



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Memo to the Planning Commission

HEARING DATE: OCTOBER 10, 2019

CONTINUED FROM APRIL 25, 2019, MAY 9, 2019, JULY 18, 2019 AND AUGUST 22, 2019

DATE: October 4, 2019  
TO: Planning Commission  
FROM: Linda Ajello Hoagland, Planner 2016-010589ENXOFA  
RE: 2300 Harrison Street Update (Case No. 2016-010589ENXOFA)

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

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### BACKGROUND

On August 22, 2019, the Planning Commission continued the Large Project Authorization Office Development Allocation for 2300 Harrison Street to the public hearing on October 10, 2019, with the direction to work through the residential unit design, look at potential to increase the number of residential units, and address traffic concerns. The Project Sponsor has since submitted revised plans providing additional information, as follows:

- Refinement to the Base Project;
- Additional detail on residential unit floor plans;
- Increase from 3 BMR units to 6 BMR units (4 units more than what is required);

No changes were made to the total building area, residential gross square footage, total number of residential units (24 units in total), dwelling unit mix or office square footage. Furthermore, no additional waivers, incentives and concessions have been requested.

#### Attachments:

- Draft Motion
- Sponsors Brief
- Updated Plans



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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*Record No.:* 2016-010589ENX  
*Project Address:* 2300 HARRISON STREET  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
68-X Height and Bulk District  
Mission Alcoholic Beverage Special Use District  
Fringe Financial Restricted Use District  
*Block/Lot:* 3593/001  
*Project Sponsor:* Tuija Catalano, Reuben, Junius & Rose LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Property Owner:* 562 Mission Street, LLC  
San Francisco, CA 94104  
*Staff Contact:* Linda Ajello Hoagland, AICP – (415) 575-6823  
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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW THE DEMOLITION OF AN EXISTING SURFACE PARKING LOT AND CONSTRUCTION OF A SIX-STORY OVER BASEMENT GARAGE, 75-FOOT TALL, 77,365 SQUARE FOOT, VERTICAL ADDITION TO AN EXISTING THREE-STORY, 42-FOOT TALL, 68,538 SQUARE FOOT OFFICE BUILDING, RESULTING IN A MIXED-USE BUILDING WITH 24 DWELLING UNITS (CONSISTING OF 14 ONE-BEDROOM AND 10 2-BEDROOM UNITS), 27,017 SQUARE FEET OF ADDITIONAL OFFICE SPACE, 2,483 SQUARE FEET OF GROUND FLOOR RETAIL, 1,117 SQUARE FEET OF GROUND FLOOR ARTS ACTIVITIES/RETAIL SPACE, 31 ADDITIONAL CLASS 1 BICYCLE PARKING SPACES, 8 CLASS 2 BICYCLE PARKING SPACES AND A TOTAL OF 41 OFF-STREET PARKING SPACES, LOCATED AT 2300 HARRISON STREET, LOT 001, BLOCK 3593, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On December 14, 2017, Tuija Catalano (hereinafter "Project Sponsor") on behalf of 562 Mission Street, LLC, filed Application No. 2016-010589ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization for the demolition of an existing surface parking lot and the construction of a six-story over basement garage, 75-foot tall, 77,365 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building, resulting in a mixed-use building with 24 dwelling units, 27,017 square feet of additional office space, 2,483 square feet of ground floor retail, and 1,117 square feet of ground floor arts activities/retail space within the UMU (Urban Mixed Use) Zoning District, and 68-X Height and Bulk District.

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department's policies regarding projects seeking to proceed under the State Law, the Project Sponsor has provided the Department with an 18-unit base density that would include housing affordable to low income households. Because the Project Sponsor is providing 3 below market rate (BMR) units. All three units will be provided at 50% AMI. The Project requests three concessions and incentives, including: 1) Rear Yard (Planning Code Section 134); 2) Ground Floor Height (Planning Code Section 145.1); and, 3) Active Uses (Planning Code Section 145.1). The Project requests three waivers from the development standards, including: 1) Height (Planning Code Section 250); 2) Narrow Street Height Limit (Planning Code Section 261.1) and 3) Mass Reduction (270.1).

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 April 30, 2019, 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 C.

On October 10, 2019, the Commission adopted Motion No. XXXXX, approving an Office Development Authorization for the Proposed Project (Office Development Application No. 2016-010589OFA). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On April 25, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2016-010589ENX. At this public hearing, the Commission continued the Project to the public hearing on May 9, 2019. At the public hearing on May 9, 2019 the Commission continued the Project to the public hearing on August 22, 2019. At the public hearing on August 22, 2019, the San Francisco Planning Commission continued the Project to the public hearing on October 10, 2019.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-010589ENX is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Large Project Authorization as requested in Application No. 2016-010589ENX, 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 an existing surface parking lot and the construction of a six-story over basement garage, 75-foot tall, 77,365 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building. The addition will result in a mixed-use building with 24 dwelling units, 27,017 square feet of additional office space, 2,483 square feet of ground floor retail, 1,117 square feet of ground floor arts activities/retail space, 31 additional Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces and a total of 41 off-street parking spaces. In total, the Project would result in 95,555 square feet of office use on the project site. The dwelling-unit mix includes 14 one-bedroom and 10 two-bedroom units. The Project includes 4,876 square feet of usable open space through a combination of private and common open space. Pursuant to California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law.
3. **Site Description and Present Use.** The Project site, which occupies the entire block, is located on a 38,700 square foot lot with approximately 158-ft of frontage along Harrison Street and Treat Avenue, and 245-ft of frontage along 19<sup>th</sup> and Mistral Streets. The Project Site is currently developed with a three-story, 68,538 square foot office building and associated surface parking lot. Currently, the existing building is occupied by one master tenant and three sub-tenants.

The existing building at 2300 Harrison Street was constructed in 1913 as an industrial building, originally occupied by the American Can Company. A single-story metal building addition once occupied what is now the surface parking lot. The metal structure was demolished as part of a remodel in the late 1990's – early 2000 and the surface parking lot was established. Since the early 2000's, the building has been continuously occupied by office uses. As part of the Eastern Neighborhood Plan, the site was rezoned from M-1 (Light Industrial) to Urban Mixed-Use (UMU) Zoning District. Pursuant to Planning Code Section 843.66, office uses within the UMU Zoning District are subject to the vertical controls for office uses (Planning Code Section 803.9(f)), which does not allow office uses on the ground floor and limits the number of office stories permitted based on the number of stories of the building. Based on this, the Project is allowed a maximum of one floor of designated office space in the existing three-story building. The existing building has three floors of office space, including the ground floor. On September 22, 2011, a Letter of Legitimization for the ground floor office use was issued by the Zoning Administrator (Exhibit J). The additional two floors of office use on the second and third floors were established when the property was zoned Light Industrial (M-1), which allowed office as a principally permitted use, therefore it is now a legal non-conforming use.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with residential, industrial, and institutional uses. The immediate neighborhood includes John O'Connell Technical High School to the south (across Mistral), PG&E Offices and vehicle storage yard to the north (across 19<sup>th</sup> Street), commercial and industrial uses to the west and retail sales and service and live/work condominiums to the east. The PG&E facility occupies the entire block face on 19<sup>th</sup> Street, between Harrison and Folsom Streets and John O'Connell Technical High School occupies the entire block on Harrison Street, between Mistral and 20<sup>th</sup> Streets. Other zoning districts in the vicinity of the Project Site include: PDR-1-G (Production, Distribution, and Repair - General); RH-3 (Residential-House, Three Family); and, P (Public).
5. **Public Outreach and Comments.** To date, the Department has not received any comments regarding the Project. The Project Sponsor held a community meeting on November 28, 2017 and has been working with United to Save the Mission (USM), Our Mission No Eviction and Southern Pacific Brewing to discuss and address community concerns.
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 Districts.** Planning Code Section 843 states that residential, and office uses are permitted within the UMU Zoning District. Retail uses are principally, conditionally or not permitted.

*The Project would construct new residential and retail uses and additional office space to an existing office building; therefore, the Project complies with Planning Code 843. Depending on the specific retail tenant(s), they will comply as principally permitted retail uses per Sec. 754 or seek a Conditional Use, as required by the Planning Code. New office use is principally permitted but is regulated by the vertical office controls in Planning Code Section 803.9(f). However, new office uses are not permitted on the ground floor and limits the number of office stories permitted based on the number of stories of the building. Based on this, the Project is allowed a maximum of one floor of designated office space in the existing three-story building. The existing building has three floors of office space, including the ground floor. On September 22, 2011, a Letter of Legitimization for the ground floor office use was issued by the Zoning Administrator. The additional two floors of office use on the second and third floors were established when the property was zoned Light Industrial (M-1), which allowed office as a principally permitted use, therefore it is now a legal non-conforming use. As of October 19, 2018, there is approximately 904,637 square feet of "Small" Cap Office Development available under the Section 321 office allocation program. The Project is unique, in that it is providing residential units via an addition to an existing three-story office building, that will be constructed on an existing surface parking lot and will also provide additional office space without the displacement of any existing residents or businesses.*

- B. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 5:1 for properties within the UMU Zoning District and a 68-X Height and Bulk District.

*The subject lot is 38,700 square feet, thus resulting in a maximum allowable floor area of 193,500 square feet for non-residential uses. The Project would construct approximately 2,483 square feet of ground floor retail, 1,117 square feet of ground floor arts activities/retail space and would comply with Planning Code Section 124.*

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot.

*The Project includes an above-grade rear yard that extends over the roof of the existing building, which measures approximately 3,800 square feet. However, due to the location of the existing mechanical equipment and elevator penthouse on the roof, the rear yard will be partially obstructed.*

*Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and proposes a concession and incentive for the reduction of site development standards for rear yard, which are defined in Planning Code 134. This reduction in the rear yard requirements is necessary to enable the construction of the project with the increased density provided by as required under Government Code Section 65915(d). Without the rear yard concession and incentive, the existing office building would have to be significantly altered to relocate the existing elevator and mechanical equipment.*

- D. **Usable Open Space.** Planning Code Section 135 requires a minimum of 80 sq. ft. of open space per dwelling unit, if not publicly accessible, or 54 sq. ft. of open space per dwelling unit, if publicly accessible. Private usable 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 usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum area of 300 sq. ft.

*The Project includes 5 units with private open space meeting the size and dimensional requirements of the Planning Code. For the remaining 19 units, 2,722 sq. ft. of common open space meeting the size and dimensional requirements of the Planning Code is provided via common terraces on the fourth and 5<sup>th</sup> floors; therefore, the Project complies with Planning Code Section 135.*

- E. **Non-Residential Open Space Requirement.** Planning Code Section 135.3 requires 1 sq. ft. per 250 sq. ft. of occupied floor area for new retail and arts activities uses and new office square footage and 1 sq. ft. per 50 sq. ft. of occupied floor area for new office uses.

*The Project provides 544 square feet of open space for the new office, retail and arts and activities uses and, therefore, complies with Planning Code Section 135.3.*

- F. **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 as defined in Section 139, and the Project meets the requirements for feature-related hazards.*

- G. **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 feet in width.

*The Project organizes the dwelling units to have exposure on Harrison Street, Mistral Street and Treat Avenue. As proposed, 12 dwelling units face Mistral Street, 3 units face Mistral and Harrison Streets, 3 units face Mistral Street and Treat Avenue, 3 units face Harrison Street and 3 units face Treat Avenue; therefore, the Project complies with Planning Code Section 140.*

- H. **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 non-residential uses have a minimum floor-to-floor height of 17 feet; 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 off-street parking garages are located on-grade and below grade. The on-grade garage is accessed through one 14-ft wide garage entrance located along Mistral and the below-grade garage is accessed through one 14-ft wide garage along Treat Avenue. The Project features active uses on the ground floor with a residential lobby, and retail and arts activities space. The ground floor ceiling height of the non-residential uses are a minimum of 15 feet, 4-inches where 17 feet is required.*

*Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and proposes a waiver from the development standards for street frontage requirements, which are defined in Planning Code 134.*

- I. **Off-Street Parking.** Planning Section 151.1 of the Planning Code does not require off-street parking for residential and non-residential uses and allows up to maximum of ratio of .75 per dwelling unit and is allowed for residential uses; and up to one per 1,000 occupied square feet for office.

*The Project provides 28 off-street parking spaces below grade, with the entrance located on Treat Avenue, three off-street parking spaces at grade near the 19<sup>th</sup> and Harrison Street corner, and 10 off-street parking spaces provided on the ground floor parking garage with the entrance on Mistral Street. The 10 off-street spaces will be designated to the residential uses and 31 off-street spaces will be designated to the office uses. The Project is allowed a maximum of 18 residential and 96 office off-street parking spaces (including existing office space). Therefore, the Project complies with Planning Code Section 151.1.*

- J. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires no off-street freight loading space for retail sales and service uses and residential uses between 0 and 10,001 gsf and 0.1 spaces per 10,000 square feet for non-residential uses.

*The Project includes approximately 29,234 square feet of residential use, 4,400 square feet of retail sales and services use; and 27,017 square feet of additional office; thus, no off-street freight loading spaces are required.*

- K. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires one Class 1 bicycle parking space per dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units. Additional bicycle parking requirements apply based on classification of non-residential uses, at least two Class 2 spaces are required for retail uses.

*The Project includes 24 dwelling units; therefore, the Project is required to provide 24 Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces for residential uses and 7 Class 1 and 6 Class 2 spaces for the office and ground floor non-residential uses. The Project will provide 34 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces, in addition to the 75 existing Class 1 bicycle spaces for the existing office building. Therefore, the Project complies with Planning Code Section 155.2.*

- L. **Car Share.** Planning Code Section 166 requires that car-sharing spaces be provided in newly constructed buildings containing residential uses and newly constructed buildings containing parking for non-residential uses, including non-accessory parking in a garage or lot. For a project with 0 – 49 units, car-share parking spaces are not required. For non-residential uses with 25 – 49 parking spaces, one car-share parking space is required.

*The Project provides 41 off-street parking spaces, ten of which will be designated for the housing, therefore one car-share space is required. The Project shall incorporate a minimum of one car-share space into the Project, prior to site permit approval.*

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

*The Project is providing off-street parking that is accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project meets this requirement.*

- N. **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 11 points.

*The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 8.25 points. As currently proposed, the Project will achieve its required 8.25 points through the following TDM measures:*

Office Use:

- Parking Supply (Option K)
- Bicycle Parking (Option A)
- On-Site Affordable Housing (Option C)

Retail and Retail/Arts Activities Use:

- Unbundled Parking
- Parking Supply (Option D)

- O. **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 24 dwelling units, the Project is required to provide at least 10 two-bedroom units or 7 three-bedroom units. The Project provides 14 one-bedroom units and 10 two-bedroom. Therefore, the Project meets the requirements for dwelling unit mix.*

- P. **Horizontal Mass Reduction.** Planning Code Section 270.1 requires that all buildings in the Eastern Neighborhoods that have a street or alley frontage greater than 200 feet in length incorporate mass reduction breaks that reduce the horizontal scale of the building into discrete sections of not more than 200 feet in length that: 1) not less than 30 feet in width; 2) not less than 60 feet in depth from street-facing façade; 3) extend up to the sky level not

higher than 25 feet above grade or the third story, whichever is lower; and 4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet.

*The Project site has four street frontages, with the frontages along 19<sup>th</sup> and Mistral Streets in excess of 200 feet in length. The existing building on the site occupies the entire length of the lot along 19<sup>th</sup> Street and approximately two-thirds of the frontages along Treat Avenue and Harrison Street. The existing surface parking lot for which the Project will be constructed, has a depth of 57 feet, 8-inches resulting in a developable area with a depth of less than 60 feet. The massing of floors three to six are set back 10-feet from the front wall of the lower floors for approximately 7seventy-two percent of the street frontage and the front wall of the ground floor steps back from zero to 3 feet, 6 inches along the property line, which helps breaks down the massing along Mistral Street, but does not meet the minimum requirements for horizontal mass reduction.*

*Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and proposes a waiver from the development standards for horizontal mass reduction requirements, which are defined in Planning Code 270.1.*

- Q. **Shadow.** Planning Code Sections 147 and 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.

*The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadows on any parks or open spaces under the jurisdiction of the San Francisco Recreation and Parks Commission at any time during the year.*

- R. **Transportation Sustainability Fee.** Planning Code Section 411A establishes the Transportation Sustainability Fee (TSF) and is applicable to project that are the following: (1) More than twenty new dwelling units; (2) New group housing facilities, or additions of 800 gross square feet or more to an existing group housing facility; (3) New construction of a Non-Residential use in excess of 800 gross square feet, or additions of 800 gross square feet or more to an existing Non-Residential use; or (4) New construction of a PDR use in excess of 1,500 gross square feet, or additions of 1,500 gross square feet or more to an existing PDR use; or (5) Change or Replacement of Use, such that the rate charged for the new use is higher than the rate charged for the existing use, regardless of whether the existing use previously paid the TSF or TIDE; (6) Change or Replacement of Use from a Hospital or a Health Service to any other use.

*The Project includes more than twenty dwelling units, and construction of non-residential uses greater than 800 gross square feet; therefore, the TSF, as outlined in Planning Code Section 411A, applies.*

- S. **Jobs-Housing Linkage Fee.** Planning Code Section 413 established the Jobs-Housing Linkage Fee and is applicable to projects that that: (1) increases by 25,000 or more gross square feet the total amount of any combination of the following uses; entertainment, hotel, Integrated PDR, office, research and development, retail, and/or Small Enterprise Workspace, and (2) whose environmental evaluation application for the development project was filed on or after January 1, 1999.

*The Project includes the addition of 27,017 gross square feet of office space and 2,486 gross square feet of retail; therefore, the Jobs-Housing Linkage Fees outlined in Planning Code Section 413.*

- T. **Inclusionary Affordable Housing Program in UMU Zoning District. 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 requirement 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 to be eligible for the On-Site Affordable Housing Alternative, the Project must submit an" Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415" to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on April 30, 2019. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on December 14, 2017. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 16 percent. Three units (2 one-bedroom, and 1 two-bedroom) of the 24 total units provided will be provided on-site as affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, then this approval is null and void.*

- U. **Childcare Impact Fee.** Planning Code Sections 414 and 414A is applicable to any residential development citywide that results in the addition of a residential unit and office and hotel development projects proposing the net addition of 25,000 or more gross square feet of office or hotel space.



*The Project includes approximately 29,234 square feet of new residential use, 27,152 square feet of additional office, 3,242 square feet of retail and 1,117 square feet of arts activities/retail use. Therefore, the proposed Project is subject to fees as outlined in Planning Code Sections 414 and 414A.*

- V. **Eastern Neighborhood Infrastructure Impact Fee.** 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 residential and non-residential space.

*The Project includes approximately 78,096 gross square feet of new development consisting of approximately 29,234 square feet of residential use, 27,017 additional office square footage, 2,843 square feet of retail and 1,117 square feet of arts activities/retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees Tier 1 for residential and Tier 2 for non-residential, as outlined in Planning Code Section 423.*

- W. **Vertical Controls for Office Use.** Office uses within the UMU Zoning District are subject to the vertical controls for office uses (Planning Code Section 803.9(f)), which does not allow office uses on the ground floor and limits the number of office stories permitted based on the number of stories of the building. Based on this, the Project is allowed a maximum of one floor of designated office space in the existing three-story building.

*The existing building has three floors of office space, including the ground floor. On September 22, 2011, a Letter of Legitimization for the ground floor office use was issued by the Zoning Administrator. The additional two floors of office use on the second and third floors were established when the property was zoned Light Industrial (M-1), which allowed office as a principally permitted use, therefore it is now a legal non-conforming use. The Project has utilized the State Density Bonus Law, which allows the expansion of the non-conforming office space, in that it facilitates the ability to provide a higher density of residential units on the site.*

7. **State Density Bonus Program Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession or Waiver for any Individually Requested Density Bonus Project:

- A. **The Housing Project is eligible for the Individually Requested Density Bonus Program.**

*The Project consists of five or more dwelling units on a site that in the UMU Zoning District that is currently used as a surface parking lot and is, therefore, eligible for the Individually Requested Density Bonus Program.*

- B. **The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or**

**for rents for the targeted units, based upon the financial analysis and documentation provided.**

*The Project is seeking Concessions or Incentives from the residential rear yard, ground floor ceiling height and active use requirements. The Project is required to provide a rear yard setback on the lowest floor containing residential units and at each subsequent floor. The Project will provide residential units on the fourth to sixth floors, which is above the roof of the existing building on the site, which exceeds 25 percent rear yard requirement, however, the existing mechanical equipment and elevator penthouse on the roof obstructs the rear yard.*

*The requested Concessions or Incentives would result in financially sufficient and actual cost reductions to housing costs by not having to relocate the existing elevator and rooftop equipment. In addition, the Project Sponsor has demonstrated the financial hardship with fully aligning the new building with the existing building. A financial analysis submitted by the Project Sponsor estimates that the cost to make all necessary modification to the existing building to accommodate the required rear yard would be in excess of 1 million dollars.*

*The development site is restricted due to its limited depth and the existing building. Without the concessions and incentives for the ground floor ceiling height and active use requirements, the Project would need to eliminate the residential parking garage, which includes the ADA parking spaces for residents. In addition, the Project is not able to create the 17-ft ground floor height without creating a hardship between the new office portions and the residential portions of the new building.*

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.**

*The Project is seeking a waiver or modification from the following development standards: 1) Height (Planning Code Section 250); 2) Narrow Street Height Limit (Planning Code Section 261.1; and 3) Mass Reduction (Planning Code Section 270.1). Without the waivers or modifications, the construction of the housing project with the added density would be physically precluded. The Project includes an addition to two floors to an existing three-story office building, which includes required non-residential uses on the ground floor and residential units above. In order to achieve proposed density to accommodate the residential units, a waiver or modification to allow the additional height are necessary. Without the requested waivers from height and narrow street height limit, the Project could not construct the sixth floor, thus eliminating eight residential units.*

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.**

*The Density Bonus for the Project is not based on any donation of land; and is therefore not applicable.*

- E. **If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.**

*The requested Concession or Incentive for the Project is not based on the inclusion of a Child Care Facility; and is therefore not applicable.*

- F. **If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.**

*The Project is located in the UMU Zoning District, which is intended for a mix of uses, and as a buffer zoning between residential and PDR zones. The project site is surrounded by a mix of uses, and the project itself includes office, retail and arts activity/retail uses. All of the proposed non-residential uses are permitted. The Project Sponsor has agreed to provide the proposed ground floor arts activity/retail space at below market rate rents for a certain period in response to a request by neighborhood groups. However, the proposed 27,000 sf of new office use is a component that is vital to the overall project's financial feasibility, and also provides an appropriate use for the 2nd and 3rd floors which due to the site configuration and Code requirements would not be appropriate for residential uses.*

8. **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, 75-ft tall, mixed-use addition to an existing three-story, 40-ft tall office building. The Project incorporates residential, retail, and arts activities/retail entryways along Mistral Street and a retail entryway along Harrison Street, as well as massing setbacks. This massing is appropriate given the larger neighborhood context, which includes one-and-two-story industrial buildings, and two-and-three-story residential buildings. The surrounding neighborhood is extremely varied with many examples of smaller-scale residential properties along Folsom Street and larger-scale industrial properties to the east of Treat Avenue. The Project's overall mass and scale are further refined by the building modulation, which incorporates projecting bays and sunken entryways. 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, façade design and building materials include a fiber cement board horizontal lap siding in two tones, metal siding, aluminum storefront, iron railings and gates, and dark bronze frame aluminum windows. The Project is distinctly contemporary in its character. The Project incorporates a simple, yet elegant, architectural language that is accentuated by contrasts*

*in the exterior materials. 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 is consistent with the development density established for the Project Site in the Eastern Neighborhoods Area Plan. The building's ground floor retail/commercial and residential lobby along Mistral and Harrison Streets provide active street frontages which will enhance and offer an effective and engaging connection between the public and private areas. The garage entrances are located along Treat Avenue and Mistral Street through 14-ft wide garage doors which provides access to the ground level and basement garages. The residential units have exposure on all four sides of the building to maximize natural light exposure and overall livability of the units. Overall, the design of the lower floors enhances the pedestrian experience and accommodates new street activity and has an appropriate ground plane, which is beneficial to the large and narrow streets.*

- 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 meets the open space requirement through a combination of private and common open spaces, via common terraces on the fourth and 5<sup>th</sup> floors and private balconies/terraces.*

- 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 is not required to provide a mid-block alley due to the existing building on the project site.*

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

*In compliance with Planning Code Section 138.1, the Project includes new streetscape elements, such as a new, widened concrete sidewalk and new crosswalk along Mistral Street, 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 site occupies an entire block and has frontage along four streets which provides ample circulation around the project site.*

**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.*

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

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

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

**Policy 1.1**

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

**Policy 1.2**

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

**Policy 1.10**

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

**OBJECTIVE 4:**

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

**Policy 4.1**

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

**Policy 4.4**

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

**Policy 4.5**

Ensure that new permanently affordable housing is located in all of the City's 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.

**OBJECTIVE 12:**

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

**Policy 12.2**

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

## COMMERCE & INDUSTRY ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

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

##### Policy 1.1:

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

##### Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

##### Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The proposed office development will provide net benefits to the City and the community in the form of an expansion of existing office space located within a zoning district with the stated intent of promoting a vibrant mix of uses while maintaining the characteristics of the neighborhood. The Project will enlarge an existing office building and also introduce new housing and retail uses to the neighborhood and has few physical consequences that are undesirable and the standard Conditions of Approval (Exhibit A) will help ensure that the operations will not generate any unforeseen problems.*

#### OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

##### Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The proposed office development expansion will help attract new commercial activity to San Francisco as it provides a large quantity of office space for use, as well as provide an opportunity for the existing office tenants to expand without having to relocate. It also contributes to San Francisco's attractiveness as a firm location in that the site is within short walking distance of the commercial core of the Mission 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.

## **MISSION AREA PLAN**

### **LAND USE**

### **Objectives and Policies**

#### **OBJECTIVE 1.2:**

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

#### **Policy 1.2.1**

Ensure that in-fill housing development is compatible with its surroundings.

#### **Policy 1.2.3**

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

#### **Policy 1.2.4**

Identify portions of the Mission where it would be appropriate to increase maximum heights for residential development.

