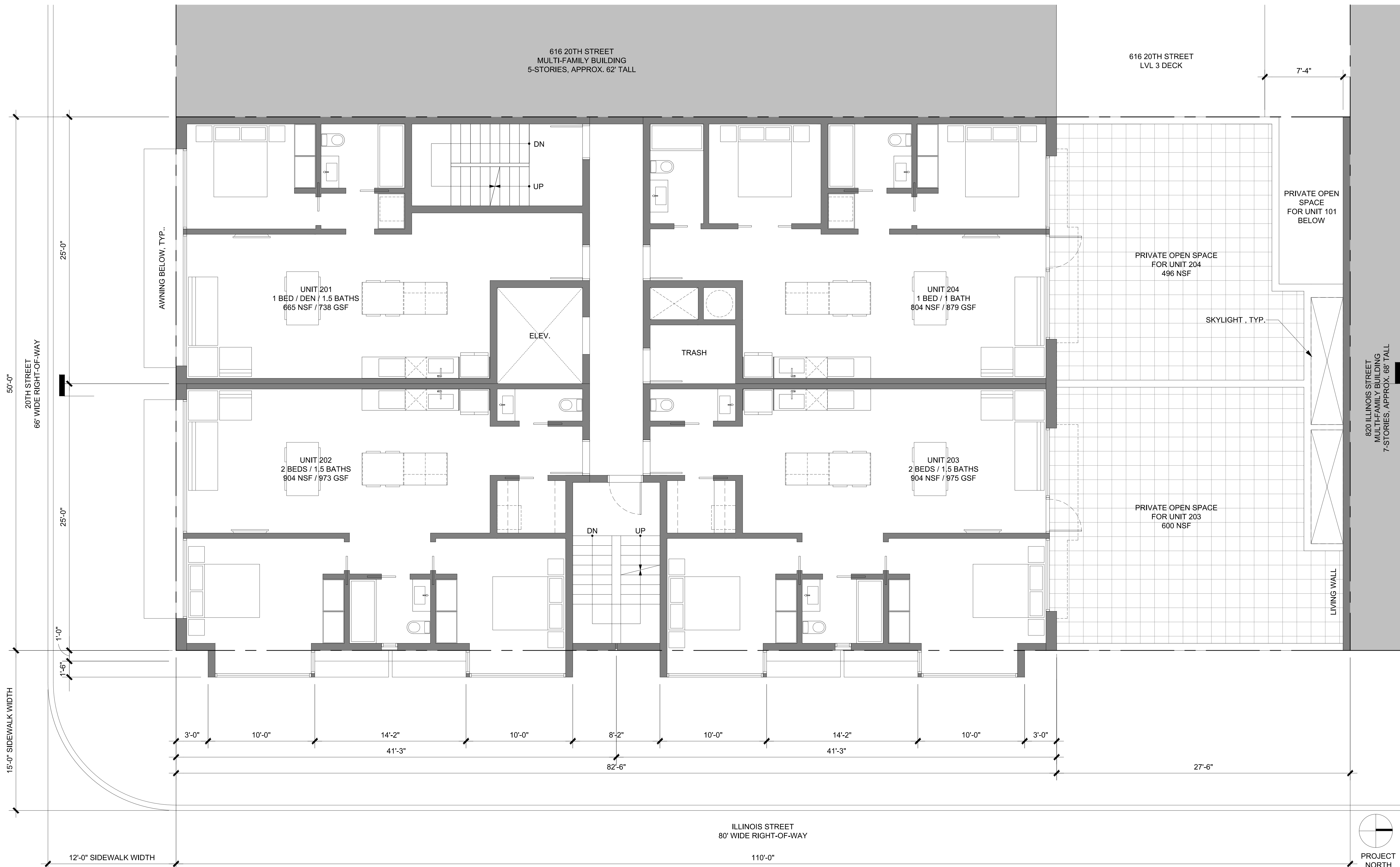
TRASH

ELEV.

820 ILLINOIS STREET
MULTI-FAMILY BUILDING
7-STORIES, APPROX. 68' TALL

LIVING WALL

AWNING BELOW, TYP.



50'-0"

20TH STREET
66' WIDE RIGHT-OF-WAY

25'-0"

25'-0"

1'-0"

1'-6"

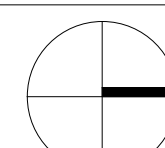
15'-0" SIDEWALK WIDTH

12'-0" SIDEWALK WIDTH

3'-0" 10'-0" 14'-2" 10'-0" 8'-2" 10'-0" 14'-2" 10'-0" 3'-0"
41'-3" 82'-6" 41'-3" 27'-6"