*The Project will replace a surface parking lot with a mixed-use development, providing 24 new dwelling units and 27,017 additional square feet of office space in a mixed-use area. The Project is unique, in that it is providing residential units via an addition to an existing three-story office building, that will be constructed on an existing surface parking lot and will also provide additional office space without the displacement of any existing residents or businesses. The Project includes 3 on-site affordable housing*



*units for rent, which assist in meeting the City's affordable housing goals and will provide additional office space which will allow existing office tenants to grow in place.*

*The Project provides for a high-quality designed exterior, which features a variety of materials, colors and textures, including cement plaster, metal siding, aluminum storefront, metal canopies, metal railings and aluminum windows. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

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

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

*Currently, the project site is a surface parking lot and does not possess any neighborhood-serving retail uses. The Project provides 24 new dwelling units and ground floor retail and arts activities uses, which will improve the urban form of the neighborhood by adding new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses. The expansion of the existing office use will also provide new employees who can patronize local retail establishments in the neighborhood.*

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

*The Project site does not contain any existing housing. The Project would provide 24 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add retail and arts activity uses. The Project offers an architectural treatment that is contemporary, yet contextual, and an architectural design that is consistent and compatible with the surrounding neighborhood. 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 will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program, therefore increasing 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 served by nearby public transportation options. The Project is within a quarter mile from the 12 and 27 Muni bus lines and is within walking distance (0.07 miles) of the BART Station at 16th and Mission Streets. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and employees.*

- 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 will replace an existing surface parking lot; thus, no industrial and service sectors will be displaced by the new commercial office expansion. The Project would enhance opportunities for resident employment and ownership in retail sales and service sectors by providing for new housing and retail space, which will increase the diversity of the City's housing supply (a top priority in the City) and provide new potential neighborhood-serving uses and employment opportunities.*

- 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 or historic buildings.*

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

*The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadows on any parks or open spaces at any time during the year.*

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. 2016-010589ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 5, 2019 and April 25, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C 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 October 10, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

**Draft Motion  
October 10, 2019**

**RECORD NO. 2016-010589ENX  
2300 Harrison Street**

NAYS:

ABSENT:

ADOPTED:     October 10, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Large Project Authorization to allow the demolition of an existing surface parking lot and the construction of a six-story over basement garage, 75-foot tall, 78,096 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building, resulting in a mixed-use building with 24 dwelling units, 27,017 square feet of additional office space, 2,483 square feet of ground floor retail, and 1,117 square feet of ground floor arts activities/retail space located at 2300 Harrison Street, Block 3593, and Lot 001, pursuant to Planning Code Sections 329, within the UMU Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated September 24, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2016-010589ENX and subject to conditions of approval reviewed and approved by the Commission on October 10, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 10, 2019 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

6. **Additional Project Authorization.** The Project Sponsor must obtain an Office Development Authorization under Sections 321 and 322 to allocate office square footage. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d) (2), construction of the office development project shall commence within 18 months of the effective date of this Motion. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this office development authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

8. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
9. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
10. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*



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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Transformer Vault Location. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: if an electrical transformer is required, SDAT recommends it be located within the project's property line along the setback in the existing off-street parking area on the Harrison Street frontage. This location has the following design considerations: this location is within the project's property line and SDAT does not support a transformer be installed within the public ROW at this location. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

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

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

14. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.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](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://www.sf-planning.org).*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

17. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 43 bicycle parking spaces (24 Class 1 spaces for the residential portion of the Project and 19 Class 1 spaces for the non-residential 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](mailto: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](http://www.sf-planning.org)*

18. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than 41 off-street parking spaces (10 residential and 31 non-residential).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

19. **Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

20. **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](http://www.sf-planning.org)*

## PROVISIONS

21. **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](http://www.sf-planning.org)*

22. **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](http://www.onestopSF.org)*

23. **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](http://www.sf-planning.org)*

24. **Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

25. **Child-Care Requirements for Office and Hotel Development.** In lieu of providing an on-site child-care facility, the Project has elected to meet this requirement by providing an in-lieu fee, as applicable, pursuant to Planning Code Section 414.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## INCLUSIONARY HOUSING REQUIREMENTS

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

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 16.6% of the proposed dwelling units as affordable to qualifying households. The area represented by the allowable base density accounts for 80% of the total project, or 18 of the proposed 24 units; therefore, the Inclusionary rate is applied to 18 units, and 3 affordable units are required. The Project 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 the Planning Department 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

2. **Unit Mix.** The Project contains 14 one-bedroom and 10 two-bedroom units; therefore, the required affordable unit mix is two one-bedroom units and one two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department in consultation with MOHCD.

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

3. **Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 16.6% of the proposed dwelling units as affordable to qualifying households at a rental rate of 55% of Area Median Income. As required for the project to achieve a 35% density bonus under the State Density Bonus Law, the project sponsor is providing the required three units as affordable for a term of 55 years to households earning less than 50% of the area median income and, upon the expiration of the 55-year term, shall thereafter be affordable to

qualifying households at a rental rate of 55% of Area Median Income. 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

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

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

5. **Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units. The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion. Should the project sponsor convert rental units to ownership units, a greater number of on-site affordable units may be required, as Inclusionary Affordable Housing Units in ownership projects are priced at higher income levels and would not qualify for a 35% density bonus.

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

6. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

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

7. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project shall have designated not less than 16.6 percent of 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
8. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6 must remain affordable to qualifying households for the life of the project.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
9. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
10. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
11. **Regulatory Agreement.** Pursuant to Planning Code Section 206.6(f), recipients of a density bonus must enter into a Regulatory Agreement with the City prior to issuance of the first construction document.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
12. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction document by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for rent, the three (3) affordable units that satisfy both the Density Bonus law and the Inclusionary Affordable Housing Program shall be rented to very low-income households, as defined as households earning 50% of AMI in the California Health and Safety Code Section 50105 and or California Government Code Sections 65915-65918, the State Density Bonus Law. The income table used to determine the rent and income levels for the Density Bonus units shall be the table required by the State Density Bonus Law. If the resultant rent or income levels at 50% AMI under the table required by the State Density Bonus Law are higher than the rent and income levels at 55% of AMI under the Inclusionary Affordable Housing Program, the rent and income levels shall default to the maximum allowable rent and income levels for affordable units under the Inclusionary Affordable Housing Program. After such Density Bonus units have been rented for a term of 55 years, the subsequent rent and income levels of such units may be adjusted to 55% of Area Median Income under the Inclusionary Affordable Housing Program, using an income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco" and shall remain affordable for the remainder of the life of the project. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. The remaining unit(s) being offered for rent shall be rented to qualifying households, as defined in the Planning Code and Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The

- initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
  - iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
  - v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
  - vi. If the Project 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's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.
27. **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. Pursuant to Planning Code Section 419 the current Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative for on-site rental projects in the UMU Zoning District for Tier B is to provide sixteen-point six percent (16.6%) of the proposed dwelling units as affordable.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
28. **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](http://www.sf-planning.org)*



## MONITORING - AFTER ENTITLEMENT

29. **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](http://www.sf-planning.org)*
30. **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](http://www.sf-planning.org)*
31. **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](http://www.sf-planning.org)*

## OPERATION

32. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
33. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

34. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# REUBEN, JUNIUS & ROSE, LLP

Tuija Catalano  
tcatalano@reubenlaw.com

September 27, 2019

## **Delivered Via Messenger**

President Myrna Melgar  
Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 2300 Harrison – Large Project and Office Allocation Applications**  
**Planning Dept. Case No. 2016-010589ENV/LPA/OFA**  
**Brief in Support of the Project**  
**Hearing Date: October 10, 2019**  
Our File No.: 1447.01

Dear President Melgar and Commissioners:

Our office represents 562 Mission Street LLC, the owner (“**Project Sponsor**”) of 2300 Harrison Street, Assessor’s Block 3593, Lot 001 (the “**Property**”). Please accept this brief and the accompanying materials as supplemental information re the revised project.

The Commission has heard this project twice, and as one of the first density bonus projects with an office component, we heard the Commission’s desire to have the project maximize contributions to the city’s affordable housing stock. The revised project provides for increased BMR units and greater AMI affordability. We also want to correct an error in our previous presentation re nested bedrooms, which there are none. The following pages and exhibit provide information on the following:

- Part A – Affordable Housing Contributions  
(Rental Housing, On-Site Affordable Housing, Affordable Housing Fee, JHLP fee)
- Part B – Additional Community Benefits  
(Development Impact Fees, Community-Serving Space, Project Mural, Carnival Use of Parking Stalls, Community Design Revisions, Corner Retail Space)
- Part C – State Density Bonus Program  
(100% On-site BMRs, Lower AMI Levels, BMR Units Predominantly 2BRs, SDBP Waivers and Concessions) See also Cost Documentation for Concessions in **Exh. 3**.
- Part D – Community Outreach Summary  
(Carpenters Union’s Support letter in **Exh. 2**; Outreach Summary in **Exh. 4**)
- Part E – Miscellaneous Project Questions (Q&A) – See also Q&A Summary in **Exh. 1**
- Part F – Conclusion – See also letter in

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**A. HOUSING AND AFFORDABLE HOUSING CONTRIBUTIONS**

The Project from the beginning has proposed a true, in-fill, mixed-use project. The Project was designed to provide as many residential units as was possible within the zoning and State Density Bonus Program (“SDBP”) constraints. The factors that limit the residential component, include the 40% Planning Code 2BR requirement, and the maximum bonus floor area of 35% over a Code complying base project per the SDBP requirements. The maximum Code complying residential project that could be developed at the site included 22,703 sf of floor area and 18 dwelling units. The proposed bonus area under SDBP includes 6,177 sf and 6 units, which is slightly under the 35% maximum.

The Project was presented to SFHAC in early 2019. Notwithstanding the mixed-use nature, HAC endorsed the Project and advocated at the prior PC hearings for the Project. The Project has now been revised to emphasize and increase its contribution to affordable housing.

▪ **Rental Housing.** The Project adds 24 rental dwelling units to the City’s residential housing supply in a mixed-use building, instead of the existing surface parking lot.

▪ **On-site Affordable Housing Units.** All of the BMR units are proposed to be on-site. The Project is required to provide 3 BMR units on-site (i.e. 16.67% over the base project). The Project now doubles this requirement by proposing to provide 6 on-site BMR units. The proposed, increased affordability represents a total of 33% contribution as compared to the base project, or 25% contribution as compared to the total project. These figures alone are now significantly in excess of the requirement that applies to projects of this size. The unit sizing and affordability is proposed to be broken down as follows:

Unit type	No. of BMRs Proposed	Proposed AMI level
1 BR	2	50% AMI
2 BR	1	50% AMI
2 BR	3	80% AMI

▪ **Affordable Housing Fee.** In addition to the on-site units, Planning Code requires that the affordable housing fee be paid for the (6) bonus SDBP units beyond the (18) base project units. The bonus units are subject to 20% in lieu fee requirement, which per current fee schedule is:

Bonus Sq.Ft.	In-Lieu BMR Req’d	Applicable Fee
6,177 sf	20%	<b>\$246,462</b>

▪ **Jobs-Housing Linkage Fee for Office/Retail/Arts Activity Components.** The proposed non-residential areas are subject to the Jobs-Housing Linkage Program (“JHLP”) fee resulting in additional affordable housing contributions, which per current fee schedule is:

Non-Resid. Area	Square footage	Applicable Fee
Office	27,017 sf	\$771,876
Retail	2,483 sf	\$66,197
Arts Activity/Retail	1,117 sf	\$29,779
<b>TOTAL</b>		<b>\$867,852</b>

**B. COMMUNITY BENEFITS**

In addition to the Housing/Affordable Housing contributions, the Project provides other benefits, including those achieved via negotiations with United to Save the Mission (“USM”). Summary of some of the other key benefits includes the following:

- **Other Development Impact Fees.** The Project also pays an est. \$1.9M in other development impact fees (including Transportation Sustainability, EN Infrastructure, Child Care and School Impact fees). These fees, along with the affordable housing fees (In-Lieu fee for bonus units and JHLP fee for office fees), add up to more than \$3M, with approx. \$2M in non-residential fees, and approx. \$1M in residential fees, as follows:

Impact Fee	Residential Fee	Non-Resid. Fee	Total Fee
Transportation Sustainability Fee	\$266,322	\$649,999	\$916,321
EN Infrastructure Fee	\$350,808	\$459,255	\$810,063
Child Care Fee	\$62,853	\$49,981	\$112,834
School Impact Fee	\$110,797	\$18,626	\$129,423
Jobs-Housing Linkage Fee	n/a	\$867,852	\$867,852
Inclusionary In Lieu Fee on Bonus Units	\$246,462	n/a	\$246,462
<b>TOTALS</b>	<b>\$1,037,242</b>	<b>\$2,045,713</b>	<b>\$3,082,955</b>

- **Community-Serving Space.** Project Sponsor agrees to lease the approx. 1,117 sf of ground floor, Mistral Street facing, arts activity/retail space at reduced rate to a community-based arts organization or artist-in-residence for use to produce and/or show their work for sale for a term of 10 years, plus two 5-year options, built to warm shell. Mission-based artists and organizations shall have priority to mitigate prior displacement from the surrounding area. The initial base rent for the Community-Serving Space will be \$2.00/sf per month plus triple net expenses, with the base rent subject to adjustment annually as determined by the increase in the San Francisco Bay Area CPI-U. The Project Sponsor will utilize a list of community-based arts organizations or artists-in-residence identified by United to Save the Mission (USM) and negotiate a lease with such organization(s) or artists subject to the above-described terms.
- **Project Mural.** The Project Sponsor shall retain and fund a muralist, for up to \$20,000 total, to develop a mural along two areas in the Project's Mistral Street façade. The mural will be developed with the community (with artist nominations and design ideas to be provided by USM or Precita Eyes) to reflect the historic Latino/Chicano Mission experience, with consideration taken for the operational aspects of the ground floor, in particular the residential and retail entrances.
- **Carnaval's Use of Surface Parking Area adjacent to 19th and Harrison Corner.** In addition to having allowed Carnaval to use the existing surface parking lot on May 24-26,

2019, Project Sponsor is willing to agree to future use by Carnaval of the areas near the 19th and Harrison corner, subject to Carnaval's execution of an annual indemnification agreement and receipt of required certificate of insurance, per landlord requirements, no later than one (1) month prior to the event.

- **Design Revisions.** Project incorporated many USM requested design concessions (*see BAR Plan Sheets 35-40*), re ground floor storefronts, exterior articulation for office windows, increased depth for the residential façade, and additional outdoor open space for residents.
- **Harrison and Mistral Corner Retail Space.** Project Sponsor has agreed to lease the proposed approx. 2,360-sf ground floor corner retail space (“Retail Space”) for a term of 10 years, plus two 5-year options, built to warm shell. The initial base rent for the Retail Space will be \$2.25 per square foot per month plus triple net expenses, with the base rent and any option rent subject to adjustment annually as determined by the increase in the San Francisco Bay Area Consumer Price Index (CPI-U). Project Sponsor will consider a list of businesses, identified by USM, and negotiate a lease with a business selected by the Project Sponsor subject to the above-described terms. Tenants would be reviewed and selected six months prior to the completion of Project construction.

### **C. STATE DENSITY BONUS PROGRAM**

The Project utilizes State Density Bonus Program in order to increase the amount of housing at the site. The SDBP allows the project to add one additional floor of residential uses, increasing the dwelling unit count by 6 from 18 to 24 units. Because the project is using the SDBP, it must use the SDBP waivers and concessions for any Code deviations. Without the SDBP, the Project would request these Code exceptions as LPA (Large Project Authorization) exceptions or Variances, similarly to any other non-SDBP project.

The only direct benefit to the Project that results from the use of the SDBP is the ability to construct the additional units on the 6<sup>th</sup> floor. As far as the benefits to the City resulting from the use of the SDBP, there are several, including the following:

**100% On-Site BMRs.** All of the SDBP required BMR units must be on-site. The Project actually does more than this, by making all required SDBP, San Francisco Inclusionary program, and voluntary BMR units, as on-site units.

**Lower AMI levels.** San Francisco’s Inclusionary Affordable housing program required on-site units to be rented or sold at 55% and 80% AMI levels, respectively. The Project chooses to satisfy the SDBP requirements by providing units at the Very Low income level, at 50% AMI, and although only two units (min. 11%) are required at the Very Low income level, the Project chooses to provide 3 units at the 50% Very Low income level.

**BMR units Predominantly 2BR units.** Although only 42% of the Project’s units are 2BR units, the Project includes a higher proportion of 2BR BMR, with 4 x 2 BR (67%), and 2 x 1BR units (33%). The proposed BMR split is done in an effort to add family housing in Mission.

**SDBP Waivers:** *(see BAR Plan Sheet 5 for details)*

Under SDBP, Code deviations that involve physical impediments to the construction of residential units can be reduced or waived as “waivers.” The waivers requested by the Project are not significant in terms of quantity or quality, and overall make for a better Project.

- 1) **Waiver for Building Height.** The Property is zoned 68-X. The Project seeks a waiver for approx. 7 additional feet enabling the construction of the 6<sup>th</sup> floor, with additional residential units. Without the height waiver, the Project will be physically precluded from constructing the proposed units at the 6<sup>th</sup> floor, thus also preventing the Project from achieving the proposed number of restricted affordable units.
- 2) **Waiver for Narrow Alley Setback.** Planning Code (§261.1(d)(1)) requires upper floors on narrow street frontages to be setback a min. of 10’ in depth starting at a height of 1.25 times the width of the abutting street. Mistral Street is narrow, with 30’ width, requiring the setback to start at a height of 37’6”. The Project provides the 10’ setback, however, it does not start until height of at 41’10”. The waiver is rather minimal (4’4” difference in the point where the setback starts), but meaningful to the constructability of the building, including the residential units, and necessary in order to align the second and third floors of the new building with the existing three-story building.
- 3) **Waiver for Mass Reduction.** Planning Code (§270.1) requires building scale exceeding 200’ in width to be broken down with mass reduction break, that among other requirements needs to be 60’ in depth. The surface parking lot component is only 56’ in depth, and the Code prescribed mass break dimensions cannot be achieved within the new building alone.

**SDBP Concessions:** *(see BAR Plan Sheet 4 for details)*

Under SDBP, Code deviations that reduce actual housing costs can be reduced or waived as “concessions.” Similarly to the waivers, the requested concessions are rather minimal, and in the context of non-SDBP projects, they would be requested as LPA exceptions or variances. See **Exhibit 3** for cost documentation for the concessions.

- 4) **Concession for Rear Yard.** The residential levels are required to provide a 25% rear yard setback, a 40’ setback for the Project. The Project will provide all residential levels (4-6) with a setback well in excess of this requirement, with a depth of approx. 100’. Since the rear yard will technically be located on top of the existing roof top, it will be partially obstructed on the 4<sup>th</sup> level by certain existing mechanical areas, and thus the units at the lowest residential level (at the 4<sup>th</sup> floor) will not be facing a fully Code compliant rear yard. Without this concession, the Project would be required to relocate and reconfigure all of the existing mechanical areas, subjecting the Project to additional costs that would unnecessarily increase the cost of constructing the residential units.
- 5) **Concession for Ground Floor Height.** Planning Code (§145.1(c)(4)) requires a ground floor floor-to-floor height of 17 feet. The Project proposes a ground floor height of 15’ 2 ¾”. This exception is necessary to align the proposed floors of the existing three-story office building on the Property. Having to increase the ground floor height would increase construction costs, ultimately adding to the housing costs, without any perceived benefit given the proposed ground floor uses. The Project seeks to activate Mistral Alley with active ground floor uses. Larger spaces that cannot be sustained by

community businesses could result in vacant spaces, which would be contrary to the objective of activating Mistral.

- 6) **Concession for Active Uses**. Planning Code (§145.1(c)(3)) requires active uses within the first 25' of building depth on the ground floor. The new building will include active uses, including the proposed 2,483 sf retail space fronting Harrison and Mistral Streets, however, the uses along Mistral do not reach a full depth of 25'. Compliance with this requirement along Mistral would create too large commercial spaces, which would risk vacancy (instead of the ability to provide them as reduced rate, community serving spaces), and would eliminate residential parking at the ground level. Both of these consequences would have financial impacts that ultimately would add to the housing costs.

**D. COMMUNITY OUTREACH**

The Project was first introduced to the community at a pre-application meeting in November 2017. Since that time, Project Sponsor has engaged in extensive community outreach, communicating with closest neighbors John O'Connell High School and Southern Pacific Brewery, and United to Save the Mission ("USM"). A summary of community meetings and outreach is included in **Exhibit 4**. A support letter from the Carpenters Union is attached as **Exhibit 2**.

**E. MISCELLANEOUS PROJECT FEATURES AND QUESTIONS**

At our last hearing, several of the Commissioners had other questions regarding the project, from the existence of nested bedrooms (none) to traffic circulation and project programming. We have attempted to answer those questions and other overall questions in the attached Q&A sheet (See **Exhibit 1**).

For example, the key reason why the below-grade parking garage is accessed from Treat Avenue, instead of Harrison, is because Harrison Street is identified in the City's Vision Zero Plan as a high injury corridor. That means that the City is not supportive of adding a garage entrance/exit along Harrison and instead prioritizes improvements that improve pedestrian and bicyclist safety along Harrison. The City's SDAT team early on requested e.g. a bulb-out improvement along Harrison, which are included as part of the Project.

In terms of parking and traffic, it is important to note that the Project overall significantly reduces parking at the site. Currently, the site contains 66 parking spaces. The Project will provide 28 below-grade and 3 at-grade spaces for office use, and 10 parking spaces for the 24 units. Given the Project's proximity to transit services, including two BART stations, the residential parking will likely be predominantly for weekend use. The overall reduction in parking is perhaps the single most important factor that will help avoid any conflicts with other nearby uses. Additionally, due to Fire Department truck access requirements, several of the existing on-street parking spaces along Treat Avenue will be removed, thereby reducing overall congestion, if any, along Treat. See BAR Plan Sheet 10 for details.



**F. CONCLUSION**

The proposed Project has been revised to provide a greater emphasis on affordable housing, and the revised Project doubles the required on-site BMR contribution, and reduces the affordability levels for the BMR units. When the added benefits are combined with the other Project contributions, the Project in aggregate provides a substantial benefit package, especially given the Project's smaller size. We ask for the Commission's approval for the Project on October 10<sup>th</sup>. Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Tuija I. Catalano

cc: Vice President Joel Koppel  
Commissioner Frank Fung  
Commissioner Milicent Johnson  
Commissioner Kathryn Moore  
Commissioner Dennis Richards  
Jonas P. Ionin, Commission Secretary  
John Rahaim, Planning Director  
Rich Sucre, Team Manager  
Linda Ajello Hoagland, Project Planner  
Patricia Delgrande, Project Sponsor  
Patricia Centeno, BAR Architects  
Luis Cuadra, Community Outreach Coordinator

**EXHIBIT 1**  
**2300 Harrison**  
**Q&A for Oct. 10, 2019 Hearing**

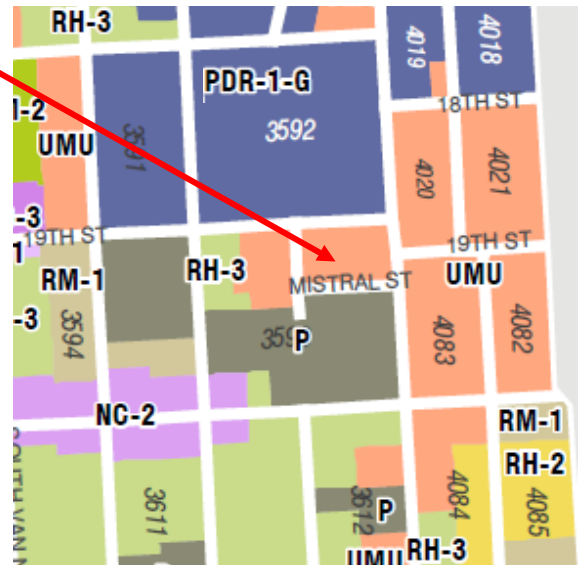
**ZONING AND CONTEXT:**

**1. Does the Project displace any existing tenants or uses?**

RESPONSE: No. The project utilizes an existing surface parking lot, which is a use that from a policy perspective is one of the least desirable uses.

**2. What is the current zoning and pre-EN zoning for the site?**

RESPONSE: The site is zoned for UMU, and prior to EN adoption a decade ago, it was zoned for M-1 (light industrial). EN rezoning created a number of new zoning designations, including several PDR districts. It also retained the M-1 and M-2 industrial designations. The 2300 Harrison site did not retain its M-1 designation and was not rezoned for a PDR district either. UMU was created in 2009 with the purpose of “serv[ing] as a buffer between residential districts and PDR districts in the Eastern Neighborhoods.” The zoning map copied here shows the varied zoning context, and shows how the UMU buffers were laid out, usually abutting both PDR and residential districts. E.g. across the site on Treat Avenue are few PDR businesses and a brewery – these businesses abut residential (RH-3) district to the rear of their lots. Thus, having a mixed-use Project at the site is entirely consistent with the UMU zoning as well as the larger land use context.



**3. What is the predominant use in the immediate neighborhood?**

RESPONSE: The surrounding context is very mixed, including e.g. the John O’Connell High School to the south, the PG&E yard to the North, and a mix of non-residential and residential uses. The mix of commercial/institutional, multi-family housing, and small-scale housing can be seen in BAR’s Plan Sheet [A501.2], as also shown in the image here, with blue color representing commercial and institutional uses, pink color showing multi-family housing and orange representing small-scale housing.



**4. Is the Project/Property subject to PDR requirement?**

RESPONSE: No. The site contains a legal office building and a surface parking lot. The site and the building are not programmed for PDR uses, and no PDR uses have existed at the site since the Loma Prieta earthquake.

**RESIDENTIAL USES AND AFFORDABILITY:**

**5. Do any of the units have so-called “nested” bedrooms?**

RESPONSE: No. All of the bedrooms will have a window that faces either one of the three street facades or over the existing office building (which provide even greater unit exposure due to the 100’ depth of the existing building. All proposed units are expected to receive excellent, direct light.

**6. How many BMR units are required by SDBP and SF Inclusionary Program?**

RESPONSE: The number of BMR units under the SDBP varies depending on the proposed affordability level. A project that proposes units at the lowest affordability level (i.e. at the Very Low income category, at 50% AMI) is required to provide at least 11% of its base project units as BMR units. For the Project that translates to a requirement of 2 BMR units. The Project's BMR contribution is well in excess of the SDBP requirement by proposing 6 BMR units (3 x 50% AMI, and 3 x 80% AMI). The City's Inclusionary requirements require at least 16% of the base project units as BMRs, at 55% AMI. This translates to a Project requirement of 3 BMR units. With 6 on-site BMR units at a mix of 50% and 80% AMI levels, the Project is also well in excess of the BMR requirements under the City's Inclusionary Affordable Housing Program.

In sum, the Project proposes to double the Inclusionary requirements, and provides a total of 25% of its units as on-site BMRs.

**7. How does the Project's office component contribute to affordable housing?**

RESPONSE: The office component is subject to the Jobs-Housing Linkage Program (JHLP) fee, which is intended to compensate for the housing impacts created by office development. During the Sep. 19, 2019 Planning Commission hearing on the proposed JHLP fee increase, Supervisor Haney mentioned that for every 100,000 sf of new office space 81 residential units are needed. The Project proposes 27,000 sf of office use, which translates to a need for 21.87 units. Not only is the Project subject to the JHLP fee, it also creates new residential units in excess of the amount needed to compensate for the office impacts. With 24 proposed units, the Project is "self-sustaining" by exceeding the housing demand by 2 units. However, with a payment of the JHLP fee (at \$771,876 based on current fee schedule, and up to \$1,880,383 based on pending fee increase proposal by Sup. Haney), the Project as a whole more than compensates for housing impacts created by the office use, and contributes significantly to affordable housing.

**STATE DENSITY BONUS PROGRAM:****8. Are mixed-use projects permitted by the SDBP?**

RESPONSE: Yes. Cal. Gov't Code Sec. 65915(i) expressly defines Housing Developments as those "including mixed-use developments." Further, Sec. 65915(k)(2) allows for concessions or incentives to include approval of mixed-use zoning in conjunction with housing project if the office or other non-residential land uses reduce the cost of the housing development. The *Wollmer vs. City of Berkeley* (2011) 193 Cal.App.4<sup>th</sup> 1329, case also addressed a mixed-use state density bonus program project.

**9. Would the Project be able to get the Code exceptions without SDBP?**

RESPONSE: The additional height that allows for the 6<sup>th</sup> residential level is only possible with SDBP. However, all of the other Code exceptions could be obtained either as LPA exceptions or variances, and several of the requested concessions and waivers are relatively minor and extremely common exceptions.

**10. Can the State Density Bonus Program be used to create more residential area?**

RESPONSE: No. The maximum area that can be added is based on the base project. The max. Code complying base project at the site includes approx. 23,000 sf and 18 units. Project adds approx. 35% to the base project, for total residential component of approx. 29,000 sf and 6 additional units.

**PARKING, LOADING AND CIRCULATION:****11. Why is the below-grade office parking garage entrance on Treat (and not on Harrison)?**

RESPONSE: Addition of a garage entrance for 28-car garage would not be consistent with several city policies, which were communicated to the project team early in the project design phase after Project was reviewed by the City's SDAT (Street Design Advisory) team. Harrison Street is designated in the City's Vision Zero Plan as a High Injury Network for cyclists. Harrison Street is also identified in the City's Bicycle Plan as a bike route. Per these policies, Harrison Street should be prioritized for safety improvements, especially for pedestrians and bicyclists. The Project will improve the current conditions by including certain streetscape improvements (including a bulb-out per SDAT's request) and by removing the existing curb cut used to access a 61-space parking lot. In short, several City Departments/Agencies are not supportive of Harrison Street garage entrance.

**12. What happens to existing on-street parking and loading spaces along Treat?**

RESPONSE: See diagram included in BAR drawings sheet 10. In order to provide adequate fire truck access, 7 on-street parking spaces along Treat will be removed. This will effectively make the current 16' drive lane significantly wider (at 30'), minimizing any potential conflicts between cars using the Project's garage and those accessing the nearby businesses.