ILLINOIS STREET
80' WIDE RIGHT-OF-WAY

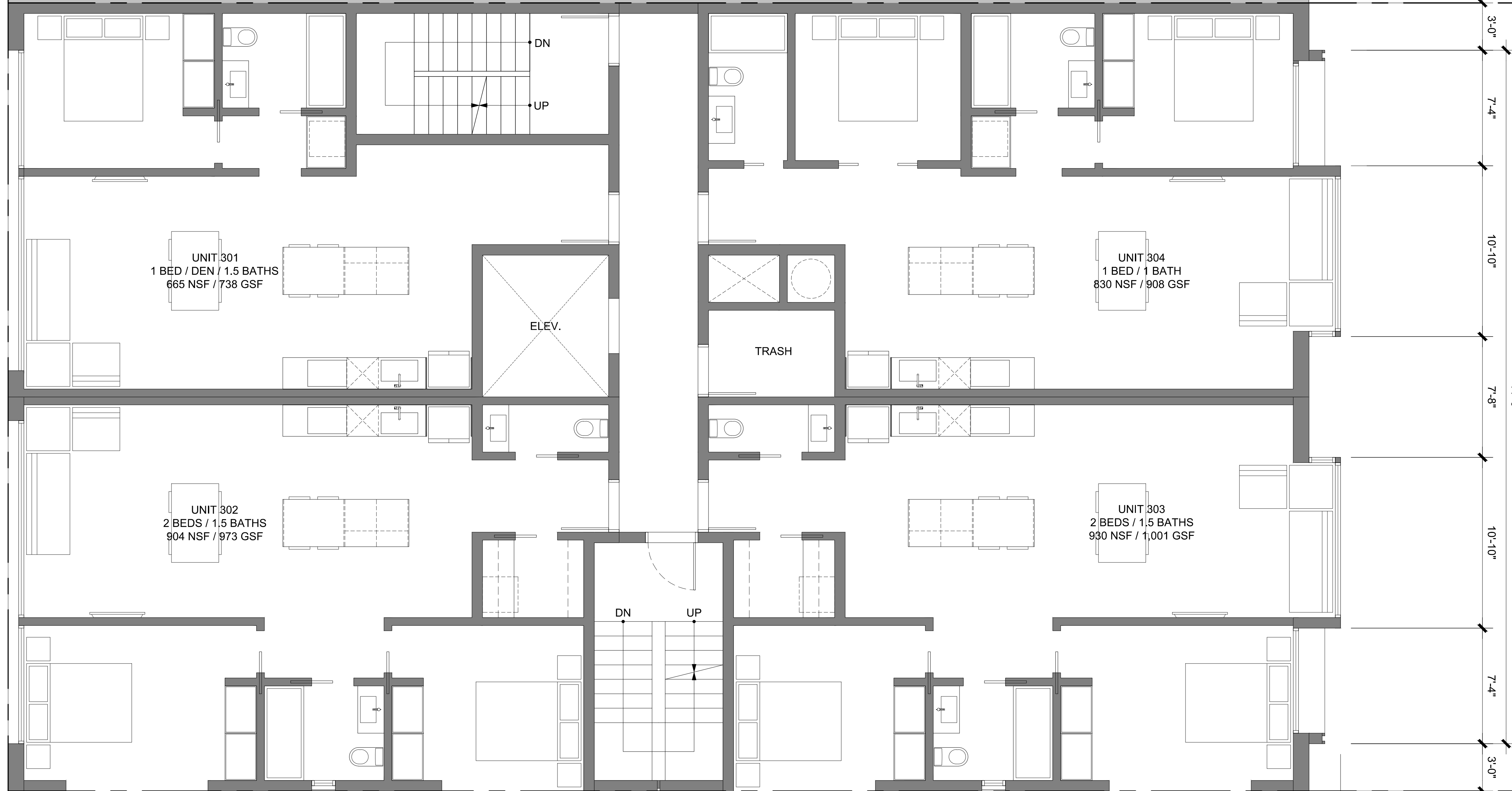
110'-0"



PROJECT
NORTH

616 20TH STREET
MULTI-FAMILY BUILDING
5-STORIES, APPROX. 62' TALL

616 20TH STREET
LVL 3 DECK



UNIT 301
1 BED / DEN / 1.5 BATHS
665 NSF / 738 GSF

UNIT 302
2 BEDS / 1.5 BATHS
904 NSF / 973 GSF

UNIT 304
1 BED / 1 BATH
830 NSF / 908 GSF

UNIT 303
2 BEDS / 1.5 BATHS
930 NSF / 1,001 GSF

ELEV.

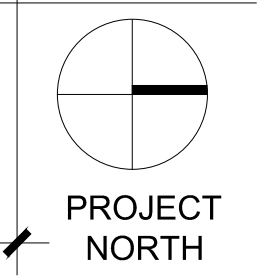
TRASH

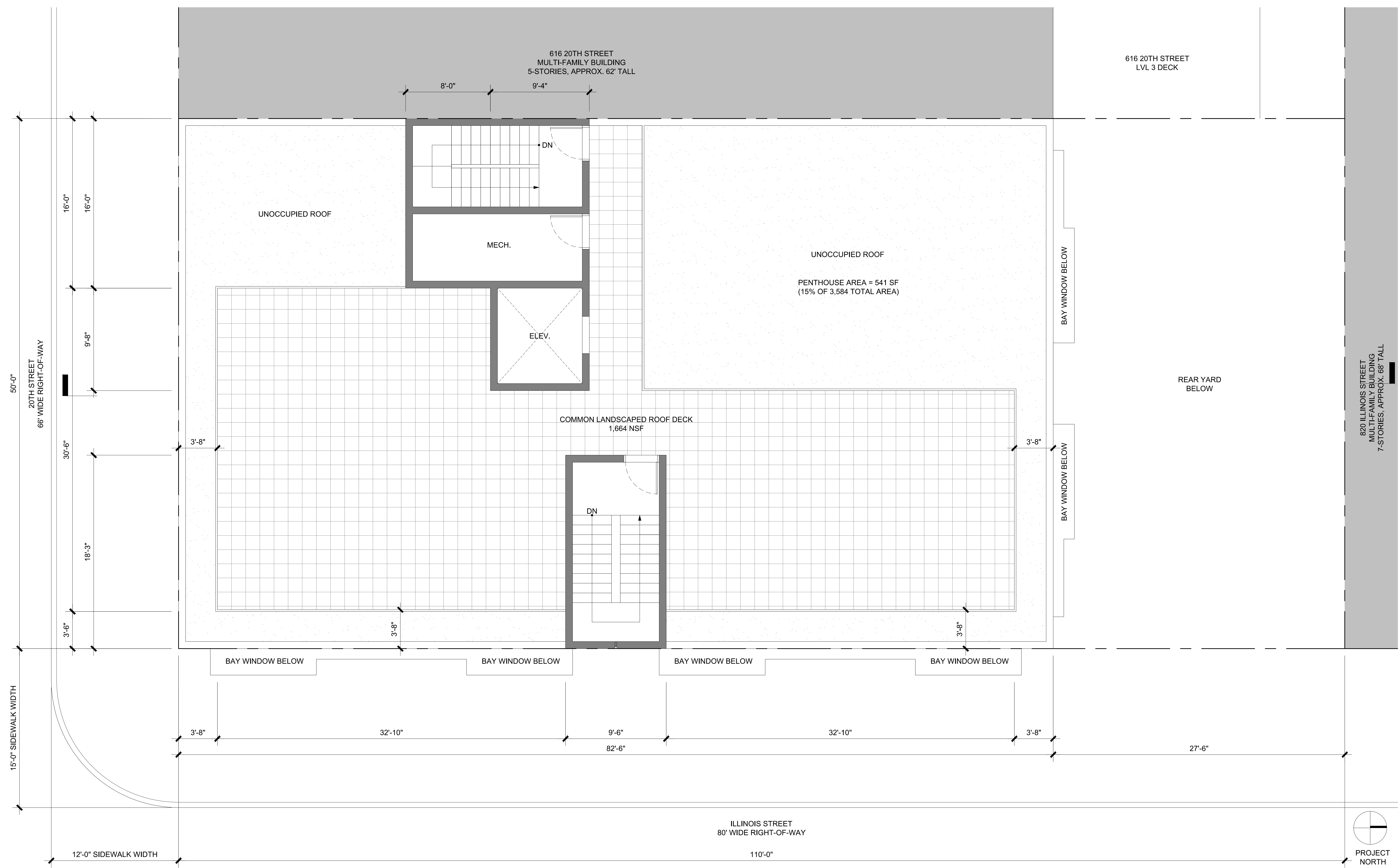
REAR YARD
BELOW

820 ILLINOIS STREET
MULTI-FAMILY BUILDING
7-STORIES, APPROX. 68' TALL



ILLINOIS STREET
80' WIDE RIGHT-OF-WAY





616 20TH STREET
MULTI-FAMILY BUILDING
5-STORIES, APPROX. 62' TALL

616 20TH STREET
LVL 3 DECK

UNOCCUPIED ROOF

MECH.