**13. What alterations are proposed to Mistral?**

RESPONSE: On-street parking on the south side of Mistral is proposed to be removed and the sidewalk on the north side of Mistral will be widened, per SDAT's request.

**14. Does the project intensify vehicles at the site?**

RESPONSE: No, the project does the opposite by decreasing the number of vehicles at the site consistent with City's policies. The Project proposes 41 parking spaces, reducing the number of parking spaces that currently exists at the site from 66 parking spaces to 41 parking spaces. The 41 parking spaces are split with 10 spaces for the residential uses, and 31 spaces for office uses, which is significantly under the principally permitted amount of 116 spaces.

**OTHER PROJECT FEATURES:****15. Does project change or alter the existing building in any way?**

RESPONSE: No. The existing 3-story office building will remain as is.

**16. How was the existing office building permitted for office uses?**

RESPONSE: Prior to 2009, the Property was zoned for M-1 (Light Industrial) that principally permitted office use. The building's 3<sup>rd</sup> floor has had pre-existing legal office uses for decades. The 2<sup>nd</sup> floor was approved as office by the Zoning Administrator and the Board of Appeals in 1999/2000. With the adoption of UMU zoning, office uses became restricted based on a number of floors. Prior to EN rezoning and the UMU designation, the 1<sup>st</sup> floor contained business service use, which was legitimized as office use in 2011 with the EN Legitimization program. In sum, 2/3<sup>rd</sup> of the building had pre-existing/approved office uses well ahead of the EN rezoning at a time when office use was principally permitted, and all of the existing office uses are legally permitted office uses.

**17. How will ownership lease the new office square footage once the Project is completed?**

RESPONSE: Ownership typically plans to build flexibility into their buildings to accommodate multiple tenants, as needed. The existing building is demisable into 4 suites, and the new office square footage can be demised into 2 suites. Adding this type of flexibility is intentional in order to mitigate risk: s, allowing accommodation of tenants in the market and staging lease terminations.

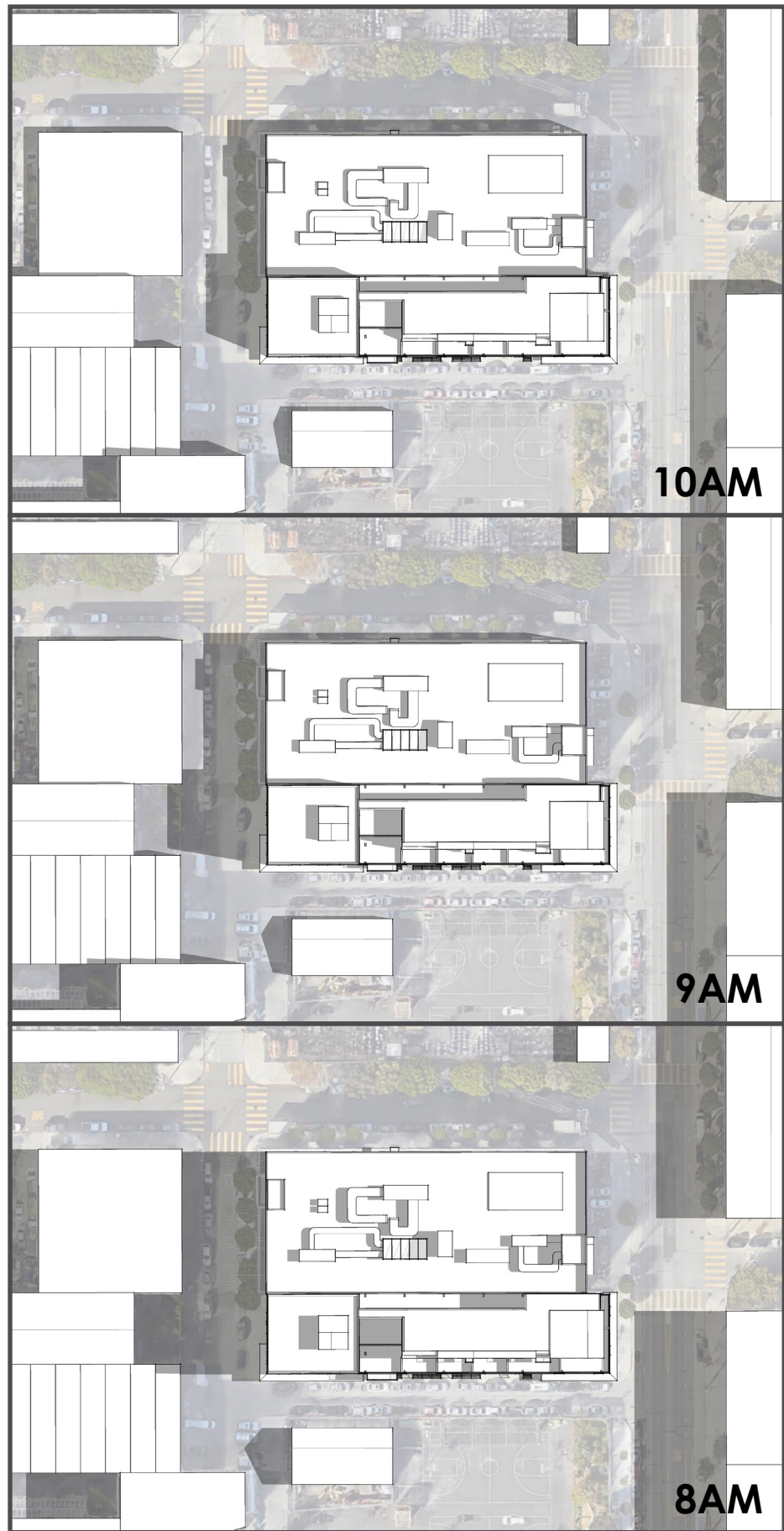
**18. Does the project cause any shadow impacts?**

RESPONSE: No. Planning Dept. prepared an initial shadow fan analysis, which found that no new shadow would fall under any public open space or parks that are under the SF Rec. & Park's jurisdiction. At the nearby Treat Avenue merchants' request, the project team also shared BAR Architect's software analysis on shadowing on the merchants' buildings. The results are included at the end of this Exhibit 1. The only shadow cast by the project e.g. on Southern Pacific Brewery's building and front yard is in the early morning hours (at 8 am) during the Equinoxes and Summer Solstice, and NO shadow is cast by the project on the Brewery at 9 am or later at any point in the calendar year. Any other shadow on the Brewery is cast by other nearby buildings, e.g. at Winter Solstice, is not by the project.

**19. Does the project comply with open space requirements?**

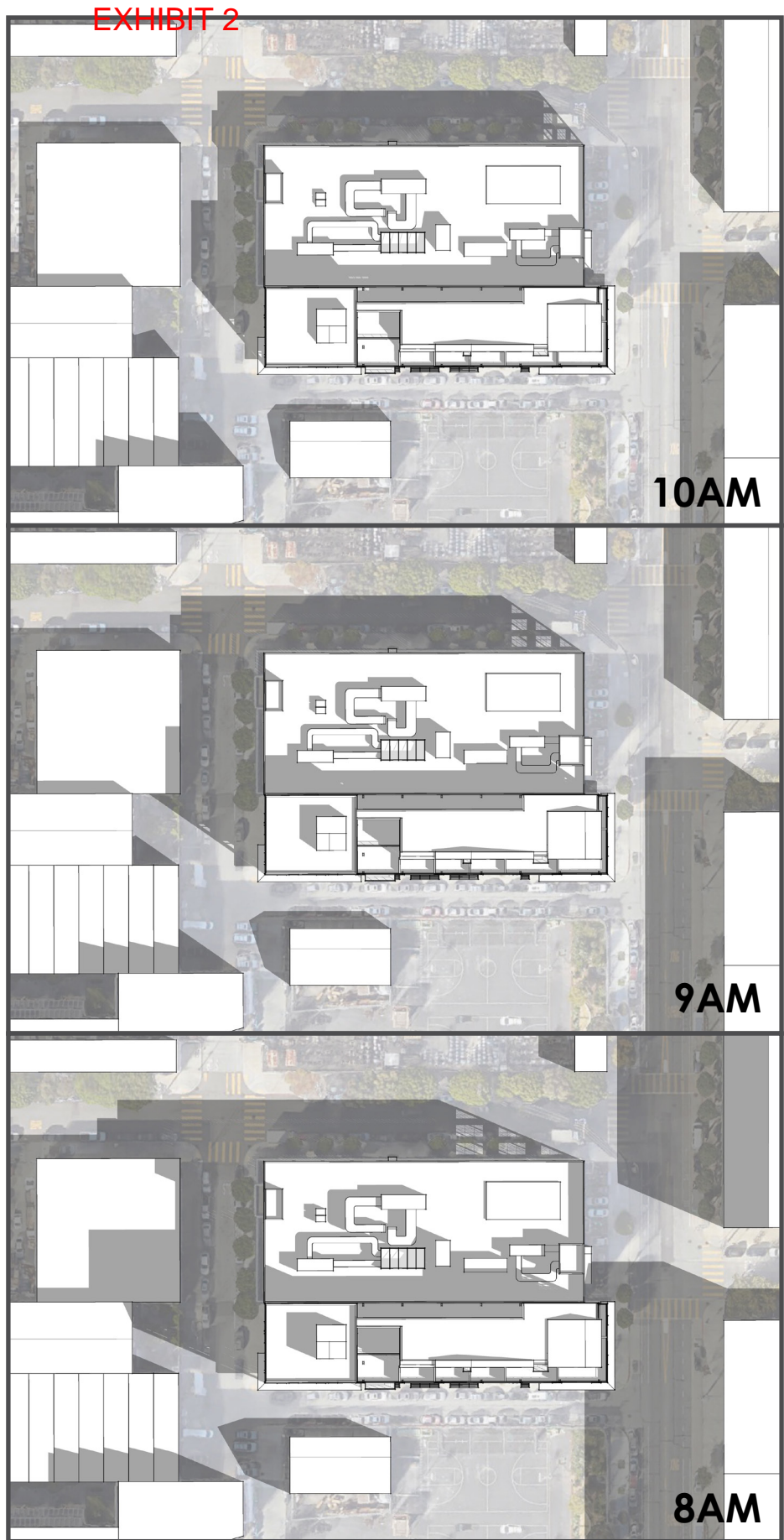
RESPONSE: Project provides private open space for approx. 21% of the units (5 out of 24), with an average size of 281 s.f. (when only 80 s.f. is required), and by providing an additional 2,722 s.f. of common open space for the remaining units to share (well in excess of the requirement).





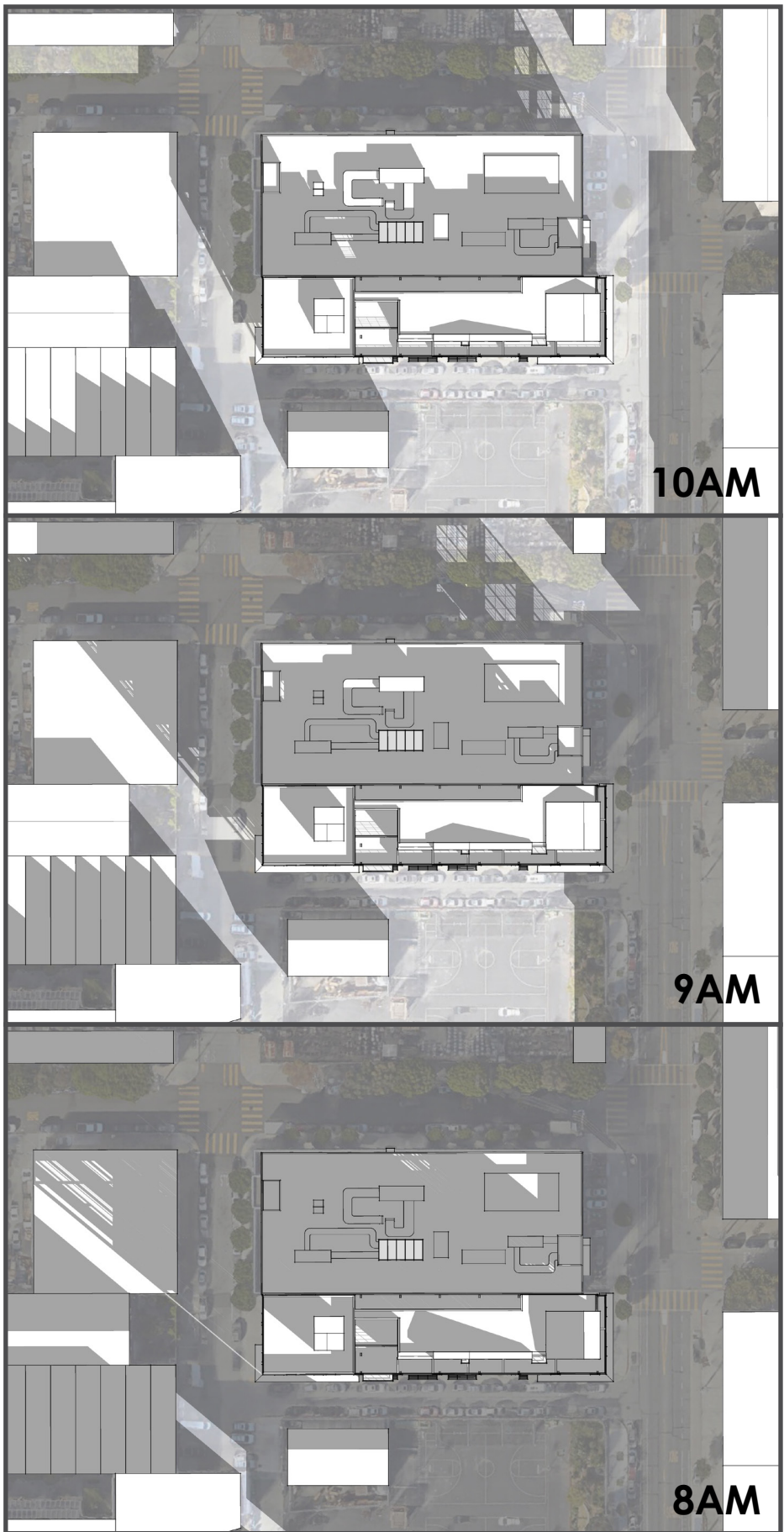
**JUNE 21**

2300 HARRISON STREET | **SHADOW STUDY**



**MAR 21/SEPT 21**

October 1, 2019



**DEC 21**





# United Brotherhood of Carpenters and Joiners of America

## LOCAL UNION NO. 22

July 18, 2019

Dear President Melgar and Members of the San Francisco Planning Commission,

The members of Carpenters Local 22 in San Francisco and the surrounding Bay Area strongly support 562 Mission Street LLC's proposed development at 2300 Harrison Street. This project will create much needed union construction jobs that pay living wages and provide opportunity for local apprentices to begin and continue their career in construction.

2300 Harrison Street proposes to entitle the existing surface parking lot with new rental housing, office space and ground floor arts and retail that will serve the local community. San Francisco has become increasingly unaffordable to newcomers and long-time residents alike through a long-term trend of creating insufficient quantities of housing.

The proposed development at 2300 Harrison Street is truly 'mixed-use' in scope. In addition to increasing San Francisco's housing stock, this project aims to create opportunity for permanent jobs through the addition of significant office space as well as ground floor retail and art space, some of which will be offered at a reduced rate, for community based arts organizations.

While this project will not end our housing shortage, it is a step in the right direction. With a commitment to the use of a Union General Contractor and a robust community benefit package, Carpenter's Local 22 is excited to support 562 Mission Street LLC's 2300 Harrison Street development. Thank you for your service and consideration in moving this project forward.

Sincerely,

Todd D. Williams  
Senior Field Representative

sko/opeiu29/afl-cio

September 21, 2018

Patricia Delgrande  
**562 Mission St. LLC**  
 71 Stevenson Street, Suite 850  
 San Francisco, CA 94105

RE: 2300 Harrison  
 LPA Open Space Concession Justification Letter

Project No: 15068.001

Dear Ms. Delgrande,

BAR Architects, with assistance from Cahill Contractors, evaluated the feasibility of moving existing building's rooftop projections such as stairs, elevators, mechanical equipment, to meet the 25% Rear Yard requirement (Section 134) for the new building extension.

We concluded that it is not physically or financially feasible to make changes to the existing building to meet the Rear Yard requirement. The summary of our findings support justification to the request for a concession to the requirements of Section 134, as identified in the LPA package dated 8/17/18.

Below is a summary of our findings including estimated construction cost.

1.	Relocate existing stair to roof. Relocation would need to happen at all floors, including new opening in floor slabs.	\$210,000
2.	Relocate two existing mechanical shafts for mechanical equipment exhaust, to new locations. Relocation would need new openings in floor slabs on all floors	\$255,000
3.	The elevator to roof needs to be relocated. Replace existing elevator to roof with new elevator that does not extend to roof (3 stops only).	\$300,000
4.	Add new elevator to roof, including new lobby. New elevator to roof is needed for accessible access to the office outdoor space (roof deck)	\$300,000
5.	Remove skylight to roof	\$25,000
6.	Relocate mechanical equipments, ducts, openings in slab, mechanical equipment pads, etc	\$135,000
7.	Re-route path to roof deck, due to rerouting of mechanical equipment	\$30,000
8.	Due to the new location of elevator to roof, electrical and tele/data room will need to be reconfigured	\$250,000
9.	Due to the relocation of egress stairs, ramp and parking at street level would need to be reconfigured	\$50,000
10.	GC fees, insurance, etc	\$460,000
	Total estimate	\$2,015,000

**BAR**architects  
 SAN FRANCISCO | LOS ANGELES

Architecture

Planning

Interiors

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 Suite 300  
 San Francisco, CA 94111  
 415 293 5700  
 www.bararch.com



Changes to the existing building to relocate stairs, elevator and shafts would have a significant impact on the building's structure by adding new structural slab openings.  
Please give us a call if you have any questions.

A handwritten signature in black ink that reads "Patricia Centeno". The script is fluid and cursive, with the first name and last name clearly distinguishable.

Patricia Centeno, AIA LEED AP  
Associate Principal, BAR Architects

cc: Chris Haeggund, BAR; Tuija Catalano, Rueben Junius & Rose; Blair Allison, Cahill Contractors  
encl: None  
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April 30, 2019

Patricia Delgrande  
**562 Mission St. LLC**  
 71 Stevenson Street, Suite 850  
 San Francisco, CA 94105

RE: 2300 Harrison  
 Ground Floor Height Concession Justification Letter

Project No: 15068.001

Dear Ms. Delgrande,

BAR Architects, with assistance from Cahill Contractors, evaluated the feasibility of providing un-aligned floor levels between existing office and new office at the 2<sup>nd</sup> and 3<sup>rd</sup> floor, to meet the ground floor non-residential requirement (Section 145.1 (c)(4)(A)) of 17'-0" min. floor to floor height for the new building extension.

We concluded that it is not physically or financially feasible to meet the 17'-0" floor to floor height without creating hardship to the relationship between the existing office building and extension at levels 2 and 3. Below is a summary of our findings including estimated construction cost for items 2-5.

1.	Back of sidewalk elevation of 25.30' at sidewalk low point, cannot be altered. Existing office building Level 2 finish floor elevation of 40.61', cannot be altered. There is a shortage of 1'-8" between existing back of sidewalk and existing Level 2 finish floor.	NA
2.	Add concrete ramps to provide accessible path of travel between both office spaces. Ramps include top and bottom landings and handrails. (approx. 20' long x 4 ramps – 2 per floor)	\$100,000
3.	Demolish (3) three existing meeting rooms to make space for the new ramps.	\$15,000
4.	Increase overall building height by 1'-8" at first floor including taller structural columns and walls, more exterior material.	\$50,000
5.	Increase level 1 height of storefront system by 1'-8" (about 200 linear feet)	\$50,000
	Total estimate	\$215,000

Please give us a call if you have any questions.



Patricia Centeno, AIA LEED AP  
 Associate Principal, BAR Architects

cc: Chris Haeggglund, BAR; Tuija Catalano, Rueben Junius & Rose; Blair Allison, Cahill  
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Planning

Interiors

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# REUBEN, JUNIUS & ROSE, LLP

Tuija Catalano  
tcatalano@reubenlaw.com

June 5, 2019

## **Delivered Via Email**

Carly Grob  
SF Planning Dept.  
1650 Mission Street, 4<sup>th</sup> floor  
San Francisco, CA 94104

**Re: 2300 Harrison – Active Use Concession Documentation**  
**Our File No.: 1447.01**

Dear Carly,

The proposed project at 2300 Harrison is requesting three concessions, one of them addressing Planning Code Section 145.1(c)(3) requiring the building to provide active uses for the first 25' of the building depth on the ground floor. The project does not comply with this requirement along Mistral Street and instead of 25' depth, active uses are provided for 15' depth. The project includes two arts activity / retail spaces along Mistral, which are approx. 1,200 sf in size in aggregate. This letter along with supporting documentation demonstrates that the granting of this concession will reduce actual costs for the housing units.

Without the concession, the project would be required to provide a larger retail/commercial/arts activity space on the ground floor along Mistral, and as a result the project would not be able to provide any residential parking spaces. Mistral Street is a narrow alley that wraps around the block and subject building. The new building is also very narrow, with a depth of 56' 6". There is physically no way to enlarge the retail/commercial/arts activity space to a 25' depth and concurrently maintain a residential parking garage as part of the project, i.e. compliance with the 25' depth for active uses will unavoidably result in the loss of residential parking.

The proposed 1,158 sf retail/arts activity space is being proposed as a community-serving space at below market rate rents, at \$2/sf. The project sponsor has committed to providing Mission-based artists and organizations priority for the space in order to prevent displacement from Mission area. Although enlargement of the spaces could theoretically result in more rent-paying space, the larger spaces along Mistral are expected to be difficult to lease and run a risk of remaining vacant, resulting in no income and no active street frontage.

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tel: 415-567-9000 | fax: 415-399-9480

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827 Broadway, 2<sup>nd</sup> Floor, Oakland, CA 94607  
tel: 510-527-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

The project team has consulted with real estate/leasing brokers to understand the viability of larger spaces, the viability of space along Mistral and the going commercial rents in the vicinity. Approximately one year ago, commercial rents within a mile radius from the site ranged from \$1.74/sf to \$4.83/sf, with most falling within \$3.33/sf range. The full data set surveyed showed an average of \$2.26/sf. These rates are averages for the one-mile radius and do not take into account the project site's location, including Mistral Street. However, even at market rates the potential income is not significant, especially after the Mistral alley condition is factored in. If a larger ground floor along Mistral is occupied by non-retail uses, such as residential amenity areas or other community-oriented uses, the areas would be expected to result in no income or less than market-rate income.

The bigger concern however is the lack of demand and leasing difficulties associated with larger ground floor commercial space along Mistral, and the potential vacancies that could result if the space is any larger than currently proposed. See attached letter from Bruce Wilson at CBRE outlining existing market conditions. Thus, from feasibility perspective, the proposed 1,158 sf of retail space for 77' width and 15' depth along Mistral appears to be the most viable use, without the risk of vacancies (and elimination of income).

With the granting of the concession the project is able to provide ten (10) residential parking spaces at the ground floor garage. Based on discussions with brokers, it is our understanding that the typical parking space is priced at \$300/space/month. The parking spaces will be unbundled from the 24 residential units that are proposed by the project, and are expected to be leased. The parking spaces provide an income of at least \$3,000/month or \$36,000/year. The income stream from parking is anticipated to be consistent and solid source of income, unlike the uncertainties and potential vacancies that are anticipated for the Mistral Street commercial space if it is required to be larger. The steady income from the parking spaces on a rental project will help support the overall viability of the project, and will alleviate the need to increase rents for the residential units.

In sum, without the concession and proposed parking area, the project would lose a steady income stream of at least \$3,600/month. Without the concession, the project would also jeopardize the income for the ground floor commercial space if a larger space is not leased at all (or if such larger space is filled with other non-revenue producing active uses) resulting in no income (including loss of the anticipated \$2/sf for the 1,158 sf space)

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Tuija Catalano

Enclosures:

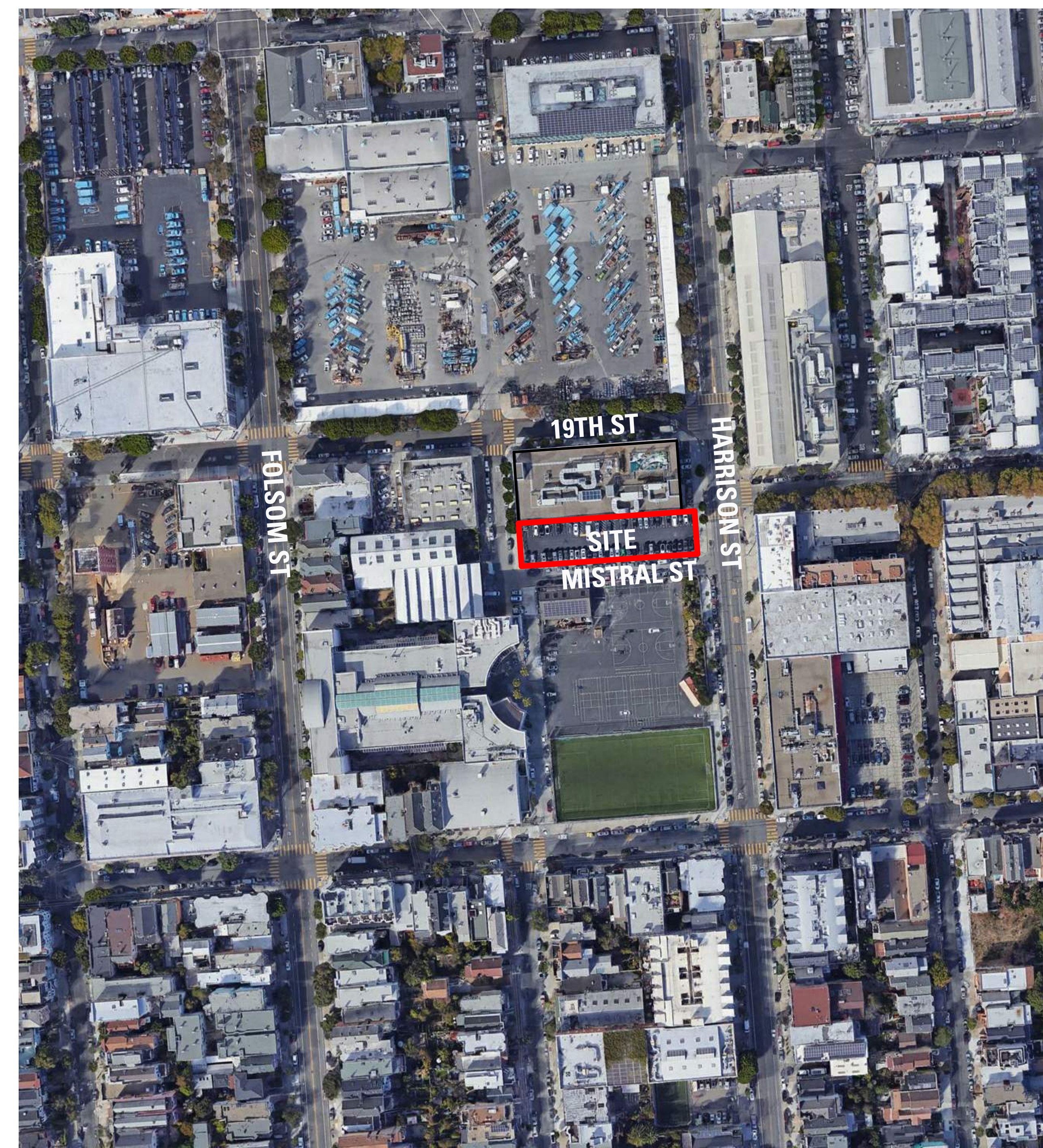
Letter from Bruce Wilson at CBRE



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# CODE COMPLIANT BASE SCHEME - NOT PROPOSED PROJECT

## VICINITY MAP



## SHEET INDEX

9/24/19 SUBMITTAL	
NO	SHEET NAME
● BASE 01	BASE SCHEME - COVER SHEET
● BASE 02	BASE SCHEME - CODE DIAGRAMS
● BASE 03	BASE SCHEME - PROJECT DATA
● BASE 04	CONTEXT PHOTOS
● BASE 05	SURVEY
● BASE 06	EXISTING SITE PLAN
● BASE 07	BASE SCHEME - PLAN BASEMENT LEVEL 1
● BASE 08	BASE SCHEME - PLAN LEVEL 1
● BASE 09	BASE SCHEME - PLAN LEVEL 2
● BASE 10	BASE SCHEME - PLAN LEVEL 3
● BASE 11	BASE SCHEME - PLAN LEVEL 4 & 5
● BASE 12	BASE SCHEME - MASSING

# 2300 HARRISON ST SAN FRANCISCO, CA

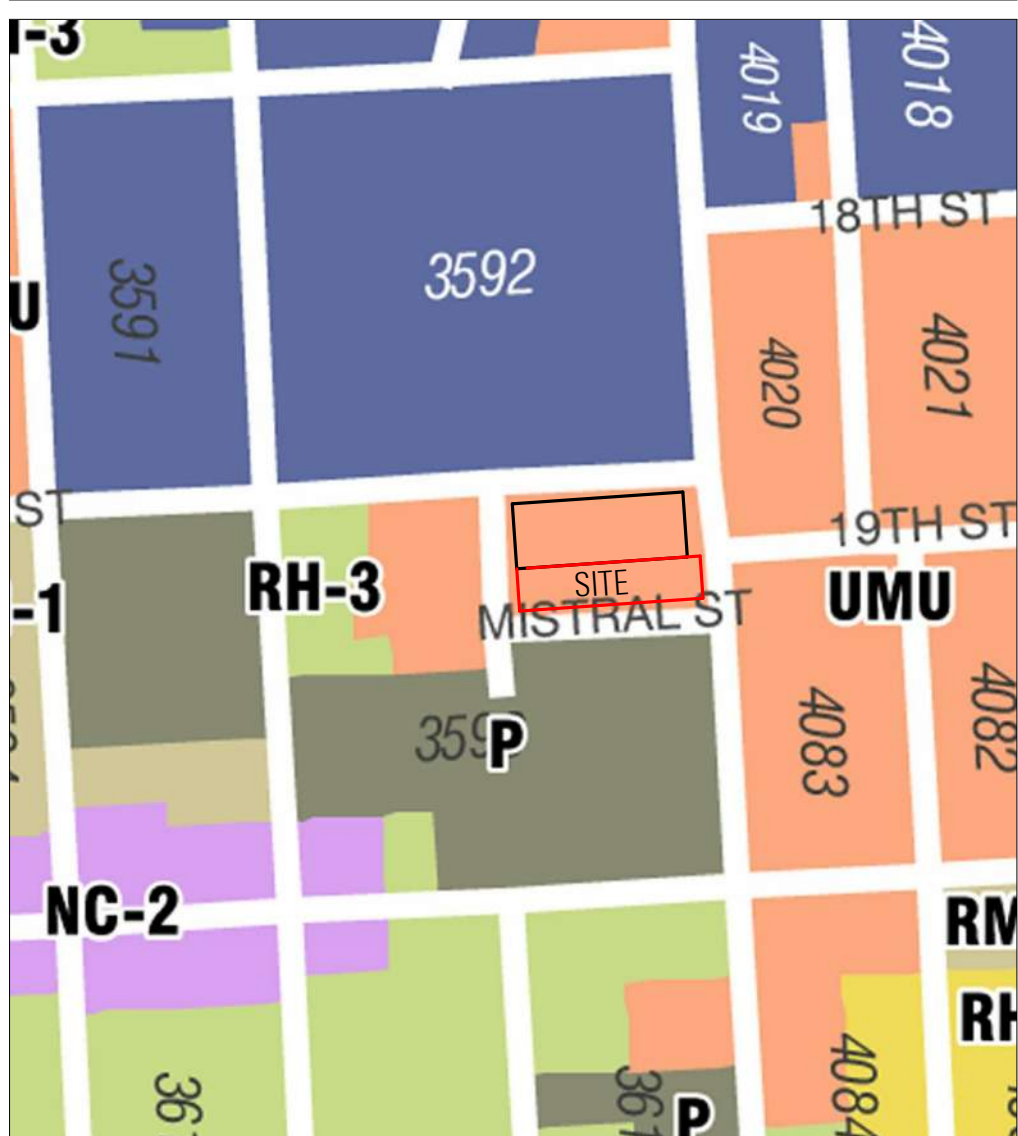
## BASE SCHEME - LARGE PROJECT AUTHORIZATION AND OFFICE ALLOCATION

### PROJECT DESCRIPTION

Situated in the UMU zoning district, the project proposes a horizontal expansion to an existing 3-story office building via new construction of a 6-story-over-basement building including, one below-grade parking level; 1 story of mixed use; 2 stories of office use and 2 stories of residential use. Due to structural constraints of the existing building, the project proposes to build only above and below the existing surface parking lot. No new construction will be added to the existing 3-story building.

Intent of this Base Scheme is to be used for analysis of the LPA submittal requesting state density bonus.

### ZONING MAP



### PROJECT TEAM

OWNER:  
562 MISSION STREET LLC  
PATRICIA DELGRANDE  
71 STEVENSON STREET, SUITE 850  
SAN FRANCISCO, CA 94105  
(415) 509-6013

ARCHITECT:  
BAR ARCHITECTS  
PATRICIA CENTENO  
901 BATTERY STREET, SUITE 300  
SAN FRANCISCO, CA 94111  
(415) 293-5700

LANDSCAPE  
ARCHITECT:  
VAN DORN ABED  
LANDSCAPE ARCHITECTS  
SHARI VAN DORN  
81 14TH STREET  
SAN FRANCISCO, CA 94103  
(415) 864-1921

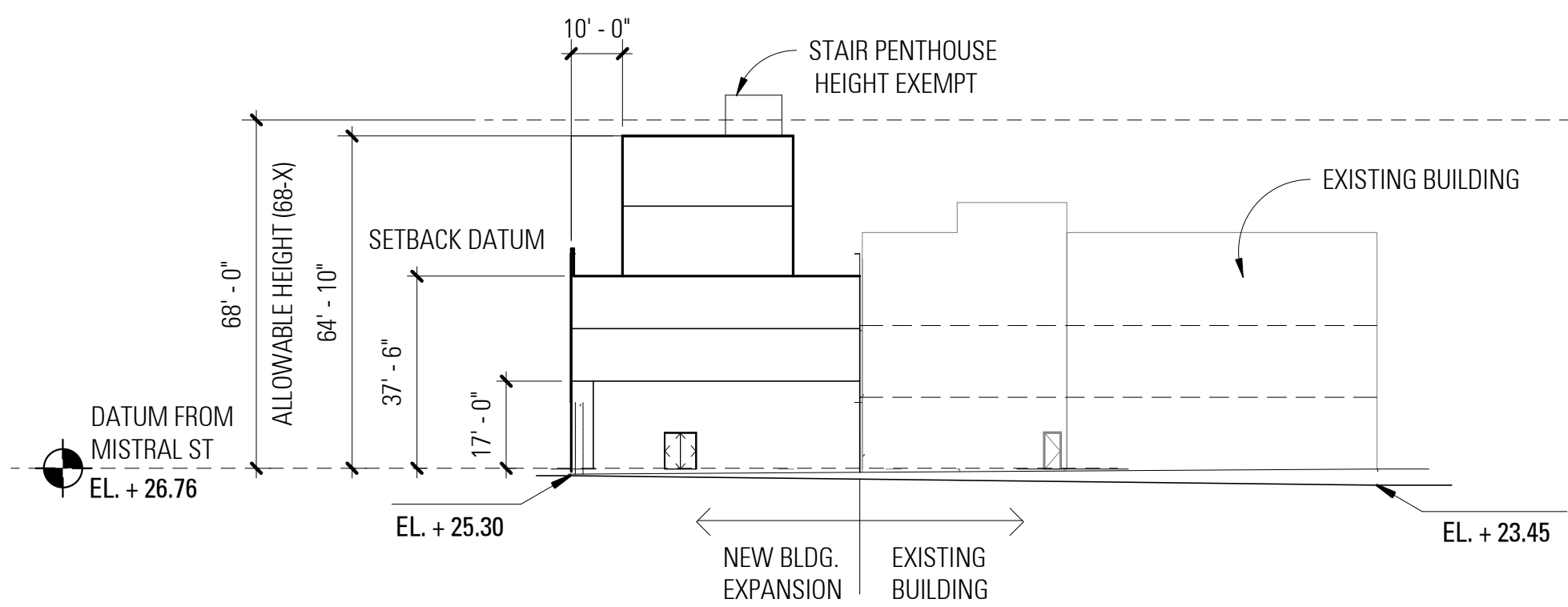
PLANNING DEPT. CASE NO. : 2016-010589 LPA/OFA  
FOR PLANNING COMMISSION HEARING ON 10/10/2019

# 2300 HARRISON ST | SAN FRANCISCO, CA

## BASE SCHEME - COVER SHEET

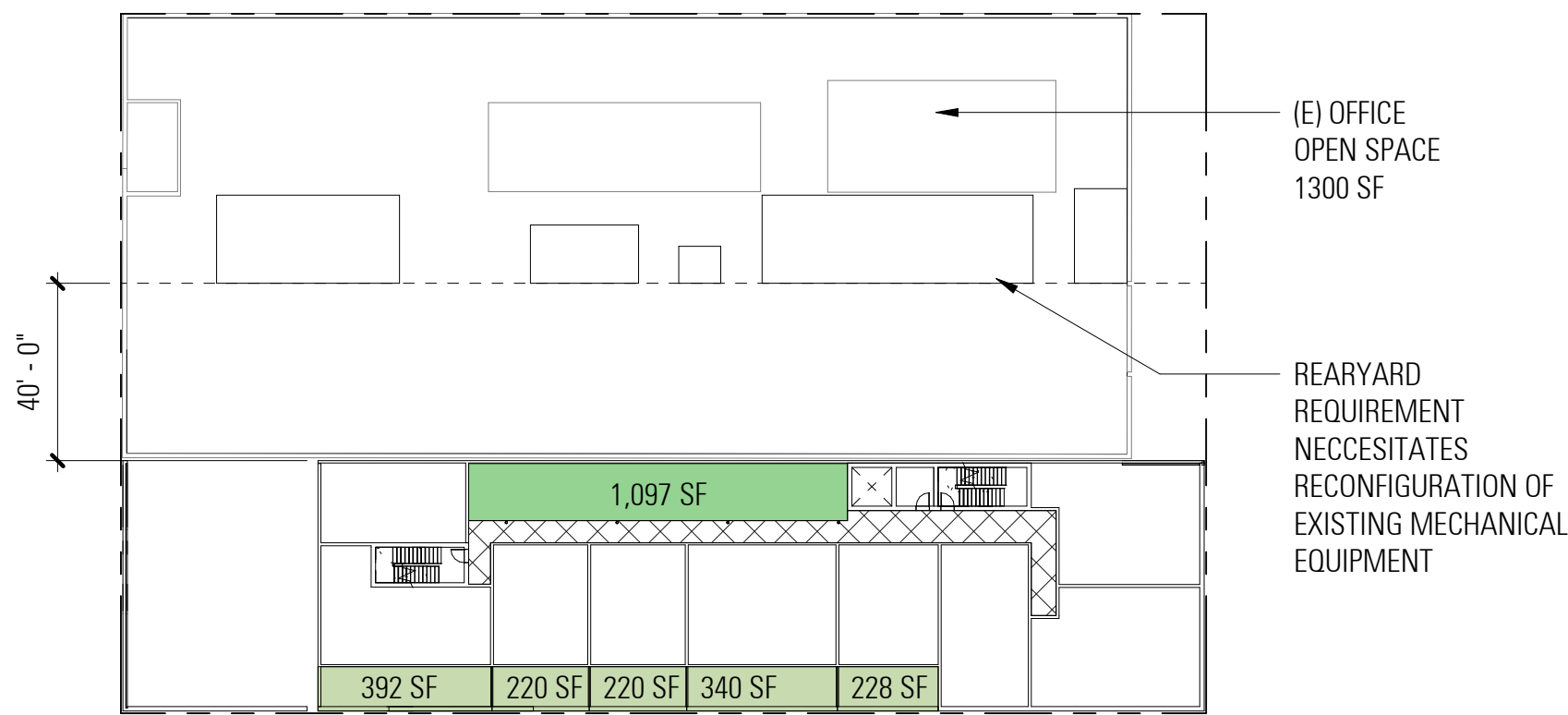


BUILDING HEIGHT DIAGRAMS



CROSS SECTION

1" = 30'-0"



CODE DIAGRAM LEVEL 4

1" = 40'-0"

LEGEND

- PRIVATE OPEN SPACE
- RES. COMMON OPEN SPACE
- NON-RESIDENTIAL OPEN SPACE

ACTIVE USES REQUIRED

REQUIREMENT: SECTION 145.1(c)(3)

ACTIVE USES ON GROUND FLOOR SHALL BE PROVIDED WITHIN 25 FEET OF BUILDING DEPTH ON THE GROUND FLOOR.

PROVIDED:

ACTIVE USES ON GROUND FLOOR WITHIN 25' OF BUILDING DEPTH.

NARROW STREET HEIGHT LIMIT

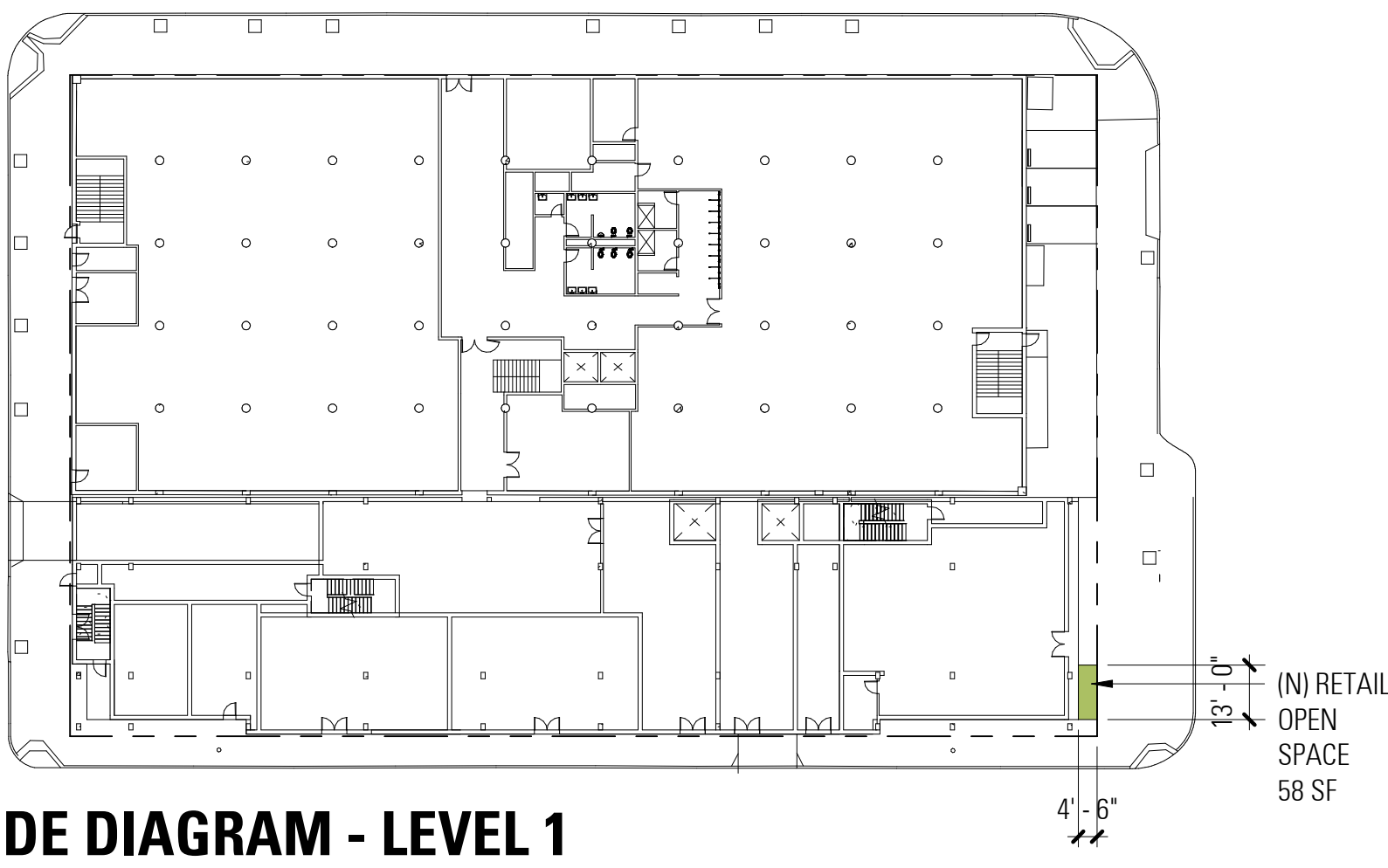
REQUIREMENT: SECTION 261.1(d)(1)

SUBJECT FRONTAGES SHALL HAVE UPPER STORIES SET BACK AT LEAST 10' FROM PROPERTY LINE EQUIVALENT TO 1.25xWIDTH OF ABUTTING STREET.

MISTRAL STREET IS 30' WIDE. 30'x1.25=37.5'

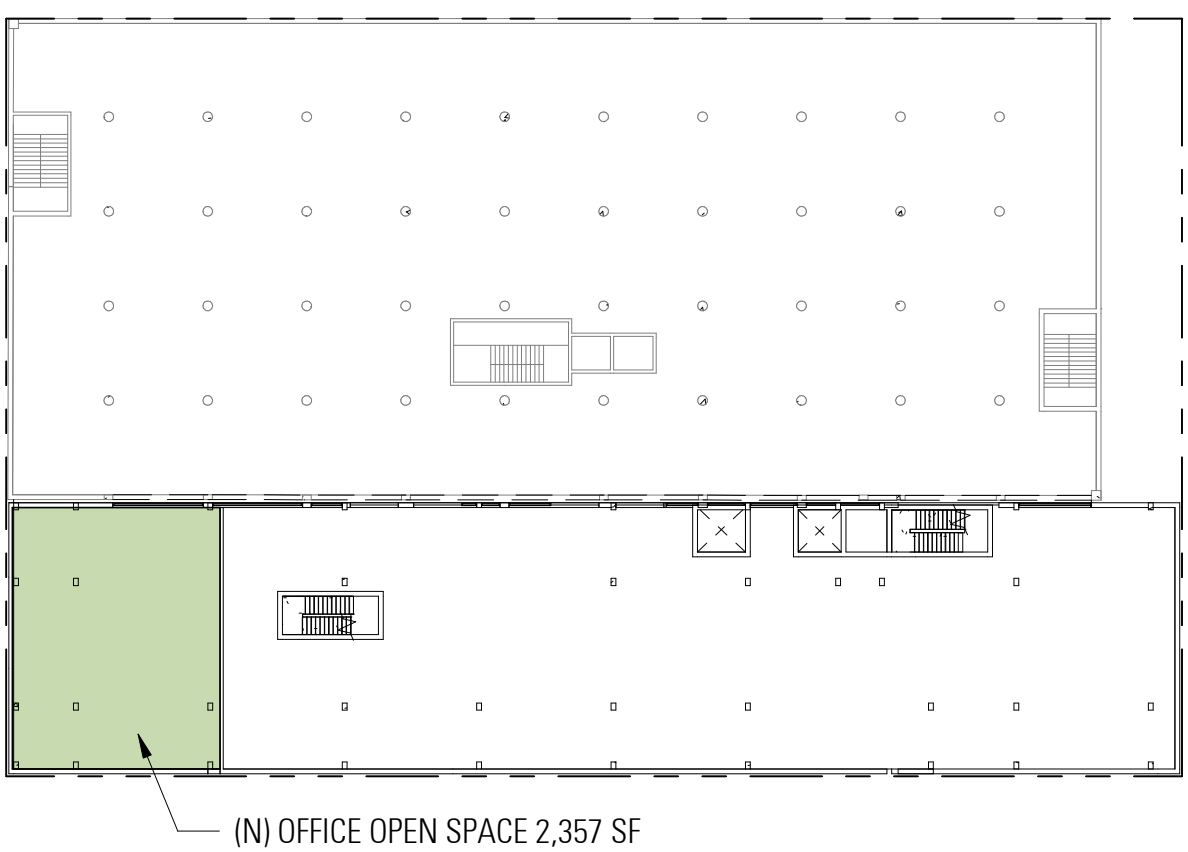
PROVIDED:

UPPER STORY SET BACK PROVIDED AT 37.5'.



CODE DIAGRAM - LEVEL 1

1" = 40'-0"



CODE DIAGRAM - LEVEL 2 & 3

1" = 40'-0"

OPEN SPACE (SECTION 135)

REQUIREMENT:

RESIDENTIAL: 13 UNITS COMMON, 5 UNITS PRIVATE  
80 SF/ DU = 80 x 15 = 1,040 SF

RETAIL: 1:250 SF

OFFICE: 1:50 SF

RESIDENTIAL:

PRIVATE OPEN SPACE: 5 UNITS

PRIVATE OPEN SPACE PROVIDED: 1,400 SF

COMMON OPEN SPACE PROVIDED: 1,097 SF

TOTAL RES OPEN SPACE PROVIDED: 2,497 SF

RETAIL:

REQUIRED: 2,496/ 250 = 10 SF

OPEN SPACE PROVIDED: 58 SF

OFFICE:

REQUIRED: 26,842/ 50 = 537SF

OPEN SPACE PROVIDED: 2357 SF

REAR YARD (SECTION 134)

REQUIREMENT:

MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25% OF THE TOTAL DEPTH OF THE LOT, IN NO CASE LESS THAN 15 FEET

PROVIDED:

40' IN DEPTH REAR YARD PROVIDED

EXPOSURE (SECTION 140)

REQUIREMENT:

IN EACH DWELLING UNIT, THE REQUIRED WINDOWS OF AT LEAST ONE ROOM (120 SF MIN) SHALL FACE DIRECTLY ON AN OPEN AREA.

PER SECTION 140 (a)(1) A PUBLIC STREET, PUBLIC ALLEY AT LEAST 20' IN WIDTH PERMITTED AS OPEN AREA

PROVIDED:

EACH UNIT PROVIDES ONE ROOM (120 SF MIN) FACING ON AN OPEN AREA

GROUND FLOOR HEIGHT

REQUIREMENT: SECTION 145.1(c)(4)(A)

GROUND FLOOR NON-RESIDENTIAL USE IN UMU DISTRICTS SHALL HAVE A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 17' AS MEASURED FROM GRADE.

PROVIDED:

17' FLOOR-TO-FLOOR HEIGHT PROVIDED AT GROUND FLOOR NON-RES. USE.

2300 HARRISON ST

SAN FRANCISCO, CA

BASE SCHEME - CODE DIAGRAMS

AREA TABULATION

NEW BUILDING

LEVEL	RESIDENTIAL GSF	RES. AMENITY AND LOBBY	RES. CORE	RES. TOTAL GSF	RETAIL GSF	ART ACT. OR RETAIL	GARAGE GSF	OFFICE GSF	GRAND TOTAL GSF
5	7,152	0	1,594	8,746	0	0	0	0	8,746
4	7,152	0	1,594	8,746	0	0	0	0	8,746
3	0	0	687	687	0	0	0	10,613	11,300
2	0	0	687	687	0	0	0	13,099	13,786
1	0	921	2,916	3,837	2,496	2,639	0	3,130	12,102
B1	0	0	0	0	0	0	13,399	0	13,399
TOTAL	14,304	921	7,478	22,703	2,496	2,639	13,399	26,842	68,079

EXISTING BUILDING

LEVEL	OFFICE GSF
3	22,846
2	22,846
1	22,846
TOTAL	68,538

UNIT TABULATIONS

UNIT COUNT			
1 BED:			
UNIT A1	640	6	
UNIT A2	616	2	
UNIT A3	798	2	
		10	56%
2 BED:			
UNIT B1	952	2	
UNIT B2	850	2	
UNIT B3	1070	4	
		8	44%
TOTAL UNITS:		18	

AVERAGE UNIT SIZE: 808 SF

A UNITS - 1 BEDROOM  
B UNITS - 2 BEDROOM

BICYCLE PARKING COUNT

EXISTING BICYCLE PARKING  
CLASS 1 BICYCLE PARKING: 75  
CLASS 2 BICYCLE PARKING: 9

CLASS 1 BICYCLE PARKING  
REQUIRED:  
RESIDENTIAL:  $x1 / 1 \text{ DU} = 1 \times 18 = 18$   
OFFICE:  $1:5,000 \text{ SF}$   
 $26,842/5000 = 6$   
RETAIL:  $1:7,500 \text{ SF}$   
 $2,496 = 1$   
TOTAL: 24

PROVIDED:  
RES: 18  
OFFICE: 6 + 75 (EXIST)  
RETAIL: 1  
TOTAL: 100

CLASS 2 BICYCLE PARKING  
REQUIRED:  
RESIDENTIAL:  $1 / 20 \text{ DU} = 18 / 20 = 1$   
OFFICE:  $2 + 1:50,000\text{SF}$   
 $= 2 + (26,842/50,000) = 3$   
RETAIL:  $2 + 1:10,000 \text{ SF}$   
 $= 2 + (2,496/10,000) = 3$   
TOTAL: 7

PROVIDED: 7

PROJECT DESCRIPTION

PROJECT ADDRESS: 2300 HARRISON STREET (3101 19TH ST)  
SAN FRANCISCO, CA 94110  
BLOCK/LOT: 3593/001 (3101 19TH ST)  
LOT AREA: 38,700 SF  
ZONING DISTRICT: UMU (URBAN MIXED USE)  
SF PLAN AREA: EASTERN NEIGHBORHOODS - MISSION  
HEIGHT/BULK: 68-X  
HISTORIC STATUS: C (NOT A HISTORIC RESOURCE)

BUILDING CODE SUMMARY

OCCUPANCY: S-2, R-2, B  
CONSTRUCTION TYPES: TYPE IA AND IIIA  
ALLOWABLE HEIGHT: 68'  
NUMBER OF STORIES: 5 ABOVE GRADE PLANE  
(2 TYPE III A AND 3 TYPE IA)

(SEE SHEET PROJECT SCHEME 02 FOR BONUS DENSITY CALCULATIONS)

PARKING COUNT

ALLOWED:  
RESIDENTIAL:  $x.75 / 1 \text{ BED} = .75 \times 10 = 7$   
 $1 / > 2 \text{ BED} = 1 \times 8 = 8$   
TOTAL: 15 MAX  
OFFICE: 1:1,000 SF (WITHIN 1/4 MILE OF MAJOR TRANSIT)  
 $(68,538+26,842)/1000 = 95$   
TOTAL: 110

PROVIDED:	
EXISTING	
AT GRADE (OFFICE)	3
NEW CONSTRUCTION	
LEVEL B1 (OFFICE)	28
LEVEL 1 (RES)	0
TOTAL	31

ACCESSIBLE PARKING SPACES:  
OFFICE: 1:25 ACCESSIBLE SPACES = 2  
1:6 VAN PARKING = 1  
RES: N/A  
TOTAL: 3  
PROVIDED: 3

OFF-STREET LOADING SPACES:  
 $26,842 \times (0.1/1000) = .27^*$   
\*IF FRACTION IS UNDER .5, NO OFF-STREET LOADING SPACES REQUIRED.

\*\*PROJECT WILL COMPLY WITH SECTION 167. ALL OFF-STREET PARKING SPACES ACCESSORY TO RESIDENTIAL USES SHALL BY UNBUNDLED FROM THE SALES OR RENTAL FEES FOR THE UNIT.