ELEV.

UNOCCUPIED ROOF

PENTHOUSE AREA = 541 SF
(15% OF 3,584 TOTAL AREA)

COMMON LANDSCAPED ROOF DECK
1,664 NSF

DN

BAY WINDOW BELOW

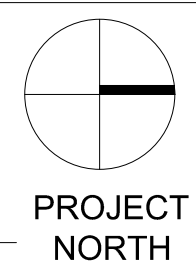
BAY WINDOW BELOW

BAY WINDOW BELOW

BAY WINDOW BELOW

REAR YARD
BELOW

ILLINOIS STREET
80' WIDE RIGHT-OF-WAY



820 ILLINOIS STREET
MULTI-FAMILY BUILDING
7-STORIES, APPROX. 68' TALL



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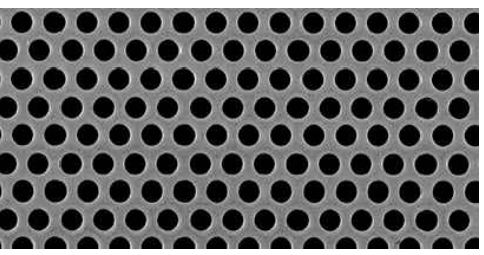
BOARD FORMED CONCRETE



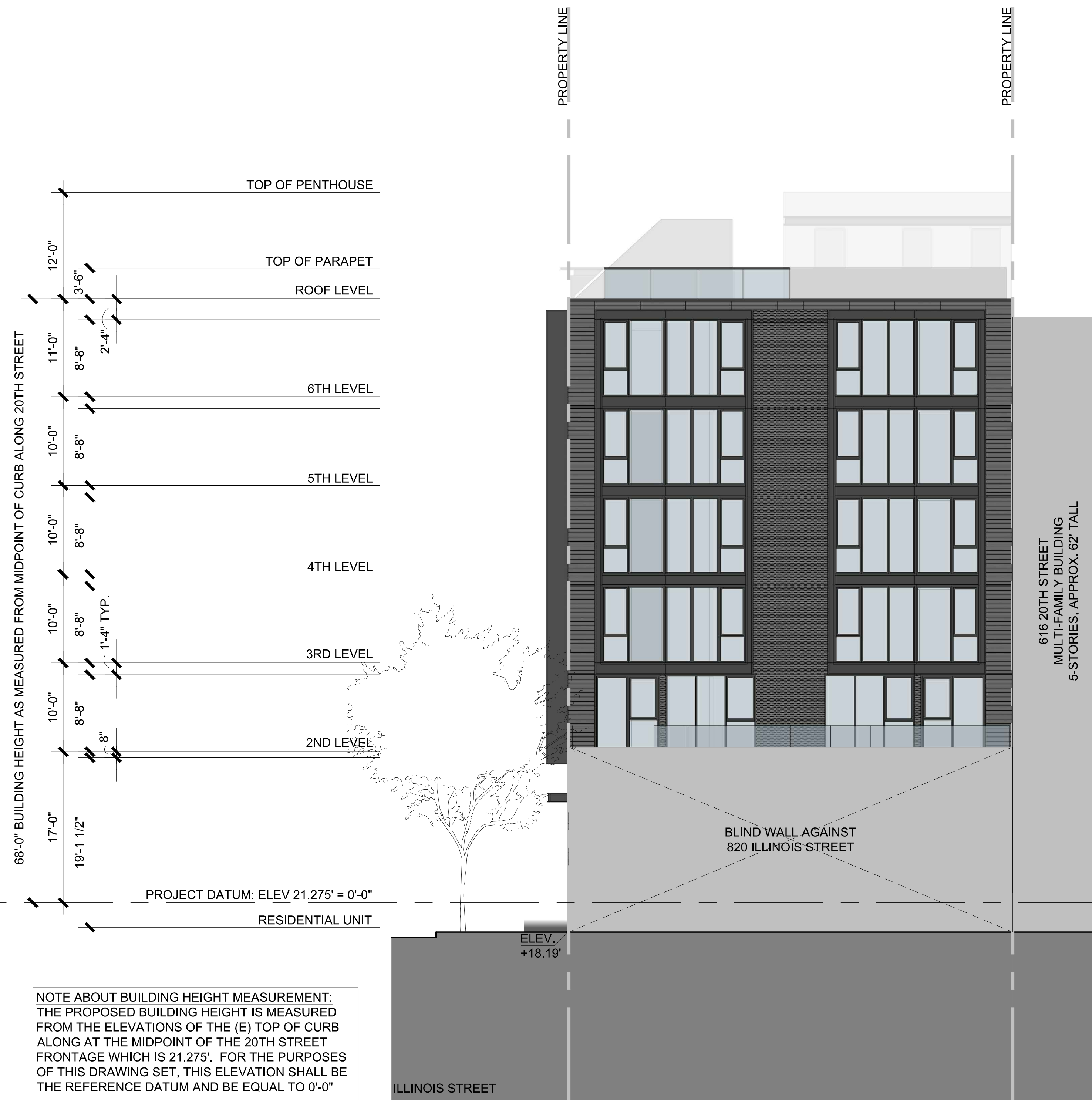
CLAY TILE WITH HORIZ. TEXTURE W/ GRAY BLUE FINISH



BIRD SAFETY WINDOW TREATMENTS ON 90% OF GLAZING AND ALL OF ROOFTOP GLASS RAILS



PERFORATED ALUMINUM PANEL W/ CLEAR FINISH



NOTE ABOUT BUILDING HEIGHT MEASUREMENT:
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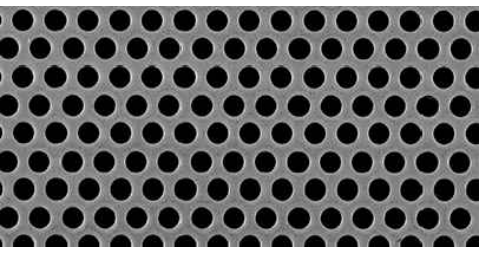
BOARD FORMED CONCRETE



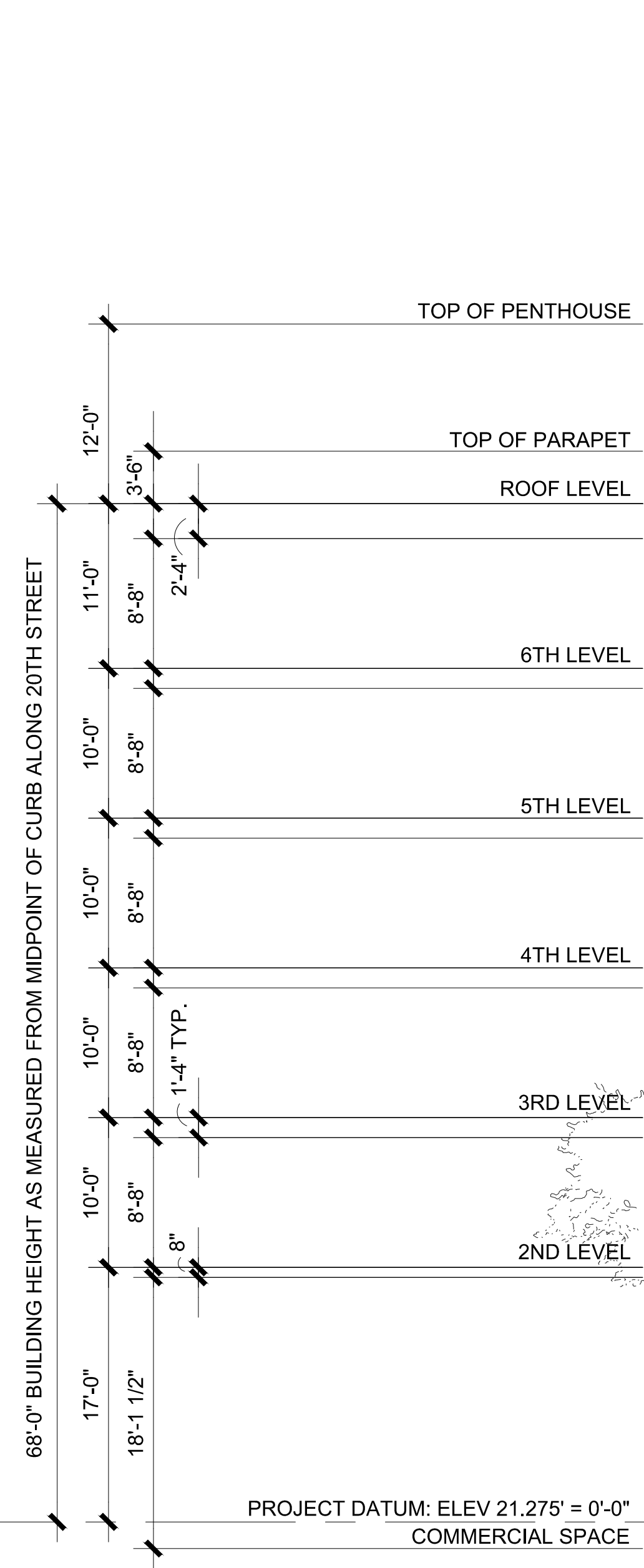
CLAY TILE WITH HORIZ. TEXTURE W/ GRAY BLUE FINISH



BIRD SAFETY WINDOW TREATMENTS ON 90% OF GLAZING AND ALL OF ROOFTOP GLASS RAILS



PERFORATED ALUMINUM PANEL W/ CLEAR FINISH





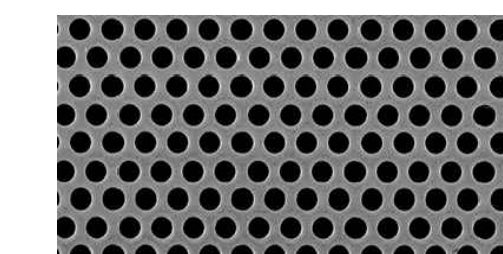
BOARD FORMED CONCRETE



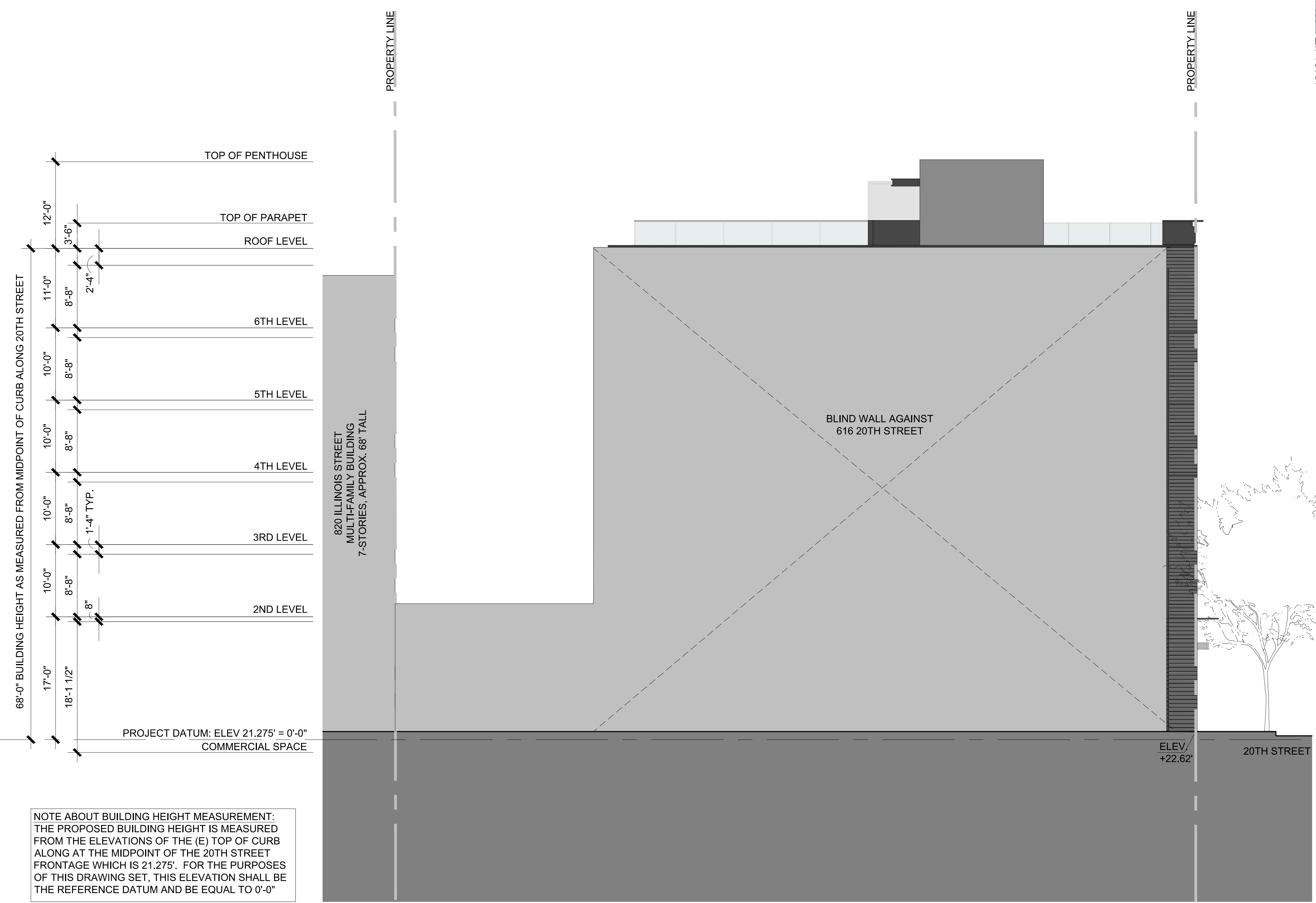
CLAY TILE WITH HORIZ. TEXTURE W/ GRAY BLUE FINISH