2300 HARRISON ST | SAN FRANCISCO, CA

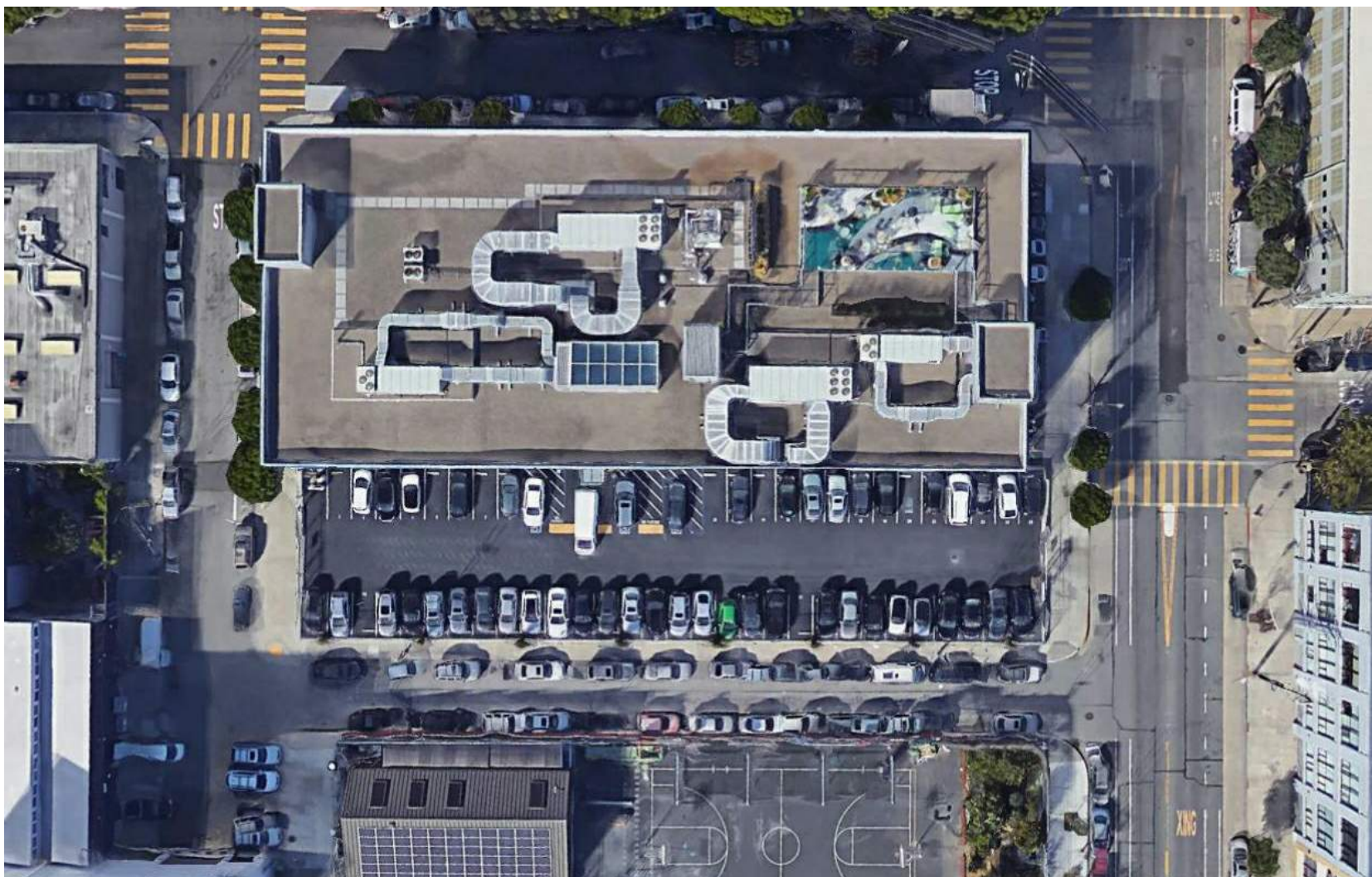




4. VIEW FROM HARRISON ST LOOKING NORTH



2. VIEW FROM TREAT AVE LOOKING EAST



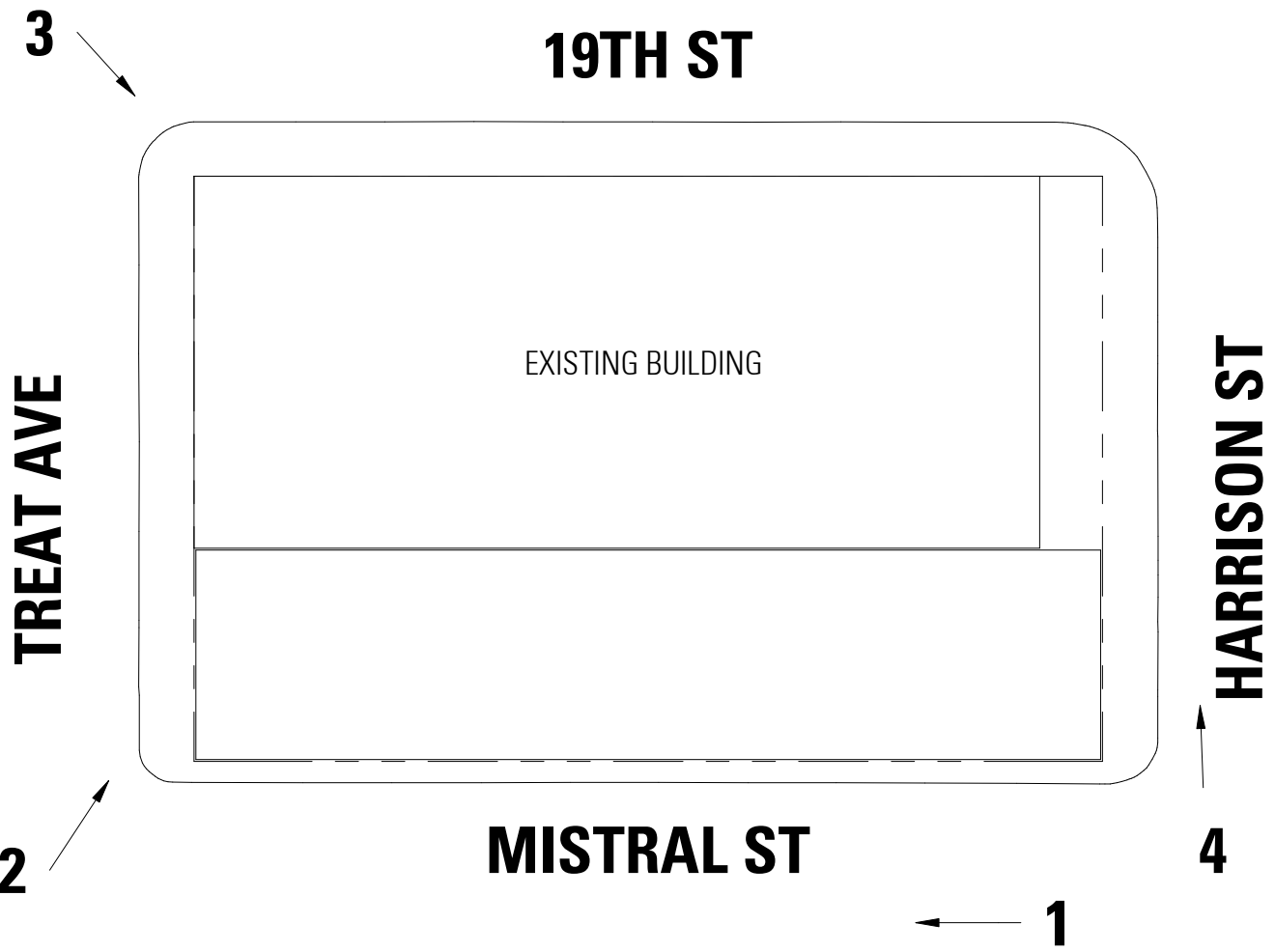
OVERHEAD VIEW



3. VIEW FROM THE CORNER OF TREAT AVE AND 19TH ST



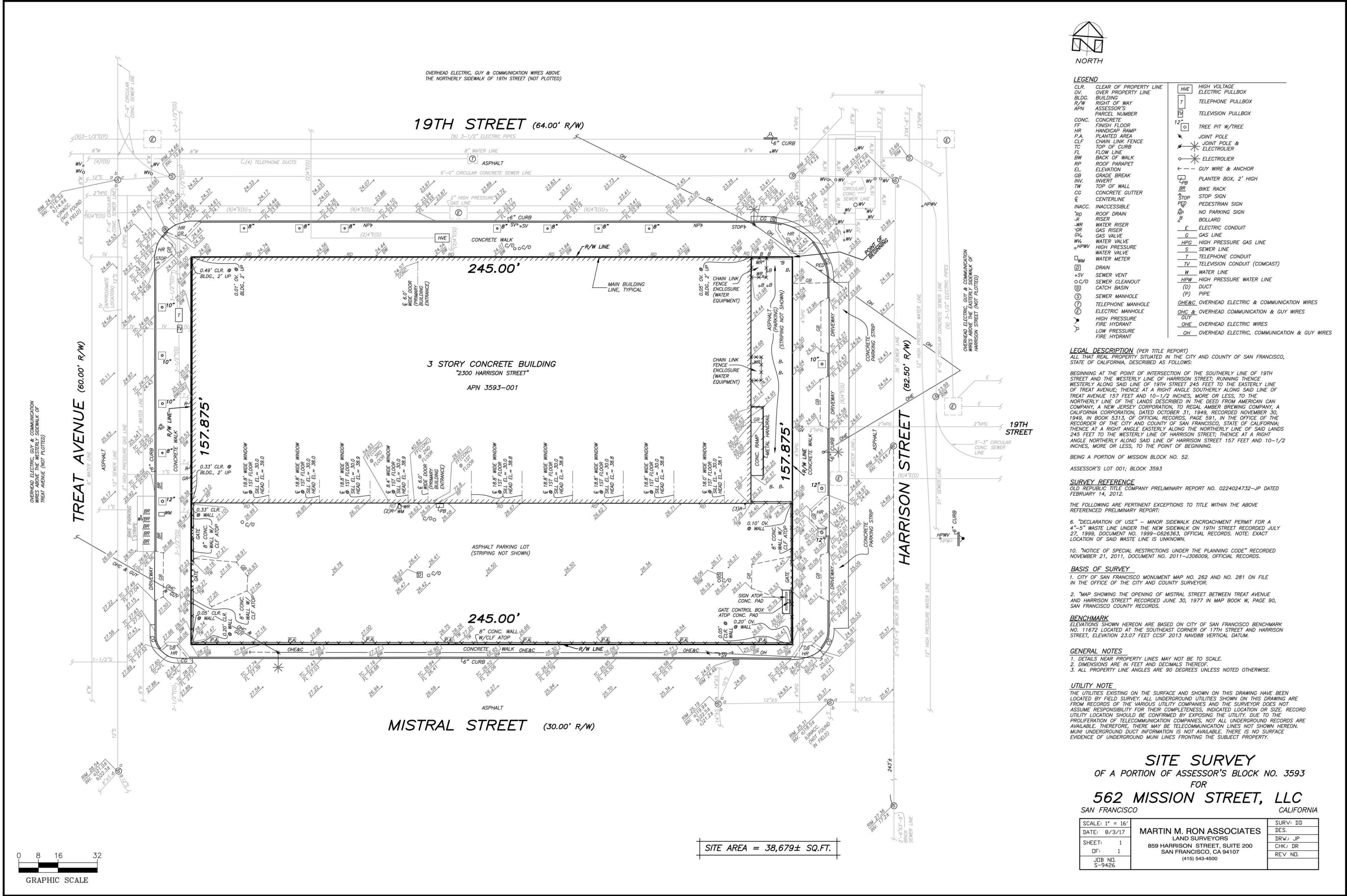
1. VIEW ALONG MISTRAL STREET



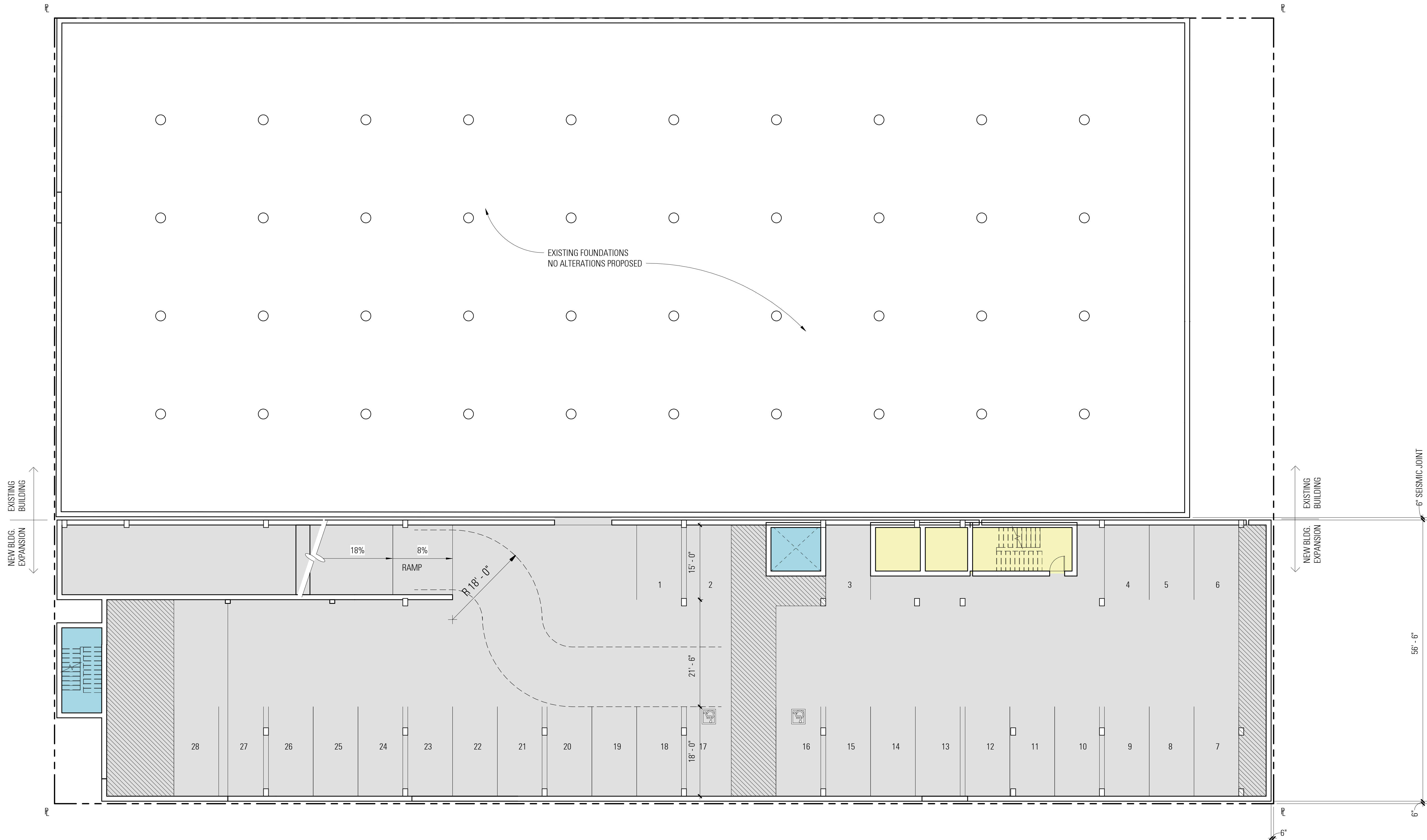
# 2300 HARRISON ST | SAN FRANCISCO, CA

## CONTEXT PHOTOS









2300 HARRISON ST

SAN FRANCISCO, CA

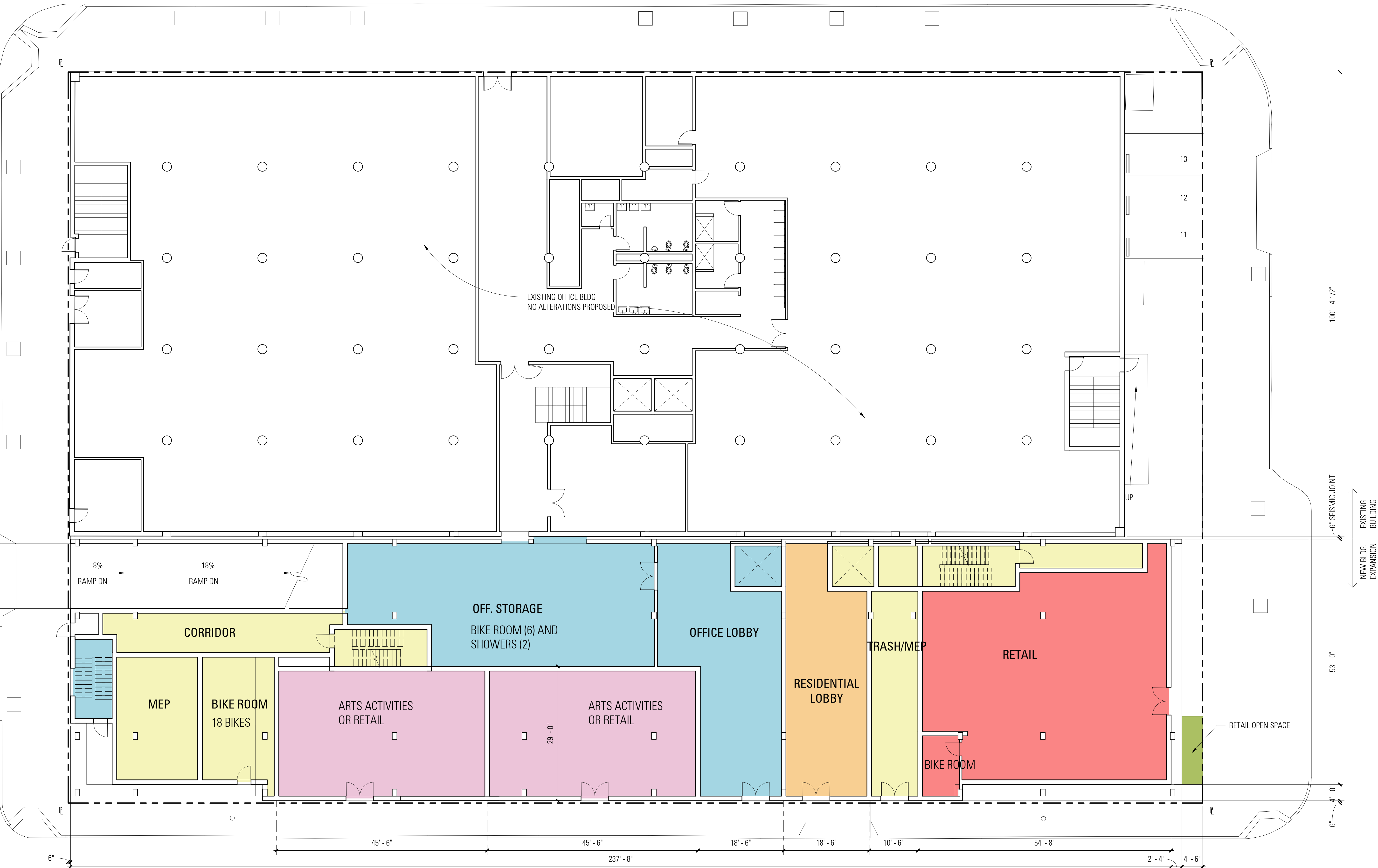
BASE SCHEME - PLAN BASEMENT LEVEL 1





NEW BLDG.  
EXPANSION

EXISTING  
BUILDING



2300 HARRISON ST

SAN FRANCISCO, CA

BASE SCHEME - PLAN LEVEL 1

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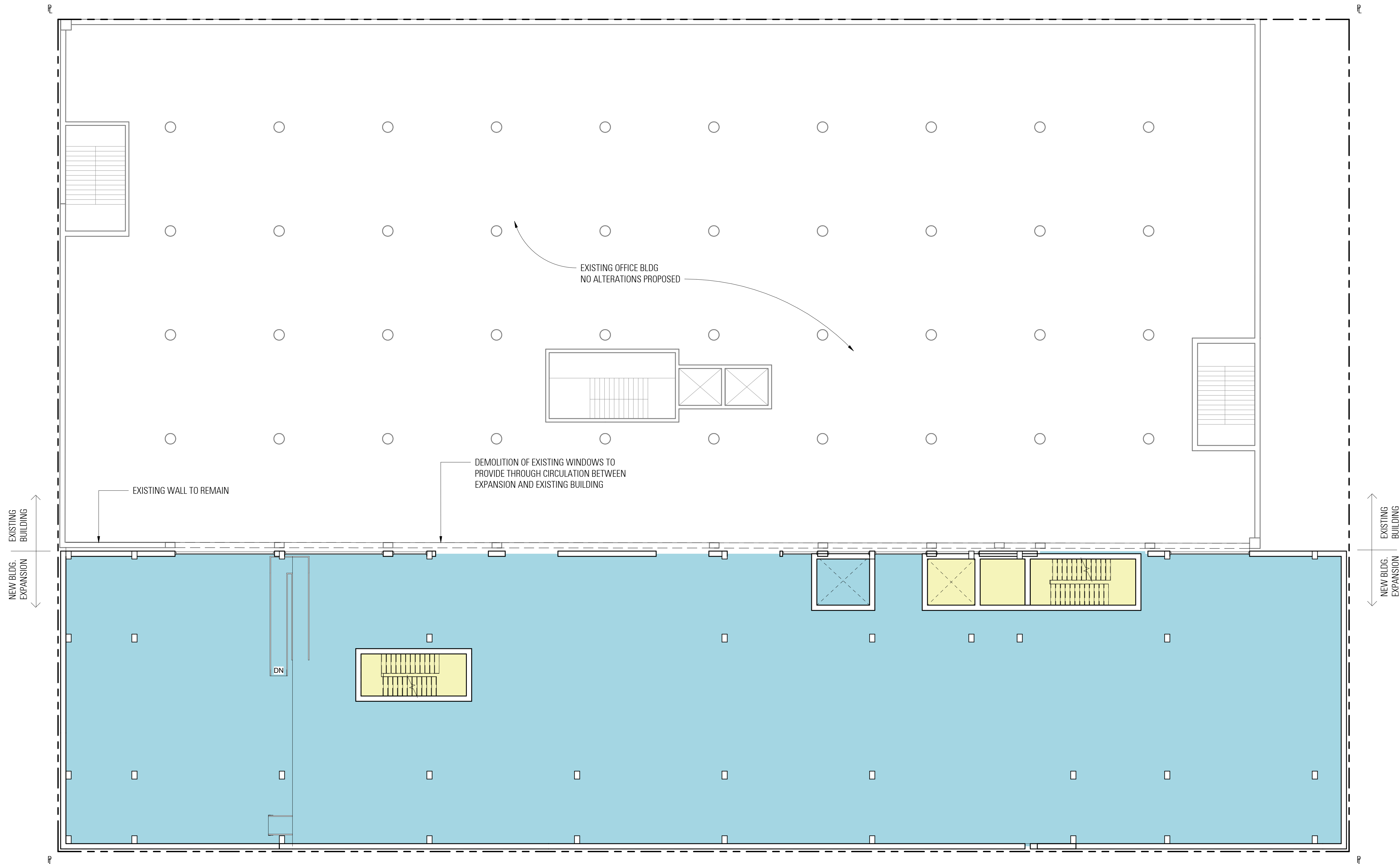
15068

09/24/19

5 20  
0 10  
SCALE: 1" = 25'-0"



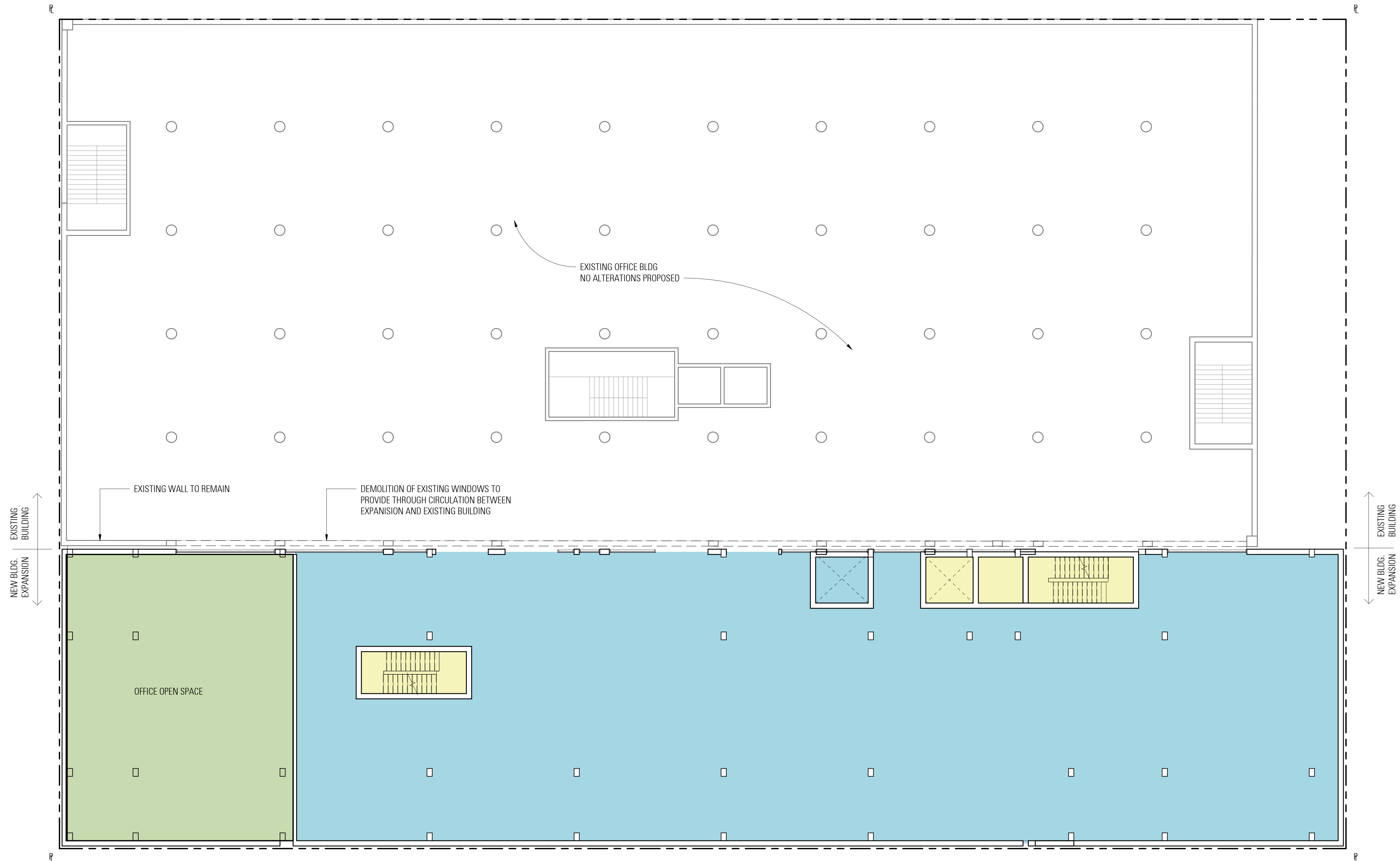
BASE 08



2300 HARRISON ST | SAN FRANCISCO, CA

BASE SCHEME - PLAN LEVEL 2





2300 HARRISON ST

SAN FRANCISCO, CA

BASE SCHEME - PLAN LEVEL 3

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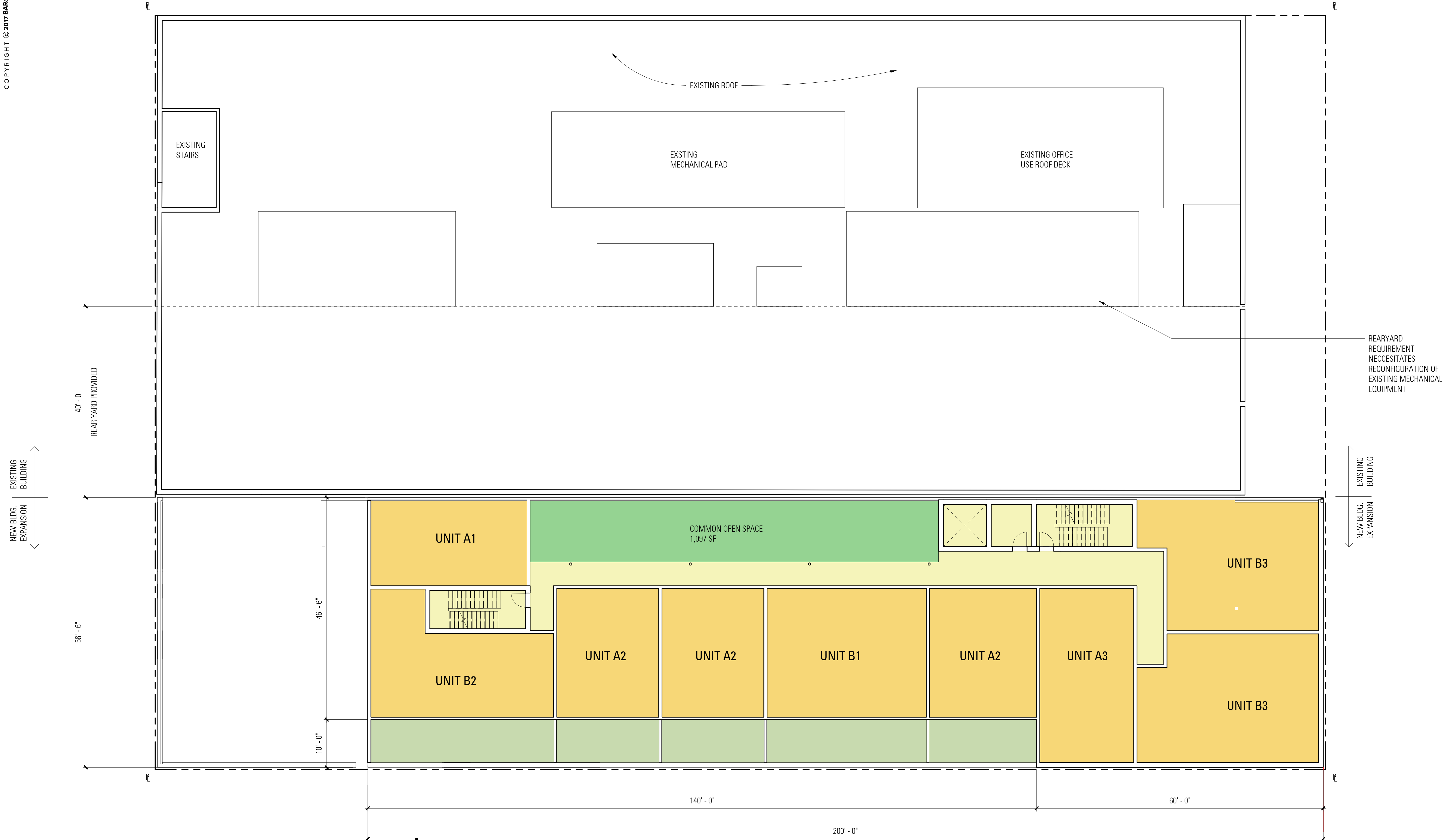
15068