BIRD SAFETY WINDOW TREATMENTS ON 90% OF GLAZING AND ALL OF ROOFTOP GLASS RAILS



PERFORATED ALUMINUM PANEL W/ CLEAR FINISH



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Project Sponsor Affidavits: First Source Hiring; Anti-Discriminatory Housing; Inclusionary Housing

Large Project Authorization Hearing

Case No. 2016-008651ENX

600 20th Street



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)	
600 20th street		Block 4058 / Lot 002	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2016-008651		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Workshop1, Inc	William B. Mollard	415.523.0304 x1	
ADDRESS			
953 West MacArthur Blvd.			
CITY, STATE, ZIP		EMAIL	
Oakland, CA 94608		will@workshop1.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
20	1,916	Height: 68' Floors: 6	\$ 5,700,000
ANTICIPATED START DATE			

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...



SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please contact Mullane Ahern at (415) 252-2514 or mullane.ahern@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

THIS PAGE INTENTIONALLY LEFT BLANK.



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: ILLINOIS PARTNERS,	
PROPERTY OWNER'S ADDRESS: 827 De Haro street San Francisco, CA 94107	TELEPHONE: (415)793-3200
	EMAIL:

APPLICANT'S NAME: William B. Mollard Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 953 West MacArthur Blvd. Oakland, CA 94608	TELEPHONE: (415)523.0304 x1
	EMAIL: will@workshop1.com

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT: 600 20th street		ZIP CODE: 94107
CROSS STREETS: Illinois		
ASSESSORS BLOCK/LOT: Block 4058 / Lot 002	ZONING DISTRICT: UMU	HEIGHT/BULK DISTRICT: 68-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	20	100%
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

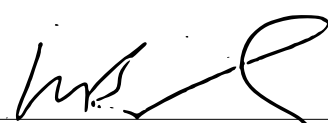
If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  _____

Date: 08.10.17

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

William B. Mollard

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

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

Section 3: First Source Hiring Program – Workforce Projection

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

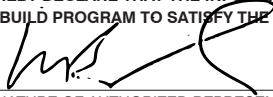
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

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

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

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

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
William B. Mollard, Developer	will@workshop1.com	415.523.0304 x1
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD’S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		08.10.17 (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

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



Date: October 25, 2017
To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*
From: San Francisco Planning Department
Re: **Compliance with the Inclusionary Affordable Housing Program**

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

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

The provisions of the Inclusionary Housing Program have recently been revised by the Board of Supervisors, effective on August 26, 2017 (Ord. No. 158-17 and File NO. 161351). Please be aware that the inclusionary requirements may differ for projects depending on when a complete Environmental Evaluation Application (EEA) was deemed complete by the Department ("EEA Accepted date"). Please also note that there are different requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For new projects with complete EEA's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, date the EEA for the project is deemed complete, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **NOTE: Any project with a complete EEA accepted prior to January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to the Inclusionary Housing rates and requirements in effect at the time the project proceeds to pursue a permit.**

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

Projects that received a first discretionary approval prior to January 12, 2016 are not subject to the revised Inclusionary requirement. The applicable requirements for these projects are those listed in the "EEA accepted before 1/1/13" column.

The Project contains: 21 UNITS	The zoning of the property is: Urban Mixed Use	Complete EEA was submitted on: 10/13/2016
--------------------------------------	---	--

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

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

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

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

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

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

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



05-31-18

Date

I, William Mollard,
do hereby declare as follows:

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

600 20th Street

Address

4058/002

Block / Lot

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

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

2016-008651ENX

Planning Case Number

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:

Esmeralda Jardines

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 Tier B 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:

Oakland, California

Location

05-31-18

Date

Sign Here



Signature

William Mollard, President, Workshop1
Agent of Owner, Illinois Partners LLC

Name (Print), Title

415-409-9267

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: 21	SRO / Group Housing:	Studios:	One-Bedroom Units: 11	Two-Bedroom Units: 10	Three (or more) Bedroom Units:
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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: 3	SRO / Group Housing:	Studios:	One-Bedroom Units: 2	Two-Bedroom Units: 1	Three (or more) Bedroom Units:
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LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	3	16%	80%
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:
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Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:	
Area of Dwellings in Off-Site Project (in sq. feet):		
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):	Number of Market-Rate Units in the Off-site Project:

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

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

2. Off-Site % of affordable housing requirement.

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

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

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No

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

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

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

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

- On-site Affordable Housing Alternative
- Payment of the Affordable Housing Fee prior to the first construction document issuance
- Off-site Affordable Housing Alternative (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

Workshop1, Agent of Owner, Illinois Partners LLC

Company Name

William Mollard, President

Name (Print) of Contact Person

953 West MacArthur Blvd

Address

415-409-9267

Phone / Fax

Oakland, CA 94608

City, State, Zip

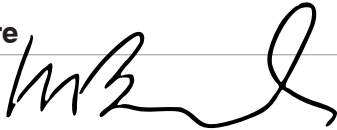
will@workshop1.com

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:

William Mollard, President

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

Company Name

Name (Print) of Contact Person

Address

Phone / Fax

City, State, Zip

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:

Public Correspondence

Large Project Authorization Hearing

Case No. 2016-008651ENX

600 20th Street

Maggie Weiland
San Francisco Entertainment Commission
City Hall, Room 12 San Francisco, CA 94103

Esmeralda Jardines
Department of Planning
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mixed-Use Development at 600 20th Street (2016-008651ENX)

Dear Ms. Weiland and Ms. Jardines,

I am writing at the request of Workshop1 that is proposing a new development at 600 20th Street and is being reviewed by the San Francisco Entertainment Commission.

I am the President of Non +Plus Ultra which holds events at the Pier 70 located at 420 22nd Street, catty-corner to 600 20th Street. Non+Plus Ultra is pro new housing in the communities our events take part in, and is in support of the project.

Also, because of the to the Pier 70 re-development, the size and scope of our venue will most likely be reduced by the time 600 20th Street is complete. I do not believe our future events will have an impact on the nearby residential building being proposed.

In addition, the events at Pier 70, that potentially generate noise, are well established in the community and infrequent throughout the year. If noise complaints were to occur, it is un-likely they would impact our events.

Please let me know if you have any questions

Sincerely,



Jordan Langer
Non +Plus Ultra

Jardines, Esmeralda (CPC)

From: Amir Azari <safariazari@gmail.com>
Sent: Thursday, March 29, 2018 11:42 PM
To: William B. Mollard
Cc: Doug Brackbill; Micah Shotel; Corinne David; Chuck Luter; Mike Pitler; Jardines, Esmeralda (CPC)
Subject: Re: Contact info

Hi Will, thanks for reaching out. The consensus across the owners at 616 20th St. is one of disappointment. We respect the materials and general design of the proposed project at 600 20th St., but are upset about the proposed height of the building. The proposed building at 600 20th St. is considerably taller than 616 20th St., it's also taller than the adjacent 2235 3rd St. From the street there is going to be a mismatch in height of the buildings, which will look odd, but worse, our entire view eastward of the bay and Pier 70 will be blocked from our communal roof deck. We view the optimal solution to be to build to the same height as 616 20th St. and 2235 3rd St. in order to maintain consistency in building height, but also to preserve our view eastward. Further, having our roof decks at equal heights creates a rare opportunity for neighbors of our respective buildings to socialize and become a stronger community, rather than dividing them by 5 or more feet of height. We kindly ask that you consider adjusting the height of your proposed project to match the buildings adjacent to your project site.

Ms. Jardines, we invite you to 616 20th St. at any time. We would love to show you our roof deck and help you visualize what the proposed project at 600 20th St. would do to the area.

Best,
Amir Azari
Board member, 616 20th Street

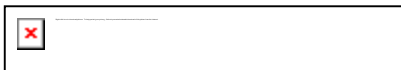
On Thu, Mar 29, 2018 at 3:36 PM William B. Mollard <will@workshop1.com> wrote:
Hi again neighbors at 616 20th Street,

I just wanted to reach out again and see if you had any additional thoughts about our proposed changes to the roof level of 600 20th Street. After our last meeting (March 17), our planner, Esmeralda Jardines, received an email from one of the homeowners in your building. So I just wanted her to have the benefit of hearing from everyone. I've copied her here.

Thank you for your time and input.

will mollard | principal

953 west macarthur blvd | oakland ca 94608
phone/fax | 415.523.0304 x.1



On Thu, Mar 22, 2018 at 3:38 PM, William B. Mollard <will@workshop1.com> wrote:
All,

Thank you again for your time at our meeting last Saturday March 17. See the link below for the images that I shared with you:

https://www.dropbox.com/s/ybrnbw5fqhch6u5/18_0307_616%2020th%20St_Neighbor%20Roof%20and%20Rear%20Yard%20Views.pdf?dl=0

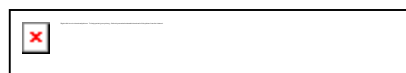
I have also included the update building elevation.

<https://www.dropbox.com/s/2u1jeg3xttek59h/600%2020th%20Elevation%20Updated.pdf?dl=0>

Please do not hesitate to contact me with questions.

will mollard | principal

953 west macarthur blvd | oakland ca 94608
phone/fax | [415.523.0304 x.1](tel:415.523.0304)



On Fri, Mar 16, 2018 at 4:00 PM, Safariazari <safariazari@gmail.com> wrote:
Confirmed. Looking forward

On Mar 16, 2018, at 3:43 PM, William B. Mollard <will@workshop1.com> wrote:

All,

Just confirming that we are still on for meeting tomorrow at 10am regarding the development at [600 20th Street](#).

Thanks.

will mollard | principal

[953 west macarthur blvd | oakland ca 94608](#)
phone/fax | [415.523.0304 x.1](tel:415.523.0304)



On Wed, Mar 7, 2018 at 12:38 PM, William B. Mollard <will@workshop1.com> wrote:
Amir,

I am available to meet on Saturday March 17 at 10am. There is a chance I may have to make a trip to LA that weekend, but if that works for the group let's pencil it in. I'll let you know a few days in advance if I cannot make it.

Thank you.

will mollard | principal
[953 west macarthur blvd | oakland ca 94608](#)
phone/fax | [415.523.0304 x.1](#)



On Sun, Mar 4, 2018 at 8:21 PM, Amir Azari <safariazari@gmail.com> wrote:
Hi Will,

I speak for all of us on the thread (and the rest of the 12 owners at 616) when I say we're extremely disappointed to hear this news. The additional 5 feet of height that you're proposing will completely remove the existing view that we have from our roof deck of the bay and Pier 70. We'd like to take you up on a follow up discussion regarding the change. Let us know a time convenient for you in the coming weeks, perhaps again on a weekend morning.

Thanks,
Amir

On Thu, Mar 1, 2018 at 2:44 PM, William B. Mollard <will@workshop1.com> wrote:
All,

I am reaching out to follow up on our discussion about the proposed project at 600 20th Street. Since our last meeting I discovered that one of our drafters made some errors when modeling your building at 616 20th Street. Contrary to what we discussed at our meeting, our proposed building will actually be higher than yours.