09/24/19

0 5 10 20  
SCALE: 1" = 10'-0"



BASE 10



# 2300 HARRISON ST | SAN FRANCISCO, CA

## BASE SCHEME - PLAN LEVEL 4 & 5

ELEVATOR AND  
STAIR PENTHOUSE

EXISTING BUILDING

ART ACTIVITIES  
OR RETAIL

OFFICE LOBBY

RESIDENTIAL  
LOBBY

RESIDENTIAL

OFFICE

RETAIL

2300 HARRISON ST

SAN FRANCISCO, CA

BASE SCHEME - MASSING

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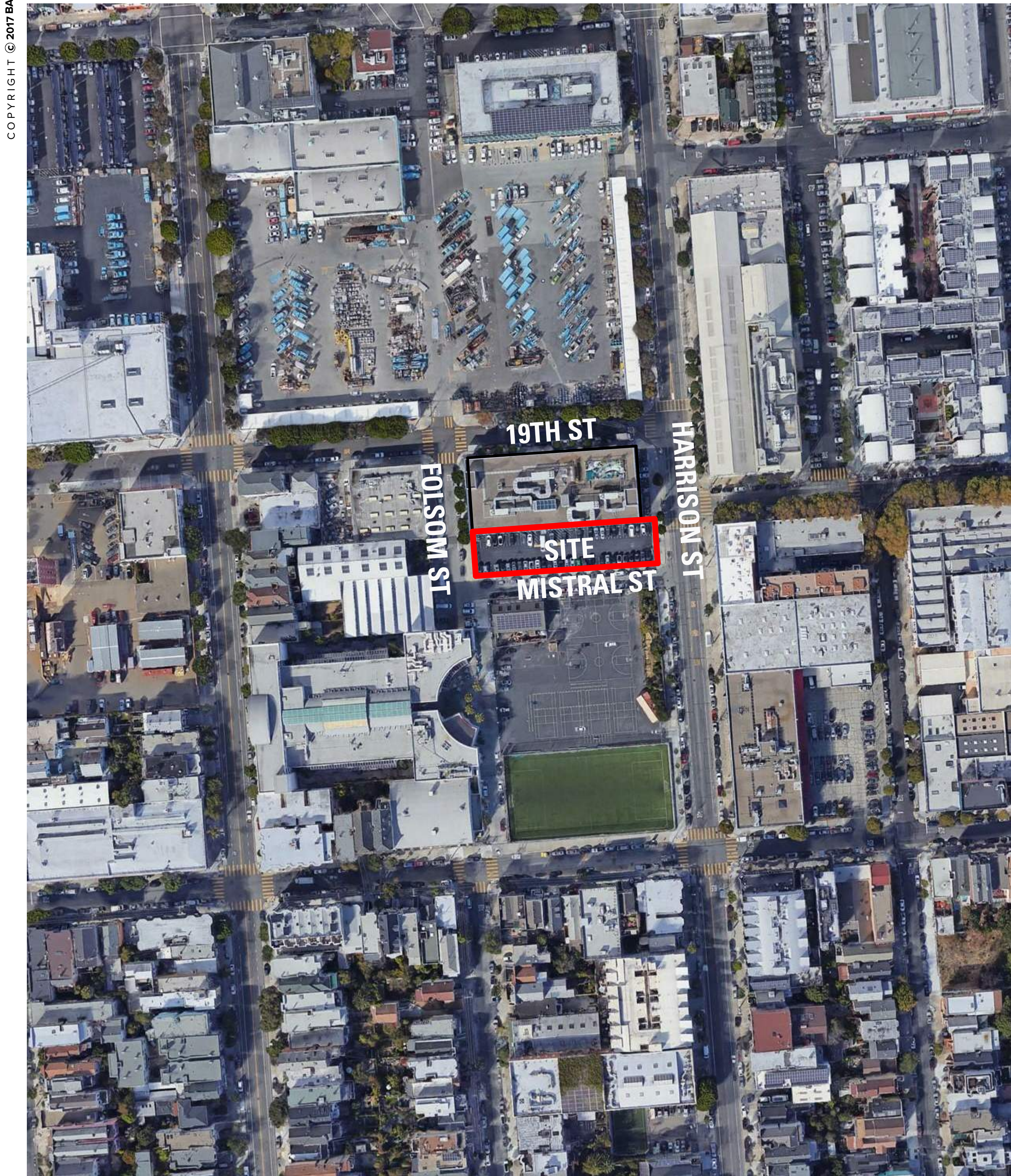
09/24/19

NOT TO SCALE

**BASE 12**



VICINITY MAP



2300 HARRISON ST

SAN FRANCISCO, CA

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● 05		WAIVER REQUESTS
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● 08		EXISTING SITE PLAN
● 09		DIAGRAMMATIC LANDSCAPE PLAN
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● 15		PLAN LEVEL 3
● 16		PLAN LEVEL 4
● 17		PLAN LEVEL 5
● 18		PLAN LEVEL 6
● 19		ROOF PLAN
● 20		UNIT PLANS - 1 BEDROOM - A1, A2
● 21		UNIT PLANS - 2 BEDROOM - B1, B2, B3
● 22		SITE CONTEXT BUILDING TYPES
● 23		CONTEXT IMAGES OF NEIGHBORHOOD
● 24		PROPOSED MASSING
● 25		CONCEPT DIAGRAM
● 26		VIEW FROM HARRISON ST
● 27		VIEW FROM MISTRAL ST
● 28		EAST EXTERIOR ELEVATION
● 29		SOUTH EXTERIOR ELEVATION
● 30		WEST EXTERIOR ELEVATION
● 31		NORTH EXTERIOR ELEVATION
● 32		BUILDING SECTIONS
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● 38		PLANNING/COMM MEETINGS UPDATES
● 39		PLANNING/COMM MEETINGS UPDATES
● 40		PLANNING/COMM MEETINGS UPDATES

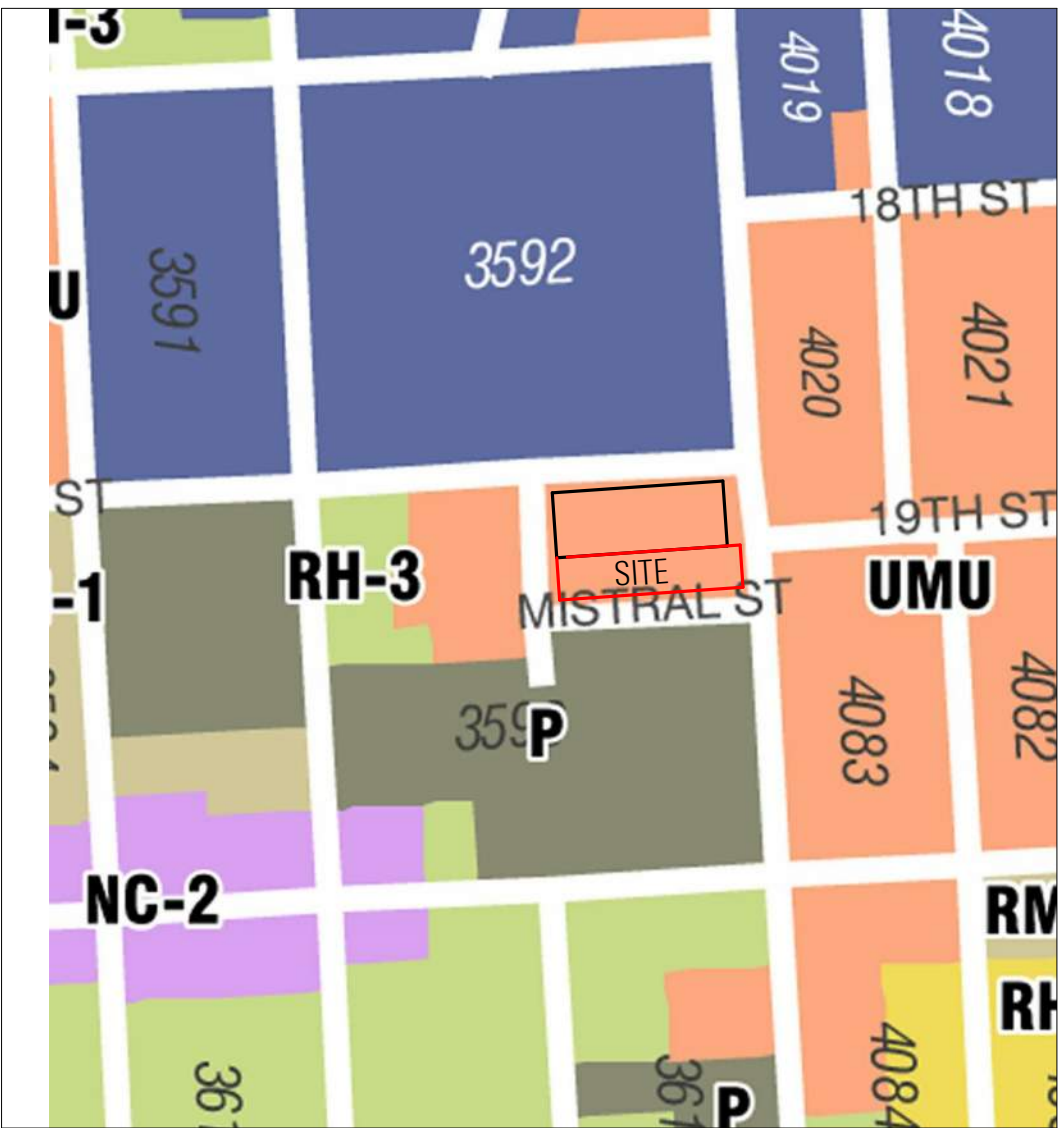
2300 HARRISON ST  
SAN FRANCISCO, CA

LARGE PROJECT AUTHORIZATION AND OFFICE ALLOCATION

PROJECT DESCRIPTION

Situated in the UMU zoning district, the project proposes a horizontal expansion to an existing 3-story office building via new construction of a 6-story-over-basement building including, below-grade parking level; 1 story of mixed use and parking; 2 stories of office use and 3 stories of residential use. The new addition will be constructed over existing surface parking lot. Project utilizes the state density bonus program under planning code section 206.6.

ZONING MAP



PROJECT TEAM

OWNER:  
562 MISSION STREET LLC  
PATRICIA DELGRANDE  
71 STEVENSON STREET, SUITE 850  
SAN FRANCISCO, CA 94105  
(415) 509-6013

ARCHITECT:  
BAR ARCHITECTS  
PATRICIA CENTENO  
901 BATTERY STREET, SUITE 300  
SAN FRANCISCO, CA 94111  
(415) 293-5700

LANDSCAPE ARCHITECT:  
VAN DORN ABED  
LANDSCAPE ARCHITECTS  
SHARI VAN DORN  
81 14TH STREET  
SAN FRANCISCO, CA 94103  
(415) 864-1921

PLANNING DEPT. CASE NO. : 2016-010589 LPA/OFA  
FOR PLANNING COMMISSION HEARING ON 10/10/2019

COVER SHEET



AREA TABULATION

NEW BUILDING

LEVEL	RESIDENTIAL GSF	RES. AMENITY AND LOBBY	RES. CORE	RES. TOTAL GSF	RETAIL GSF	ART ACT. OR RETAIL	GARAGE GSF	OFFICE GSF	GRAND TOTAL GSF
6	6,536	0	1,560	8,096	0	0	0	0	8,096
5	6,586	0	1,560	8,146	0	0	0	0	8,146
4	6,813	460	1,554	8,827	0	0	0	0	8,827
3	0	0	657	657	0	0	0	13,197	13,854
2	0	0	657	657	0	0	0	13,197	13,854
1	0	1,120	1,731	2,851	2,483	1,117	5,183	623	12,257
B1	0	0	0	0	0	0	12,631	0	12,631
TOTAL	19,935	1,580	7,719	29,234	2,483	1,117	17,814	27,017	77,665

EXISTING BUILDING

LEVEL	OFFICE GSF
3	22,846
2	22,846
1	22,846
TOTAL	68,538

UNIT TABULATIONS

UNIT COUNT			
1 BED:	AREA	COUNT	
UNIT A1	744 SF	8	
UNIT A2 - BMR	767 SF	2	
UNIT A2	767 SF	4	
		14	58%
2 BED:			
UNIT B1	984 SF	6	
UNIT B2 - BMR	941 SF	1	
UNIT B3 - BMR	939 SF	3	
		10	42%
TOTAL BMR UNITS:		6	
TOTAL MARKET RATE UNITS:		18	
TOTAL UNITS:		24	

AVERAGE UNIT SIZE: 840 SF

BMR UNITS - 6 TOTAL  
3 x VERY LOW (50% AMI) -  
REQUIRED PER STATE DENSITY PROGRAM  
3 x VOLUNATRY BMRS (AT 80% AMI)

BICYCLE PARKING COUNT

EXISTING BICYCLE PARKING

CLASS 1 BICYCLE PARKING: 75  
CLASS 2 BICYCLE PARKING: 9

CLASS 1 BICYCLE PARKING

REQUIRED:  
RESIDENTIAL: x1 / 1 DU = 1 x 24 = 24  
OFFICE: 1:5,000 SF  
27,017/5000 = 5  
RETAIL: 1:7,500 SF  
2,483 = 1  
TOTAL: 30

PROVIDED:  
RES: 24  
OFFICE: 5 +75 (EXIST)  
RETAIL: 1  
TOTAL: 105

CLASS 2 BICYCLE PARKING

REQUIRED:  
RESIDENTIAL: 1 / 20 DU = 24 x 20 = 1  
OFFICE: 2 + 1:50,000SF  
= 2 + (27,017/50,000) = 2  
RETAIL: 2 + 1:10,000 SF  
= 2 + (2,483/10,000) = 2  
TOTAL: 5

PROVIDED: 5

PLANNING CODE SUMMARY

PROJECT ADDRESS: 2300 HARRISON STREET (3101 19TH ST)  
SAN FRANCISCO, CA 94110  
BLOCK/LOT: 3593/001 (3101 19TH ST)  
LOT AREA: 38,700 SF  
ZONING DISTRICT: UMU (URBAN MIX USE)  
SF PLAN AREA: EASTERN NEIGHBORHOODS - MISSION  
HEIGHT/BULK: 68-X  
HISTORIC STATUS: C (NOT A HISTORIC RESOURCE)

BUILDING CODE SUMMARY

OCCUPANCY: S-2, R-2, B  
CONSTRUCTION TYPES: TYPE IA AND IIIA  
ALLOWABLE HEIGHT: 80'  
NUMBER OF STORIES: 6 ABOVE GRADE PLANE  
(3 TYPE IIIA AND 3 TYPE IA)

PARKING COUNT

ALLOWED:  
RESIDENTIAL: x.75 / 1 BED = .75x14 = 10  
1 / >2 BED = 1x10 = 10  
TOTAL: 20 MAX

OFFICE: 1:1,000 SF (WITHIN 1/4 MILE OF MAJOR TRANSIT)  
= (68,538+27,017)/1000 = 97  
TOTAL: 116  
PROVIDED:

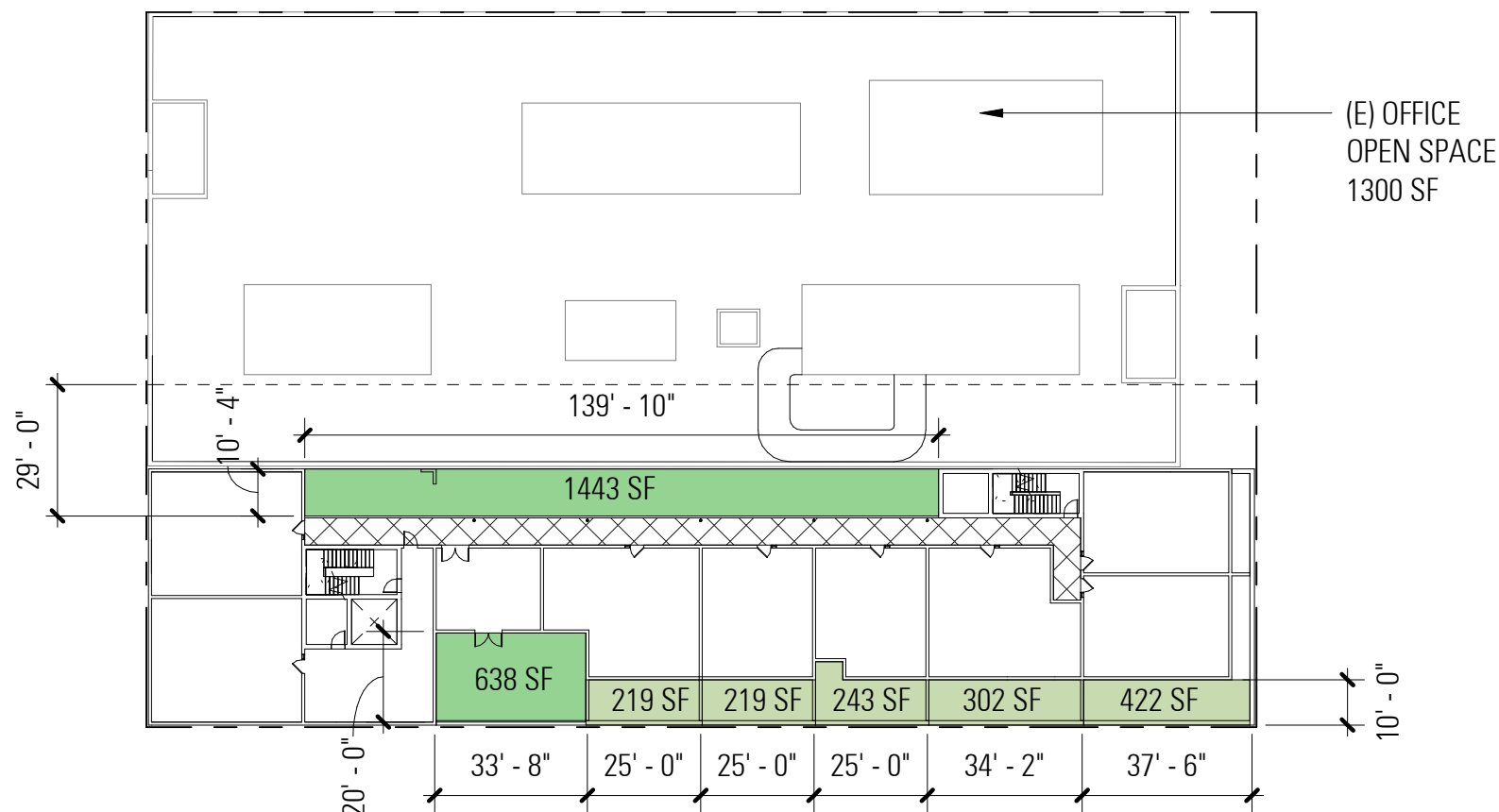
Existing	
AT GRADE (OFFICE)	3
New Construction	
LEVEL B1 (OFFICE)	28
LEVEL 1 (RES)	10
TOTAL	41

ACCESSIBLE PARKING SPACES:  
OFFICE: 1:25 ACCESSIBLE SPACES = 2  
1:6 VAN PARKING =1  
RES: 2% OF STALLS  
2% x 10 = 1 ACCESSIBLE SPACE  
1 ACCESSIBLE VAN  
TOTAL: 5  
PROVIDED: 5

OFF-STREET LOADING SPACES:  
27,017x(0.1/1000) = .26\*  
\*IF FRACTION IS UNDER .5, NO OFF-STREET LOADING SPACES REQUIRED.

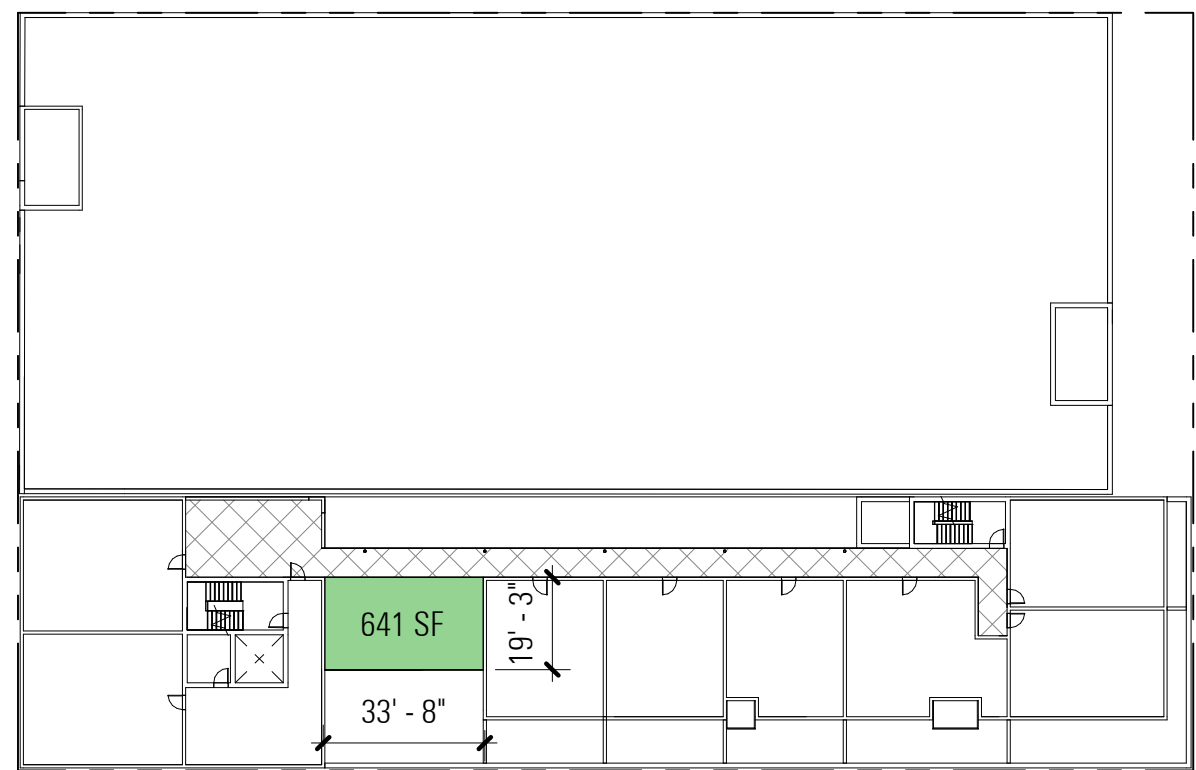
\*\*PROJECT WILL COMPLY WITH SECTION 167. ALL OFF-STREET PARKING SPACES ACCESSORY TO RESIDENTIAL USES SHALL BY UNBUNDLED FROM THE SALES OR RENTAL FEES FOR THE UNIT.