Below I have tried to outline the facts regarding the relative heights of our buildings. I have also attached a some rendered views of the impact on your roof deck and the private rear yard deck.

- 616 20th Street building is 5 stories with a height of approx. 62 feet
- 600 20th building is proposed to be 6 stories with a height of 68 feet.
- The 600 20th property is approximately one foot below 616 20th.
- From your roof level 600 20th is 67 feet, which is approximately 5 feet higher than your roof.

Upon discovering our error, we reorganized our roof deck and reduced the height of our parapet wall from 3.5 feet to 1 foot along the property line with your building. This helps minimize the impact of the height difference. Accordingly, the area on our roof closest to yours will be unoccupied.

On a related note, we also discovered that the second floor private rear yard deck was modeled incorrectly. That deck will be 5 feet higher than our roof deck, which means it will have better privacy and views.

Again, I apologize for the incorrect information I presented. I am available to discuss this new information with you at your convenience.

will mollard | principal

[953 west macarthur blvd | oakland ca 94608](#)

phone/fax | [415.523.0304 x.1](#)



On Mon, Feb 5, 2018 at 3:20 PM, Doug Brackbill <dougbrackbill@gmail.com> wrote:
Will, thanks for meeting with us. Copying all who were there -- Amir, Corinne, Micah, Chuck and myself. Please share any of the renderings or plans electronically that you can.

Neighbors, here is Will's note to us:

Doug,

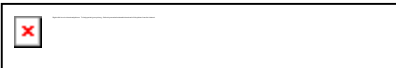
Thanks again for organizing the meeting on Saturday. Please share my contact information with your neighbors. If anyone is willing to write a letter of support (or if they have concerns) please direct them to our planner, Esmeralda Jardines (esmeralda.jardines@sfgov.org), and have them copy me.

Best Regards,

will mollard | principal

[953 west macarthur blvd | oakland ca 94608](#)

phone/fax | [415.523.0304 x.1](#)



Jardines, Esmeralda (CPC)

From: Bob Kagle <bob@benchmark.com>
Sent: Monday, June 04, 2018 8:05 PM
To: Jardines, Esmeralda (CPC)
Cc: Marissa Matusich-Kagle
Subject: Greetings...

Hello Esmerelda,

My wife and I are very much opposed to obstruction of our view by the proposed new 68' structure at 600 20th St.

We specifically purchased our residence at 616 20th based on the view from the rooftop. Our unit is very small (770 sq ft) and we use the rooftop extensively. We based our purchase (at a very high cost per sq ft.) on that assumption.

We are also very passionate and loyal Warriors fans and plan to invite many friends to enjoy the view prior to games in the new Chase Arena. We will also frequent and support local businesses with our friends as a result of having a good social place to gather on the rooftop!

Please consider only allowing a height for the new development which preserves our views and investment.

Respectfully,
Bob & Marissa Kagle

Sent from my iPhone

From: Corinne David
To: [Jardines, Esmeralda \(CPC\)](#)
Subject: 600 20th street
Date: Monday, April 02, 2018 2:42:55 PM

Dear Esmeralda,

I am reaching out to inform you of the following,

Corinne David, as an owner of an apartment of 616 20th street #310, I am writing to ask that the city planning rejects the proposed building at 600 20thstreet with a height of 68 feet.

The residents of our building 616 which has height of 62 feet will lose the view of the Bay from their roof if the building at 610 20th street has a height of the 68 feet.

On Feb 3, Will Mollard presented to the owners of 616 20th street a preliminary blue print for the building at 600 20thstreet with a height similar to our building and the adjacent 2235 3rdstreet building.

Myself as well as the owners of 616 20thstreet are asking for readjusting the height of the proposed project to the initial height of 62 feet.

Thank you for taking in consideration ours interests.

Best regards,
Corinne David
616 20th st unit 310
San Francisco, CA. 94107
Mobile: +1 (415)370-2385
Email: corinne.c.david@gmail.com

From: Deborah Costella
To: [Jardines, Esmeralda \(CPC\)](#)
Subject: 600 20th Street
Date: Tuesday, May 22, 2018 2:35:30 PM

Dear Ms. Jardines,

I am sending this email in response to the 600 20th Street project proposal. Please know, as a long time San Franciscan (born in the early 50's at the old children's hospital), the fog, the wind and the Bay are deeply seated within my bones.

Now in my mid-sixties, I own a small condo in the building located at 616 20th Street. While there are several reasons why I and my family love the location, one of the most prominent reasons, amid the eateries, neighbors and pulse of Dogpatch, it is the view from our building.

Please know, I am one of the many (if not all of us) residents of the building at 616 20th Street, who oppose the proposed building with a projected height of sixty-eight feet. Our view! Our sacred space! Parking congestion! And so much more.

I hope you understand our reasons for opposing this project and will work with us to prevent the mindset of quantity of buildings and money over quality and balance of life style.

Respectfully,
deborah

--

Deborah L Costella
Personal Chef/Culinary Instructor
www.cosmicmuffincafe.com
deborahcostella@gmail.com
702-376-4687

From: Doug Brackbill
To: [Jardines, Esmeralda \(CPC\)](#)
Subject: 600 20th Street Proposed Plan Concerns
Date: Thursday, April 12, 2018 8:26:28 PM

Hi Esmeralda,

I was the first buyer in 616 20th Street. I'm in unit 520, top of the southeast corner of the building facing 20th Street, with eastern views over Pier 70 and the bay. I'm also president of the HOA for our building.

I'm writing about the proposed plan for 600 20th. I appreciate Will reaching out and working to accommodate our concerns, as well as the proposed quality of design and materials.

But I find the project too large and out of alignment with adjacent buildings and the historic shipyard nature of our corner of Dogpatch, at the entrance to Pier 70. Further, it blocks corner views from all of our southeast corner units of the bay and Pier 70, as well as our roof deck view of the bay, shipyard and Pier 70. I'm also concerned with their decision to skip a garage and put even more cars on crowded streets, circling for parking spots.

First, the proposed plan extends to the very edge of the front line of the lot, on the 20th Street side. Stanley Saitowitz designed our innovative building to have triangular bays to reflect the historic shipyard feel of the area while respectfully stopping at our front site line. He specifically angled the windows toward Pier 70 in respect to the history and focus of the site. The new building would nearly obscure this unique angled design and perspective, and cause all southeast corner units to lose sight of the bay, 20th Street and most of the bay. I would certainly like to preserve my and my neighbors' view, but I would also like to preserve the angled uniqueness Stanley created in our building to reflect shipyard history and our lot's location at the entrance to Pier 70.

Second, the height is 6' above our building and neighboring Potrero Launch. The purpose as I understand is to add an extra floor compared to both adjacent buildings. This will loom 6' above our roof deck, blocking our entire east view of the bay and Pier 70. We realize we will lose some of the Pier 70 view regardless due to their elevator tower, but the extra floor squeezed in will block the entire east view and loom over adjacent buildings, even distracting from the beautiful Restoration Hardware building across Illinois Street. Further, this will create an uneven sightline from the street corner where it could alternatively fit right in if it were at the same 62' level of adjacent buildings without the extra floor. Will's idea to introduce a glass portion of the parapet removes a few feet of the blockage is appreciated, but we still can't see over the remaining 3 feet, even while the glass is still clean.

Thank you for considering my feedback and concerns. Overall I feel profit maximization is more important to the developers than fitting in with the neighborhood. I'm happy to discuss in more detail or answer any questions you have, including need for photos or a visit.

Best,
Doug Brackbill
616 20th Street, Unit 520, SF, CA 94107
dougbrackbill@gmail.com
650-814-9612

From: Eystein Måløy Stenberg
To: [Jardines, Esmeralda \(CPC\)](#)
Subject: 600 20th street project issues
Date: Saturday, April 14, 2018 11:08:57 AM

Hi Esmeralda,

Hope you are having a great day.

I understand you are assigned to the project at 600 20th street and I am reaching out to you in order to highlight some problems with this project. My wife Mikaela and I own a condo at the building next to it, 616 20th Street, unit 440. We have studied the plans by Workshop1 and met with them as well to discuss these issues.

The first issue is the height of the planned building. Our building and the other buildings next to it are 62' tall. However, the planned building is 68' tall, i.e. 4' taller than any of the surrounding buildings. The reason seems to be they want to have one more floor. This would create an uneven skyline and would not look good. For the surrounding buildings there is an additional problem in that it would block 90% of the view we have from the rooftop: we would instead be looking at the wall of this new building. Besides destroying our view completely it would also greatly negatively affect the property value of our condos because a view comes with a premium in the real estate market.

Secondly, the planned building is also broader than ours, leading to some of my neighbors losing view from their condo as well (this does not affect me directly).

And lastly, as you know the traffic and street parking situation in Dogpatch has become very difficult over the last few years due to more activity and construction. This planned building has zero parking spaces, meaning that everyone who would move in would have to use street parking, worsening this situation greatly.

I am happy that there is activity in our neighborhood but I also believe that there needs to be a balance between impact on the neighborhood and profits for companies carrying out the planning and construction. In conclusion I believe these plans only consider the latter; it is fully possible to plan a building that does not have such negative impacts on the neighborhood while still being profitable for the builders.

Please let me know if you have questions or would like more input.

Thank you for your consideration and looking forward to hearing your decision.

--

Best regards,

Eystein Stenberg and
Mikaela Hamren
616 20th street, unit 440

From: Jessica Leung
To: [Jardines, Esmeralda \(CPC\)](#)
Subject: Opposition to 600 20th St Project Height
Date: Thursday, May 24, 2018 9:27:55 AM

Hi Esmeralda,

I wanted to write to you to express my opposition to the 600 20th St where due to the height of the proposed building it will be considerably taller than my building (616 20th st.) as well as the adjacent Potrero Launch complex that will cause asymmetry to the roofline and obstruct views for all.

The proposed 600 20th St is trying to squeeze in another floor with little regard to being flush with the other surrounding buildings by height or breadth just so they can make more profits and they are overall not considerate of the neighborhood impact.

The neighborhood is slowly opening up the waterfront and building the beautiful park area for all to enjoy and it would be a shame to let greedy developers ruin views to those who live and enjoy the Dogpatch neighborhood. If there is anything you can do as the assigned planner to the project to protect current neighborhood tenants, that would be greatly appreciated.

Thank you,
Jessica Leung
Owner - 616 20th St Unit 320

Jardines, Esmeralda (CPC)

From: Mark Chila <chila.mark@gmail.com>
Sent: Tuesday, March 27, 2018 11:35 AM
To: Jardines, Esmeralda (CPC)
Subject: 616 20th St.

Hello Esmeralda,

I'm a current owner/resident at 616 20th St. in the dog patch district of San Francisco.

Last week Will Mollard of Workshop 1 came to share plans for the building being proposed directly to the left of us, as you may know by now they are planning to build 5 feet taller than our building obstructing our view of Pier 70 and the Bay itself. His proposed solution was not satisfactory to anyone in our building.

My hope is that you and the rest of the planning department ask them to rethink their plans and build to the same height specs as our building so as to maintain everyone's unobstructed view of our great neighborhood.

Thank you for your time and hope you take all our building's letters into consideration.

Regards,
Mark Chila

From: Mimi Ahn
To: [Jardines, Esmeralda \(CPC\)](#)
Cc: [James Park](#)
Subject: RE: 600 20th Street
Date: Monday, April 02, 2018 3:21:10 PM

Dear Esmeralda-

We are writing to express our concern for and opposition to the proposed height of the new development at 600 20th Street. As owners of a unit at 616 20th Street, not only does the height of the proposed development block our views of the Bay from our communal rooftop area, it blocks the bay views of all adjacent apartment and office buildings as well. This includes the many businesses within the American Industrial Center overlooking 20th Street, Potrero Launch Apartments and beyond.

Because of our direct connection to the Bay and the Shoreline, maintaining a visual access is essential to "offer relief from the region's crowded, often chaotic, urban scene and help to create a sense of well-being" as stated in BCDC's *Shoreline Spaces-Public Access Design Guidelines for the San Francisco Bay (April 2005)*. The *Design Guidelines* continue on to say that "Probably the most widely enjoyed "use" of the Bay is simply viewing it from the shoreline, from the water or from a distant viewpoint. For this reason alone, the Bay is a major visitor attraction for the tourist industry and a Bay view can add substantially to the value of a home, office or commercial use".

So we ask why one small development which sits on a prominent place along the Bay be allowed to destroy the view, the home values, and the well-being of so many. Please reconsider the height of 600 20th Street to equal that of 616 20th Street or lower and allow us to maintain our visual connection to the Bay.

Thank you for your time and patience.

Sincerely,
Mimi and James Park