2300 HARRISON ST | SAN FRANCISCO, CA



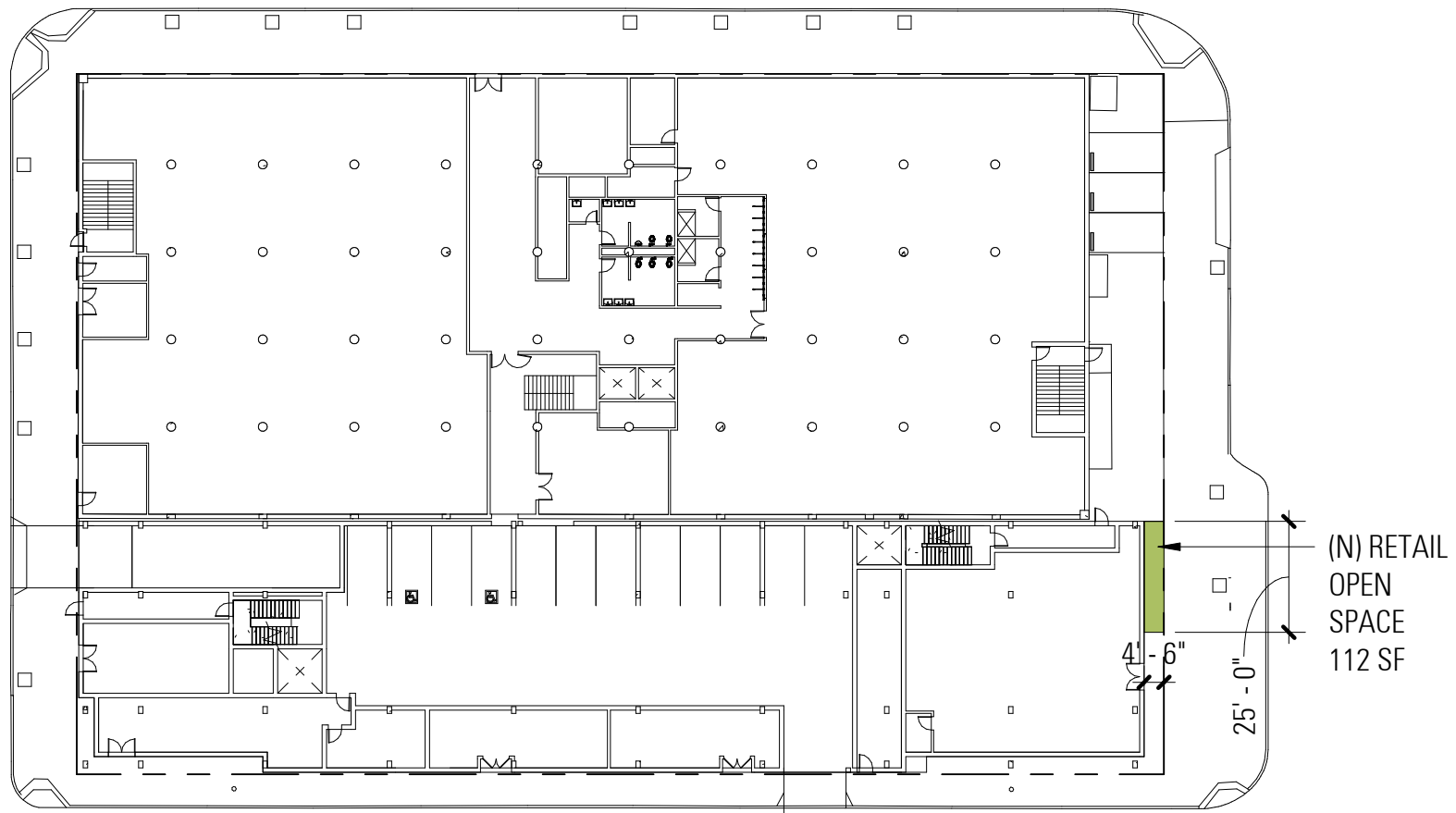
CODE DIAGRAM LEVEL 4

1" = 40'-0"



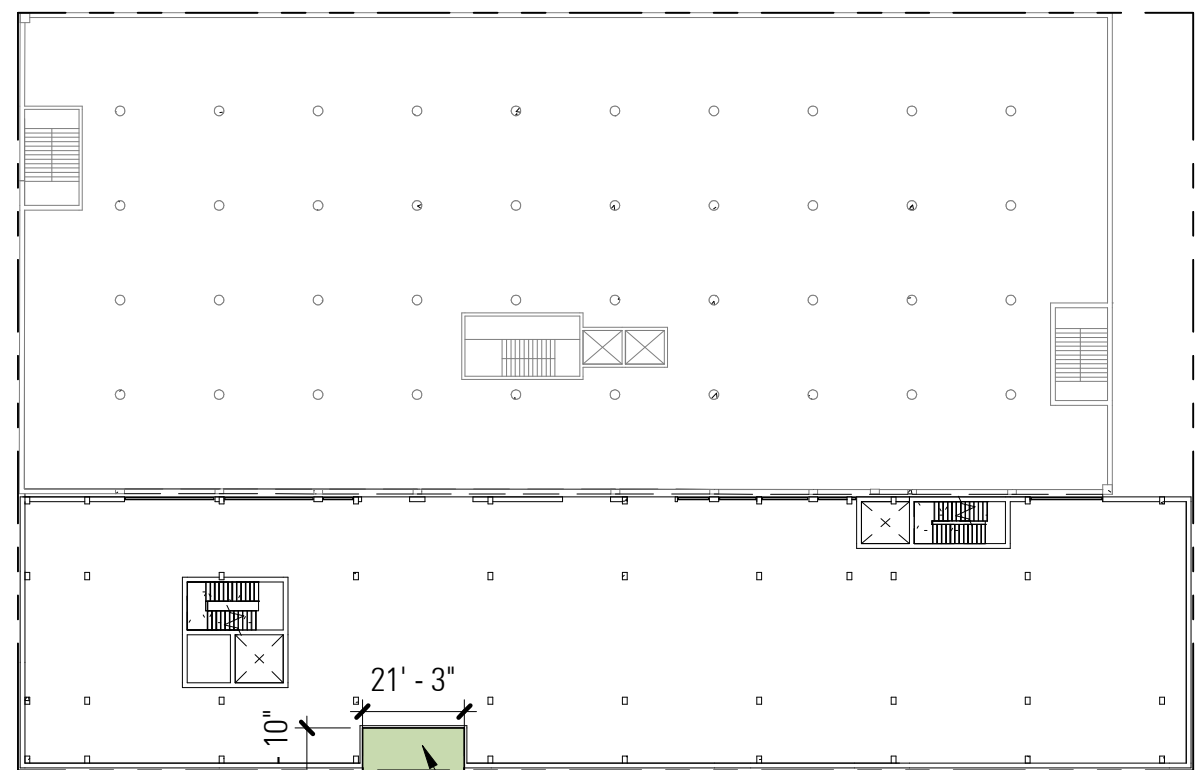
CODE DIAGRAM LEVEL 5

1" = 40'-0"



CODE DIAGRAM - LEVEL 1

1" = 40'-0"



CODE DIAGRAM - LEVEL 2 & 3

1" = 40'-0"

LEGEND

- PRIVATE OPEN SPACE
- RES. COMMON OPEN SPACE
- NON-RESIDENTIAL OPEN SPACE

OPEN SPACE (SECTION 135)

REQUIREMENT:

RESIDENTIAL: 80 SF/ DU = 80 x 24 = 1,920 SF (IF PRIVATE)

80 SF x 1.33/DU (IF COMMON)

RETAIL: 1:250 SF

OFFICE: 1:50 SF

RESIDENTIAL:

PRIVATE OPEN SPACE: 5 UNITS

PRIVATE OPEN SPACE PROVIDED: 1,405 SF (AVG OF 281 SF/DU)

COMMON OPEN SPACE PROVIDED: 2,722 SF (143/DU FOR REMAINING 19 UNITS)

TOTAL RES OPEN SPACE PROVIDED: 4,220 SF

RETAIL:

REQUIRED: 2,483/ 250 = 11 SF

OPEN SPACE PROVIDED: 112 SF

OFFICE:

REQUIRED: 27,017/ 50 = 541SF

OPEN SPACE PROVIDED: 544 SF

REAR YARD (SECTION 134)

REQUIREMENT:

MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25% OF THE TOTAL DEPTH OF THE LOT, IN NO CASE LESS THAN 15 FEET

PROVIDED:

17'-7" IN DEPTH REAR YARD (SEE CONCESSION REQUEST ON G03)

EXPOSURE (SECTION 140)

REQUIREMENT:

IN EACH DWELLING UNIT, THE REQUIRED WINDOWS OF AT LEAST ONE ROOM (120 SF MIN) SHALL FACE DIRECTLY ON AN OPEN AREA.

PER SECTION 140 (a)(1) A PUBLIC STREET, PUBLIC ALLEY AT LEAST 20' IN WIDTH PERMITTED AS OPEN AREA

PROVIDED:

EACH UNIT PROVIDES ONE ROOM (120 SF MIN) FACING ON AN OPEN AREA

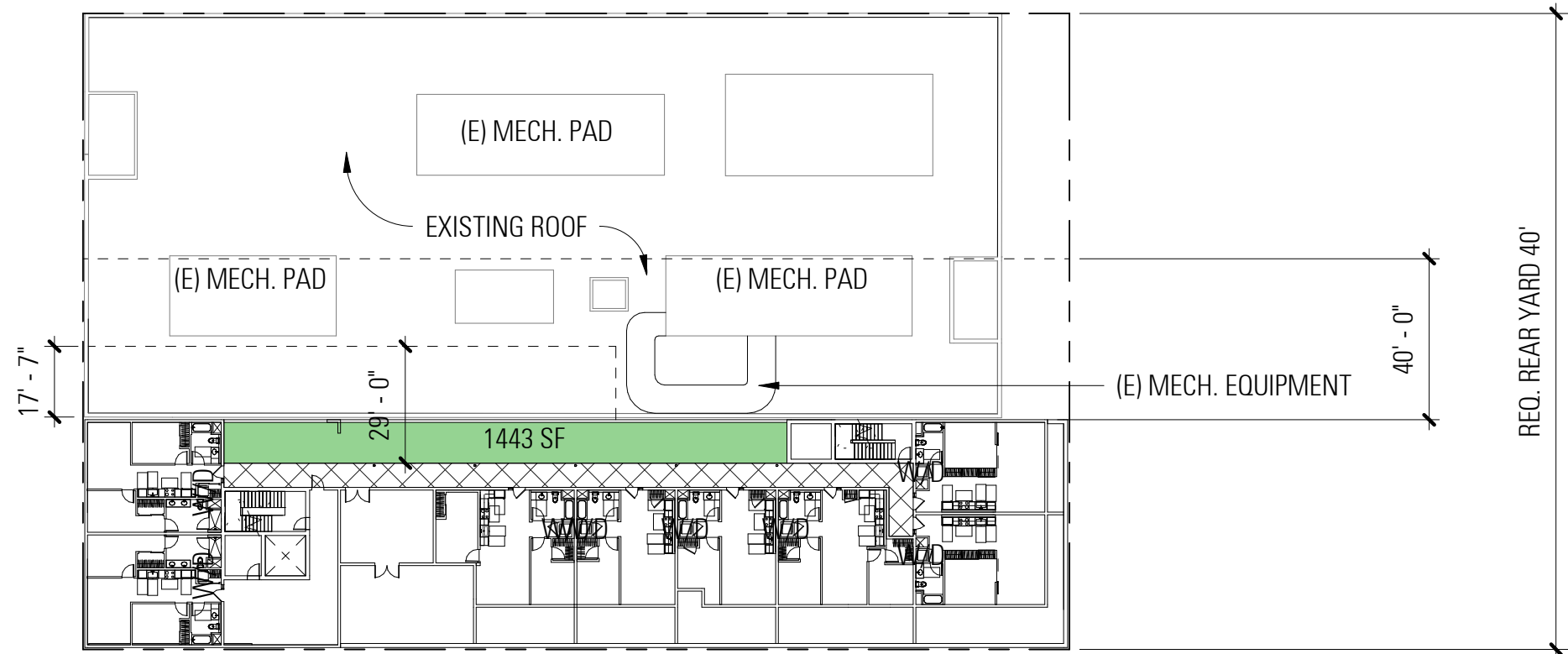


CONCESSION REQUEST 1: REAR YARD

**REQUIRED:** SECTION 134(a)(1)  
MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25% OF THE TOTAL DEPTH OF THE LOT, BUT IN NO CASE LESS THAN 15 FEET.  
SECTION 136 PERMITTED OBSTRUCTIONS  
25% x 157.88' = 39.5'

**PROVIDED:** 17'-7" REAR YARD DEPTH

**CONCESSION FOR REAR YARD SETBACK** (SECTION 134). THE PROJECT IS REQUIRED TO PROVIDE A 25% REAR YARD SETBACK ON THE LOWEST FLOOR CONTAINING RESIDENTIAL UNITS AND AT EACH SUBSEQUENT FLOOR. THE PROJECT WILL PROVIDE RESIDENTIAL UNITS ON 4<sup>TH</sup>, 5<sup>TH</sup> AND 6<sup>TH</sup> FLOORS. THE NEW CONSTRUCTION COMPONENT IS CONSTRUCTED ON THE PROPERTY'S CURRENT SURFACE PARKING LOT AREA, WITH ALL OF THE RESIDENTIAL UNITS BEING LOCATED ABOVE THE ROOF LEVEL FOR THE EXISTING 3-STORY BUILDING. THUS, ALL RESIDENTIAL UNITS WILL BE PROVIDED WITH A REAR YARD SETBACK THAT IS WELL IN EXCESS OF THE REQUIRED 25% AREA (I.E. INSTEAD OF THE REQUIRED APPROX. 40' SETBACK, THE UNITS WILL BE FACING A REAR YARD WITH A DEPTH OF APPROX. 100'). HOWEVER, SINCE THE REAR YARD WILL BE TECHNICALLY LOCATED ON TOP OF THE EXISTING ROOF TOP, IT WILL BE PARTIALLY OBSTRUCTED BY CERTAIN EXISTING MECHANICAL AREAS. THUS, THE UNITS AT THE LOWEST RESIDENTIAL LEVEL (AT THE 4<sup>TH</sup> FLOOR), WILL NOT BE FACING A FULLY CODE COMPLIANT REAR YARD. WITHOUT THIS CONCESSION, THE PROJECT WOULD BE REQUIRED TO RELOCATE AND RECONFIGURE ALL OF THE EXISTING MECHANICAL AREAS, SUBJECTING THE PROJECT TO ADDITIONAL COSTS.



CONCESSION REQUEST 2: GROUND FLOOR HEIGHT

**REQUIRED:** SECTION 145.1(c)(4)(A)  
GROUND FLOOR NON-RESIDENTIAL USE IN UMU DISTRICTS SHALL HAVE A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 17 FEET, AS MEASURED FROM GRADE

**PROVIDED:** 15'- 4" FLOOR TO FLOOR HEIGHT (MEASURED FROM LOWEST POINT OF BACK OF SIDEWALK)

**JUSTIFICATION:** IN ORDER TO KEEP ALIGNMENT OF EXISTING SECOND FLOOR LEVEL AND COORDINATION WITH EXISTING SIDEWALK GRADES, LESS THAN 17' FLOOR TO FLOOR IS PROVIDED

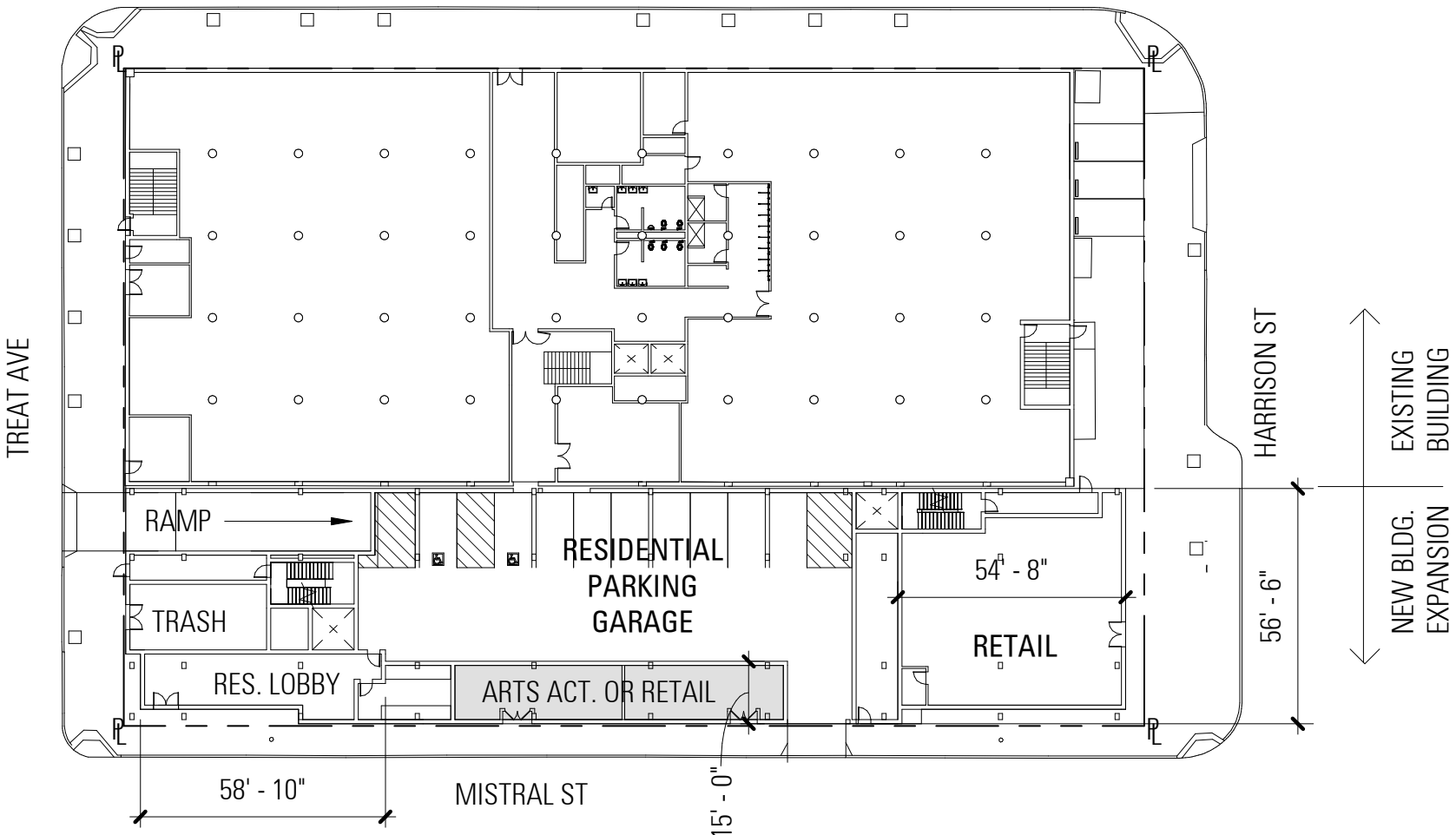


CONCESSION REQUEST 3: ACTIVE USES REQUIRED

**REQUIRED:** SECTION 145.1(c)(3)  
ACTIVE USES ON GROUND FLOOR SHALL BE PROVIDED WITHIN 25 FEET OF BUILDING DEPTH ON THE GROUND FLOOR

**PROVIDED:** >25' OF ACTIVE USE PROVIDED ON HARRISON ST AND TREAT AVE. 15' OF ACTIVE USE PROVIDED ALONG MISTRAL AVE

**JUSTIFICATION:** DUE TO CONSTRAINED SITE DEPTH IN THE NORTH SOUTH DIRECTION OF 56' - 6", THE MAXIMUM DEPTH AVAILABLE IN ORDER TO PROVIDE ACCESS FOR GROUND FLOOR PARKING BEHIND IS 15'-0".



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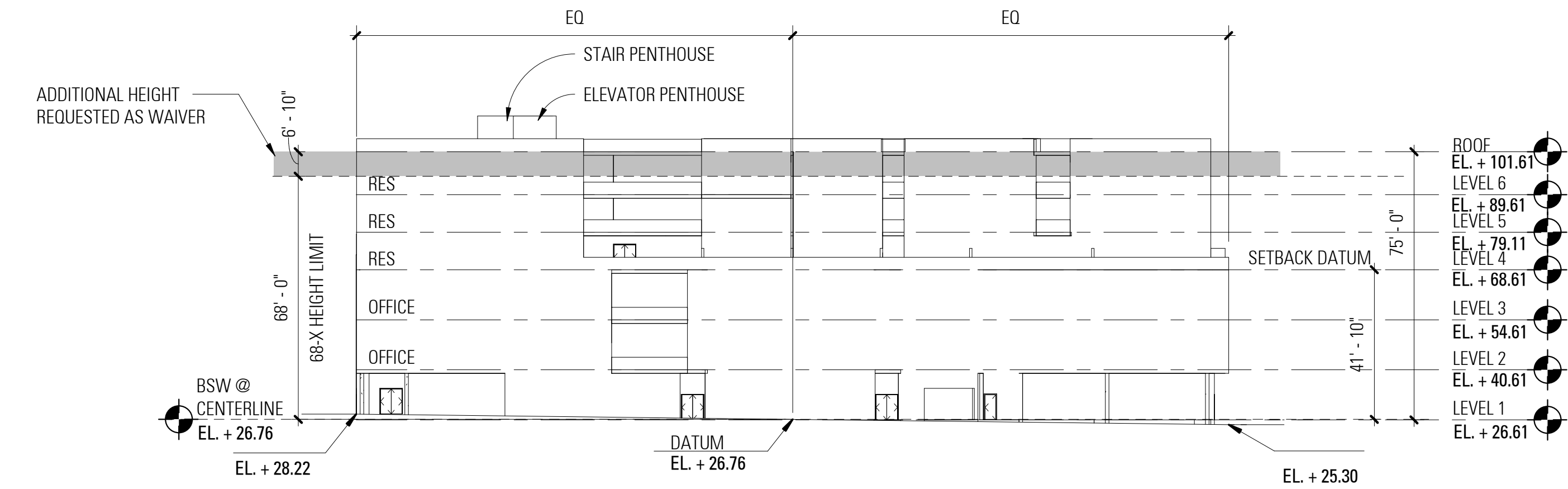
CONCESSION REQUESTS

WAIVER REQUEST 1: BUILDING HEIGHT

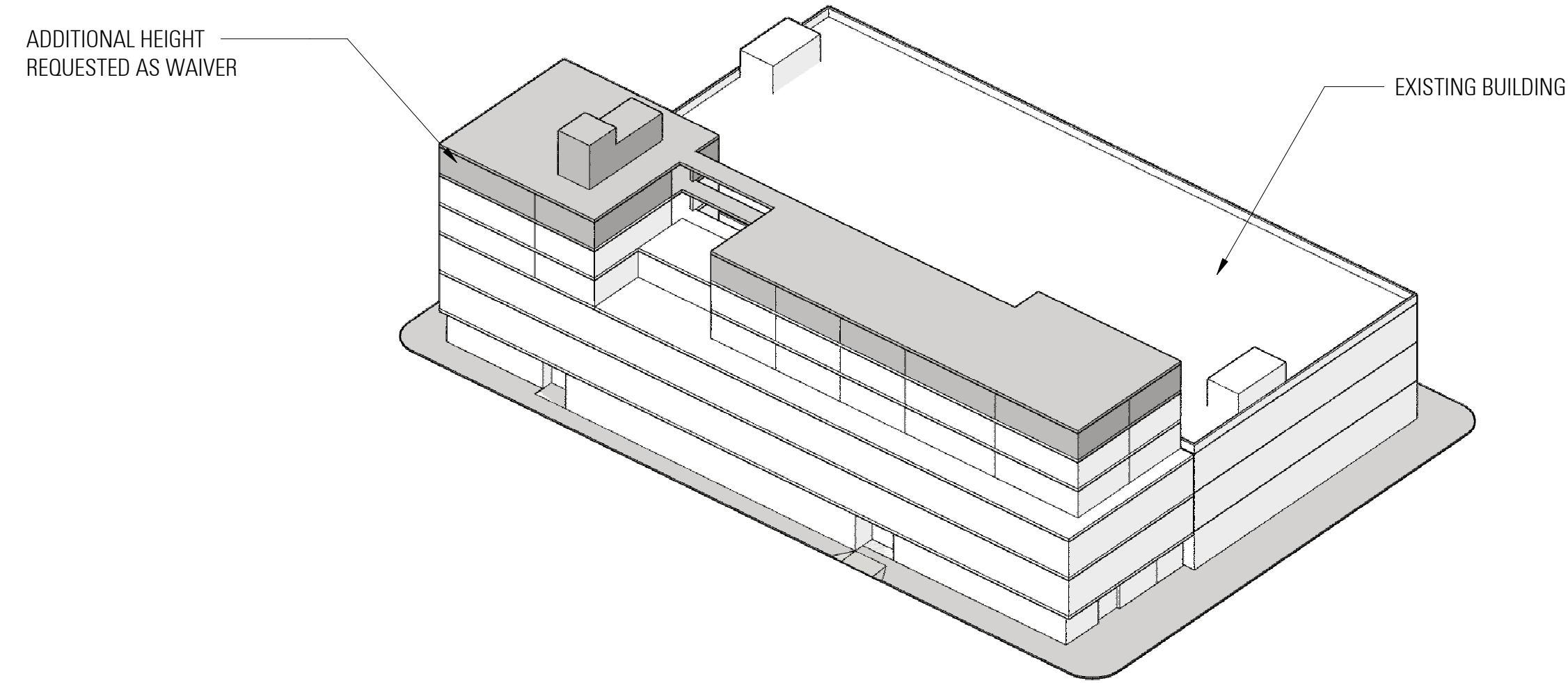
BUILDING HEIGHT COMPLIES WITH 68-X WITH ADDITION OF 1 STORY PER STATE BONUS DENSITY PROGRAM

WAIVER FOR BUILDING HEIGHT (SECTION 250). THE PROPERTY IS ZONED 68-X. THE PROPOSED NEW CONSTRUCTION ON THE PARKING LOT PORTION IS DESIGNED TO MATCH THE EXISTING 2<sup>ND</sup> AND 3<sup>RD</sup> FLOORS, AND THUS BY EXTENDING THE EXISTING OFFICE FLOORS, THE PROJECT IS RESTRICTED BY THE EXISTING BUILDING HEIGHT OF 42'. WITH A 68' HEIGHT LIMIT, UP TO FIVE STORIES CAN BE CONSTRUCTED ON THE PARKING LOT PORTION, IN LIGHT OF THE EXISTING BUILDING HEIGHT. UNDER SECTION 206.5(C)(5), A WAIVER OF THE APPLICABLE HEIGHT RESTRICTIONS MUST BE GRANTED IF THE APPLICABLE HEIGHT LIMITATION WILL HAVE THE EFFECT OF "PHYSICALLY PRECLUDING THE CONSTRUCTION OF A HOUSING PROJECT AT THE DENSITIES OR WITH THE CONCESSIONS OR INCENTIVES PERMITTED." PROJECTS MAY RECEIVE A HEIGHT BONUS AS OF RIGHT OF UP TO TWENTY FEET OR TWO STORIES, EXCLUDING EXCEPTIONS PERMITTED UNDER SECTION 260(B).

IN ORDER TO ACHIEVE THE RESTRICTED AFFORDABLE UNITS AND TO CONSTRUCT THE PROJECT WITH THE PROPOSED NUMBER OF OVERALL UNITS, THE PROJECT PROPOSES A TOTAL HEIGHT OF 74'10", WHICH IS 6'10" OVER THE NORMALLY APPLICABLE HEIGHT LIMIT. WITHOUT THE INCREASE IN HEIGHT, THE PROJECT WILL BE PHYSICALLY PRECLUDED FROM CONSTRUCTING THE PROPOSED 8 UNITS AT THE 6TH FLOOR, THUS ALSO PREVENTING THE PROJECT FROM ACHIEVING THE PROPOSED NUMBER OF RESTRICTED AFFORDABLE UNITS.



3  
05 HEIGHT DIAGRAM - MISTRAL STREET  
1" = 30'-0"

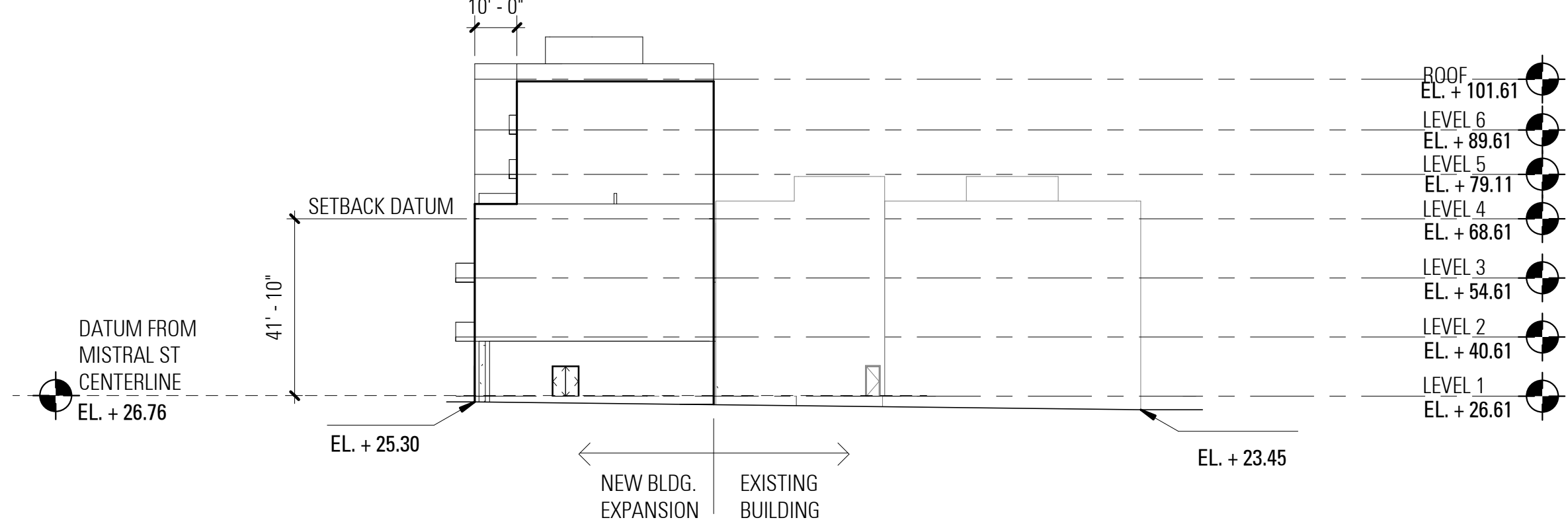


WAIVER REQUEST 2: NARROW STREET HEIGHT LIMIT

REQUIRED: SECTION 261.1(d)(1)  
SUBJECT FRONTAGES SHALL HAVE UPPER STORIES SET BACK AT LEAST 10' FROM PROPERTY LINE EQUIVALENT TO 1.25x WIDTH OF ABUTTING STREET  
MISTRAL STREET IS 30' WIDE. 30'x1.25 =37.5'

PROVIDED: 10' SETBACK AT 41'-10" HEIGHT (INSTEAD OF AT 40' HEIGHT)

JUSTIFICATION: TO RETAIN ALIGNMENT OF LEVEL 2 & 3 OF EXISTING BUILDING WITH LEVEL 2 & 3 OF NEW BUILDING, 41'-10" IN HEIGHT IS PROVIDED, SETBACK IS PROVIDED AT LEVEL 4.



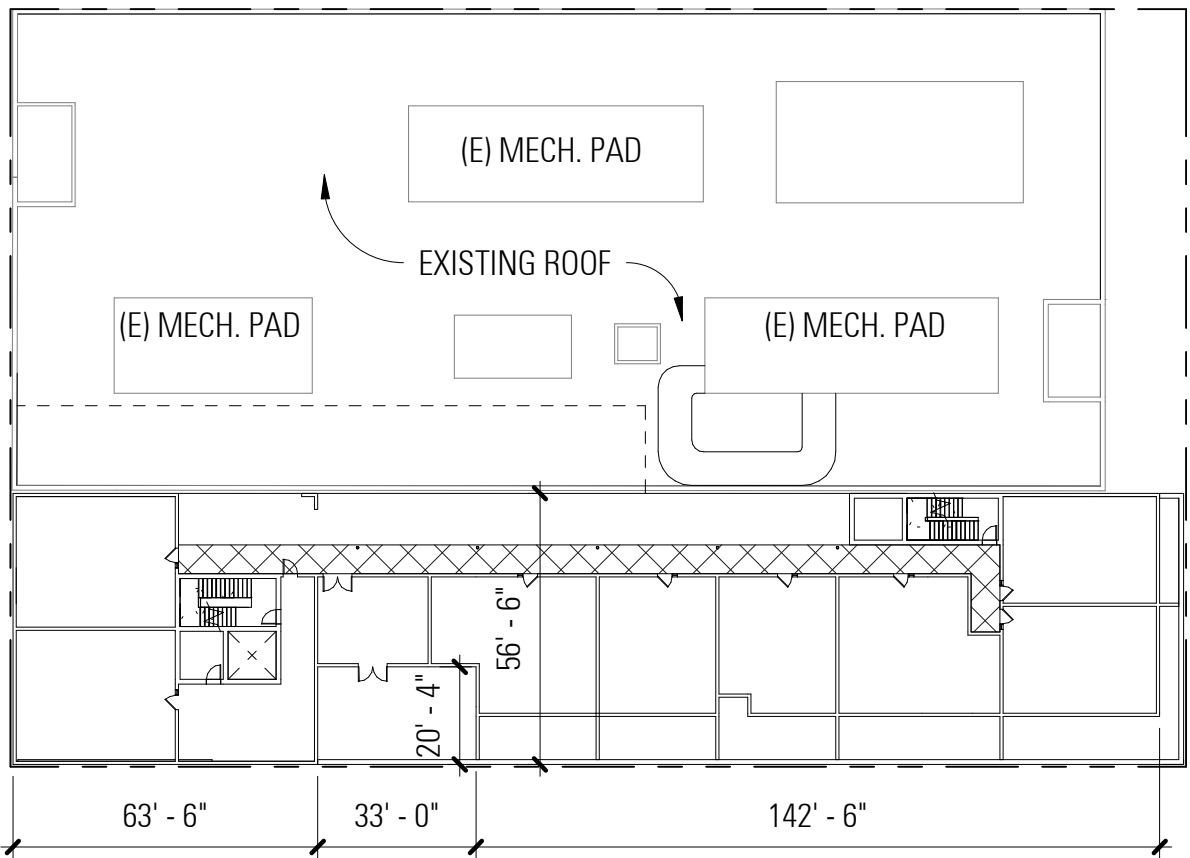
WAIVER REQUEST 3: MASS REDUCTION

REQUIRED: SECTION 270.1  
BUILDING IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS THAT HAVE STREET OR ALLEY FRONTAGE GREATER THAN 200 FEET IN LENGTH MUST PROVIDE ONE OR MORE MASS REDUCTION BREAKS IN THE BUILDING THAT REDUCE THE HORIZONTAL SCALE OF THE BUILDING INTO DISCRETE SECTIONS NOT MORE THAN 200' IN LENGTH. SUCH MASS SHALL:

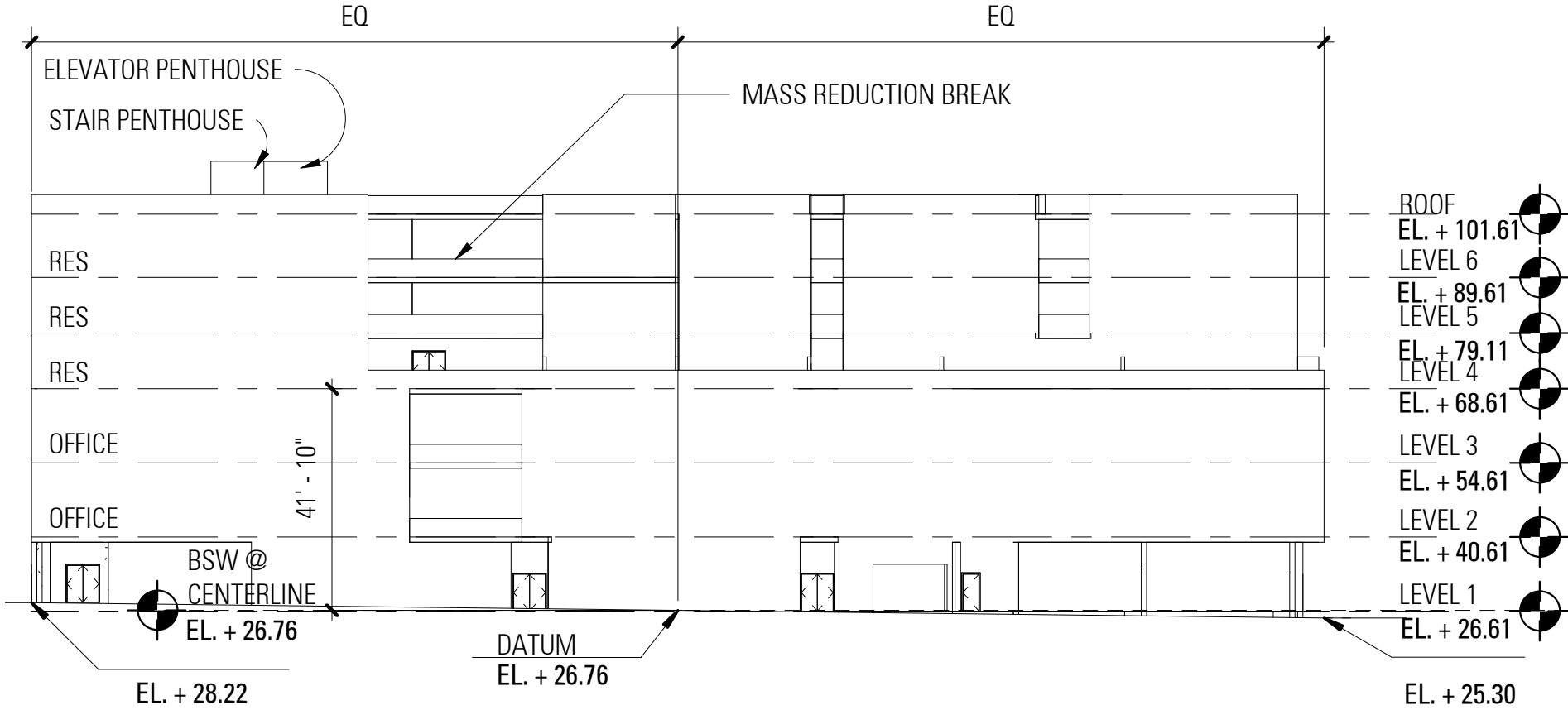
- (1) BE NOT LESS THAN 30 FEET IN WIDTH;
- (2) BE NOT LESS THAN 60 FEET IN DEPTH FROM THE STREET-FACING BUILDING FACADE;
- (3) EXTEND UP TO THE SKY FROM A LEVEL NOT HIGHER THAN 25 FEET ABOVE GRADE OR THE THIRD STORY, WHICHEVER IS LOWER
- (4) RESULT IN DISCRETE BUILDING SECTIONS WITH A MAXIMUM PLAN LENGTH ALONG THE STREET FRONTAGE NOT GREATER THAN 200 FEET.

PROVIDED: MASS REDUCTION BREAK AT LEVEL 4 THAT IS 33' WIDE, 20'4" DEEP, EXTENDING UP TO THE SKY. THE RESULTING BUILDING SECTIONS ARE 63'-6" WIDE AND 142'-6" WIDE.

JUSTIFICATION: THERE IS NOT ENOUGH DEPTH IN THE NEW CONSTRUCTION TO SATISFY THE 60' DEPTH FROM STREET-FACING FACADE WITHOUT CREATING EXTREME INEFFICIENCIES IN THE RESIDENTIAL FLOORS. ALTHOUGH MASS REDUCTION SETBACK IS AT LEVEL 4, LEVEL 2 AND 3 PROVIDE MASS REDUCTION THROUGH BALCONIES.



LEVEL 4  
1" = 40'-0"



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WAIVER REQUESTS

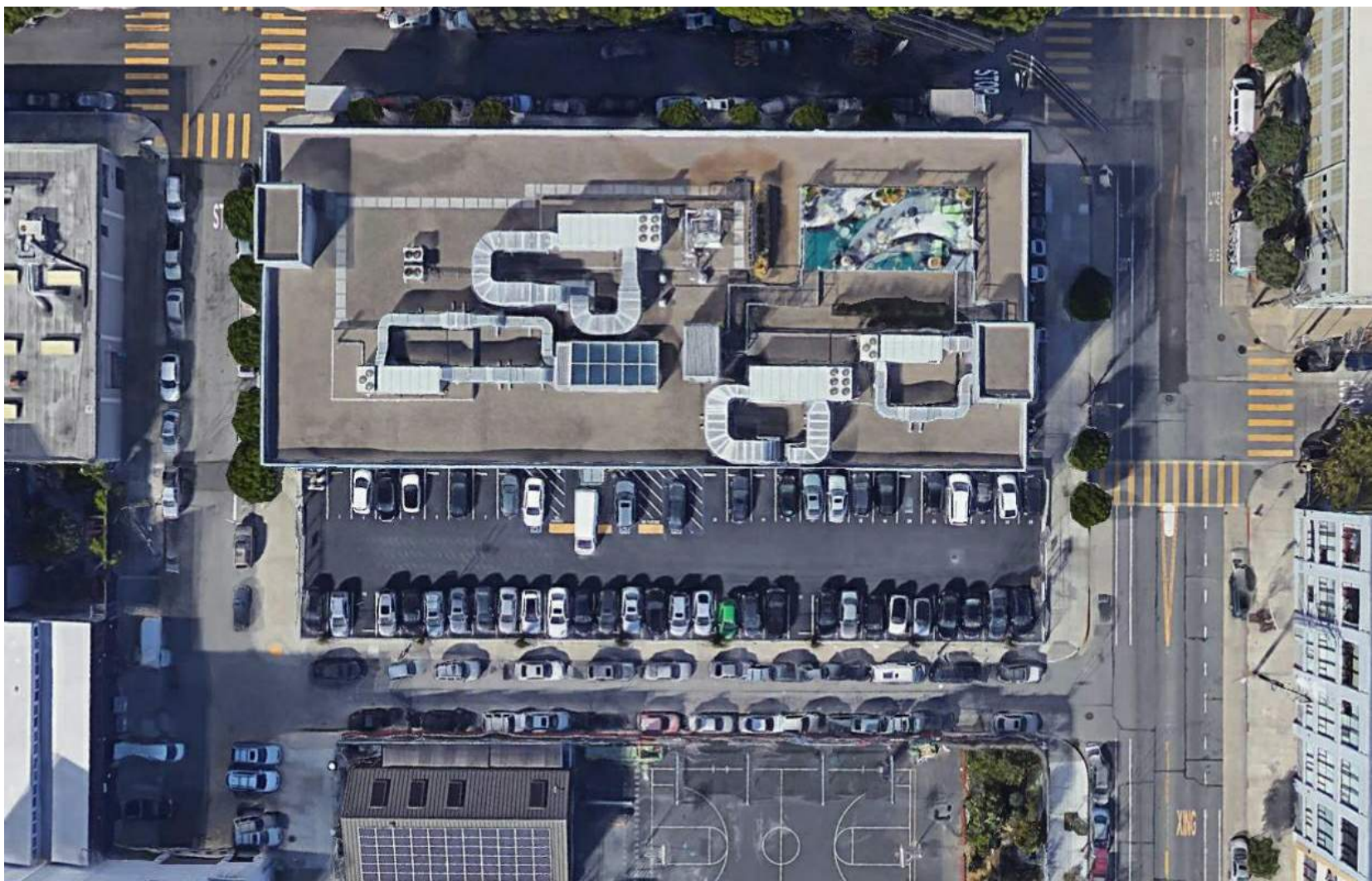




4. VIEW FROM HARRISON ST LOOKING NORTH



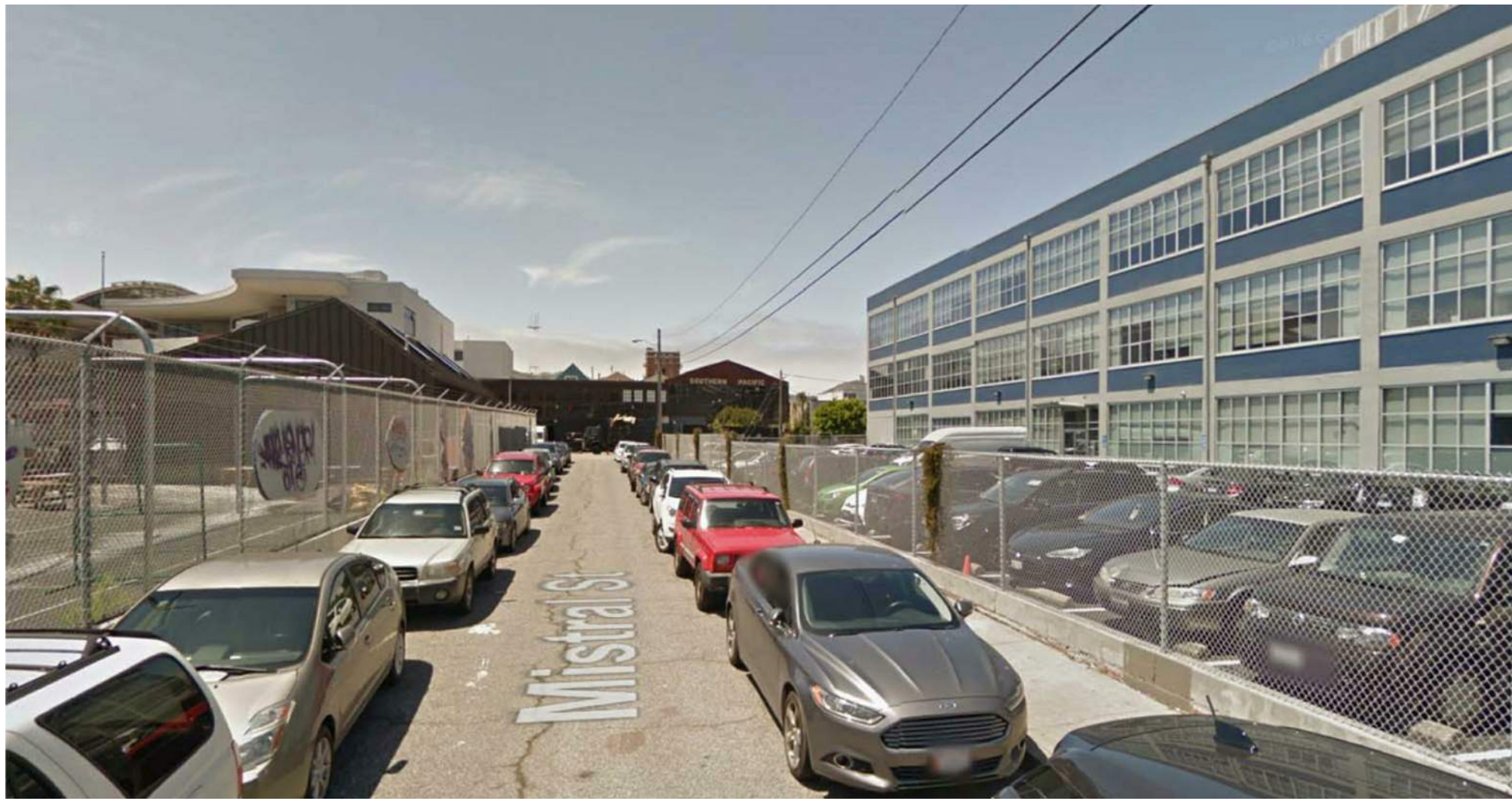
2. VIEW FROM TREAT AVE LOOKING EAST



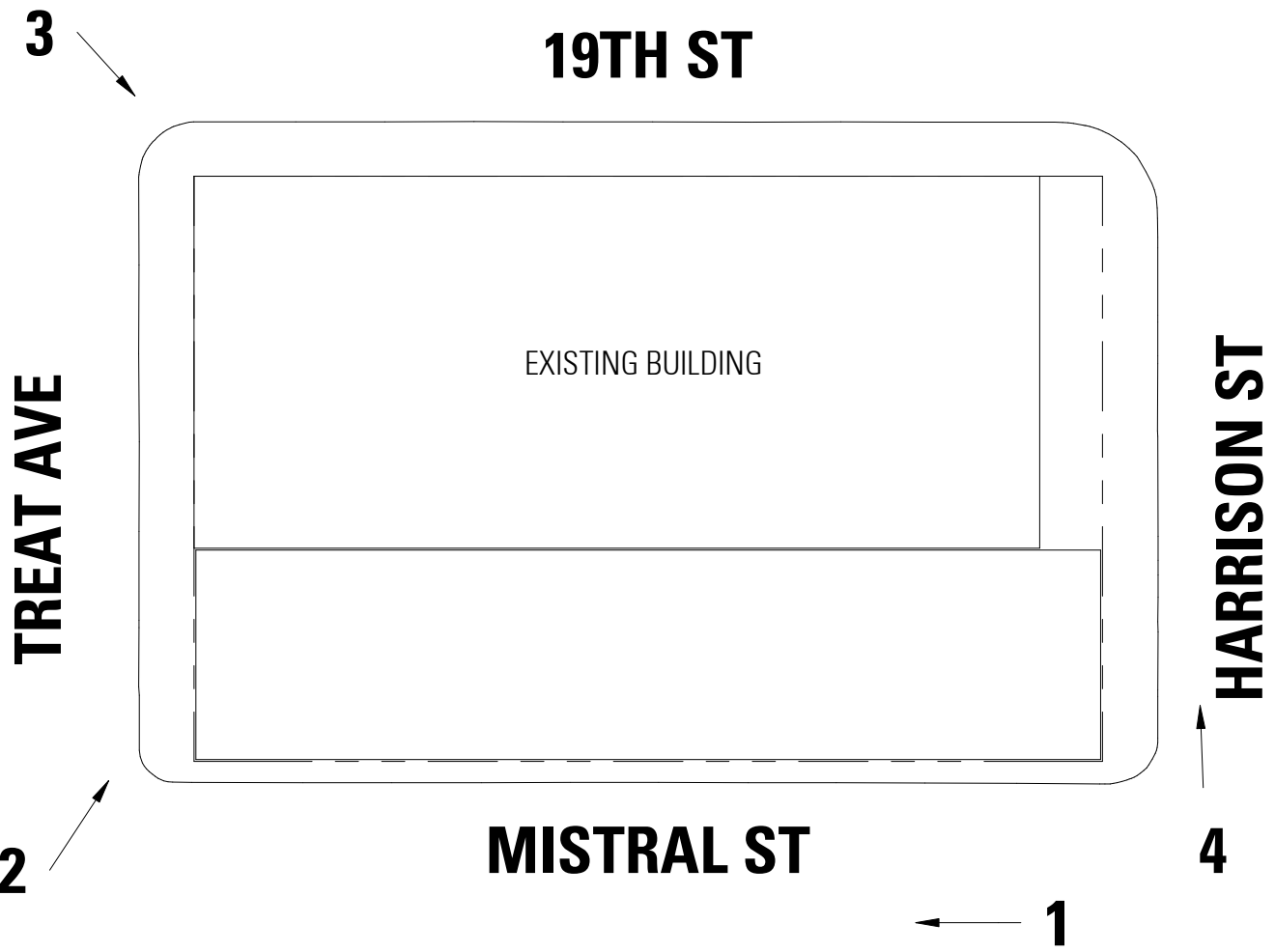
OVERHEAD VIEW



3. VIEW FROM THE CORNER OF TREAT AVE AND 19TH ST



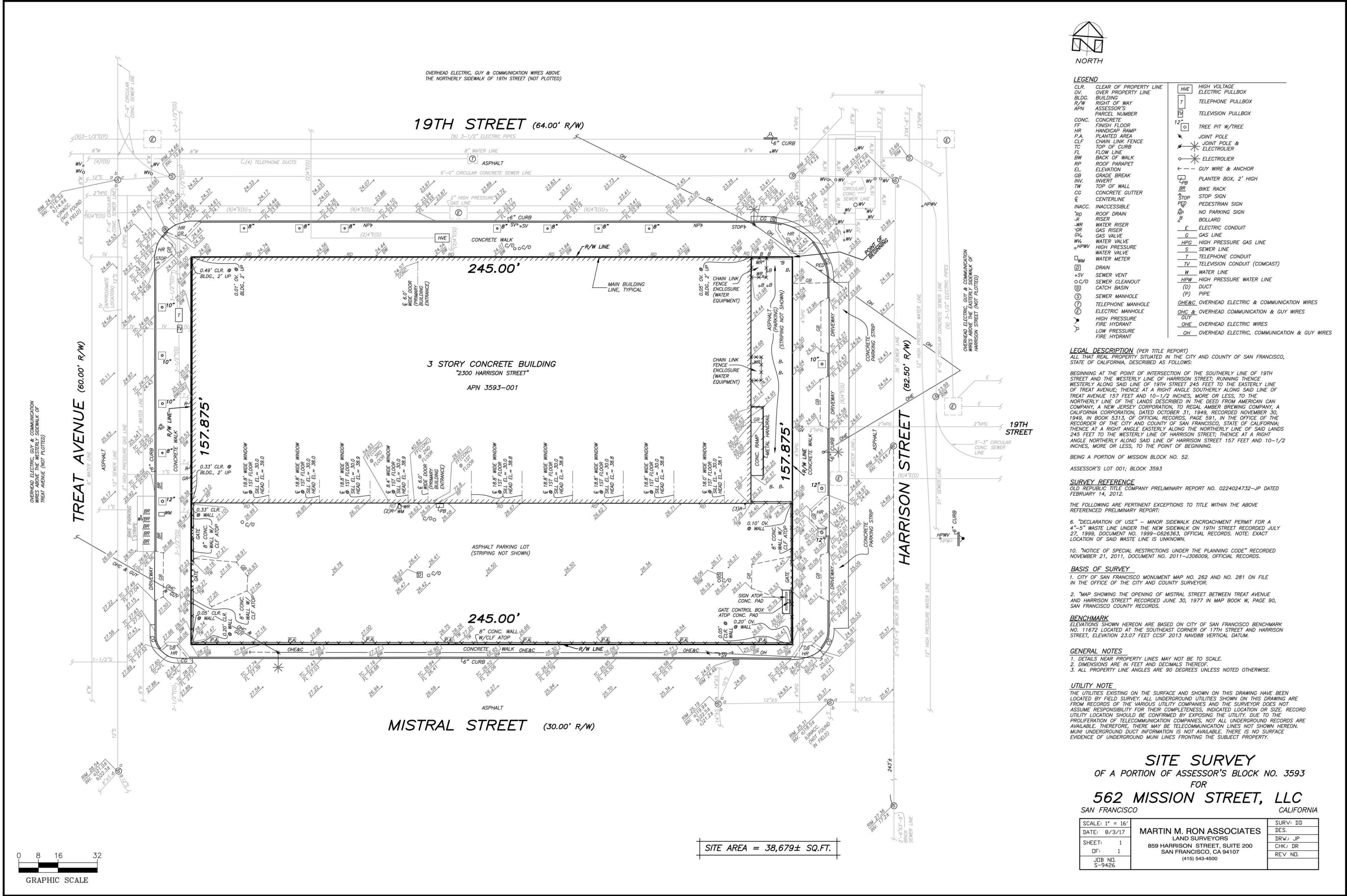
1. VIEW ALONG MISTRAL STREET



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## CONTEXT PHOTOS

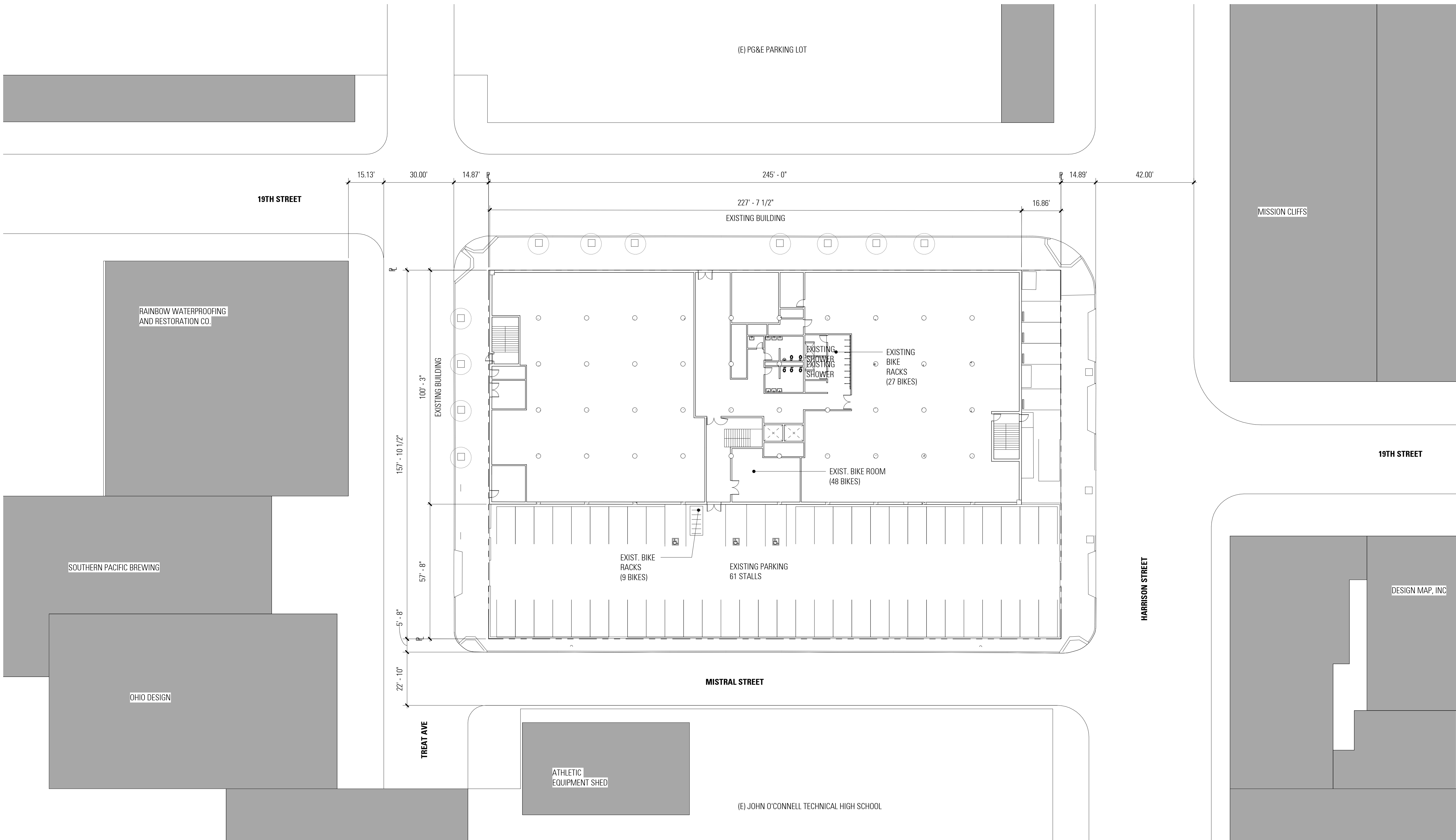




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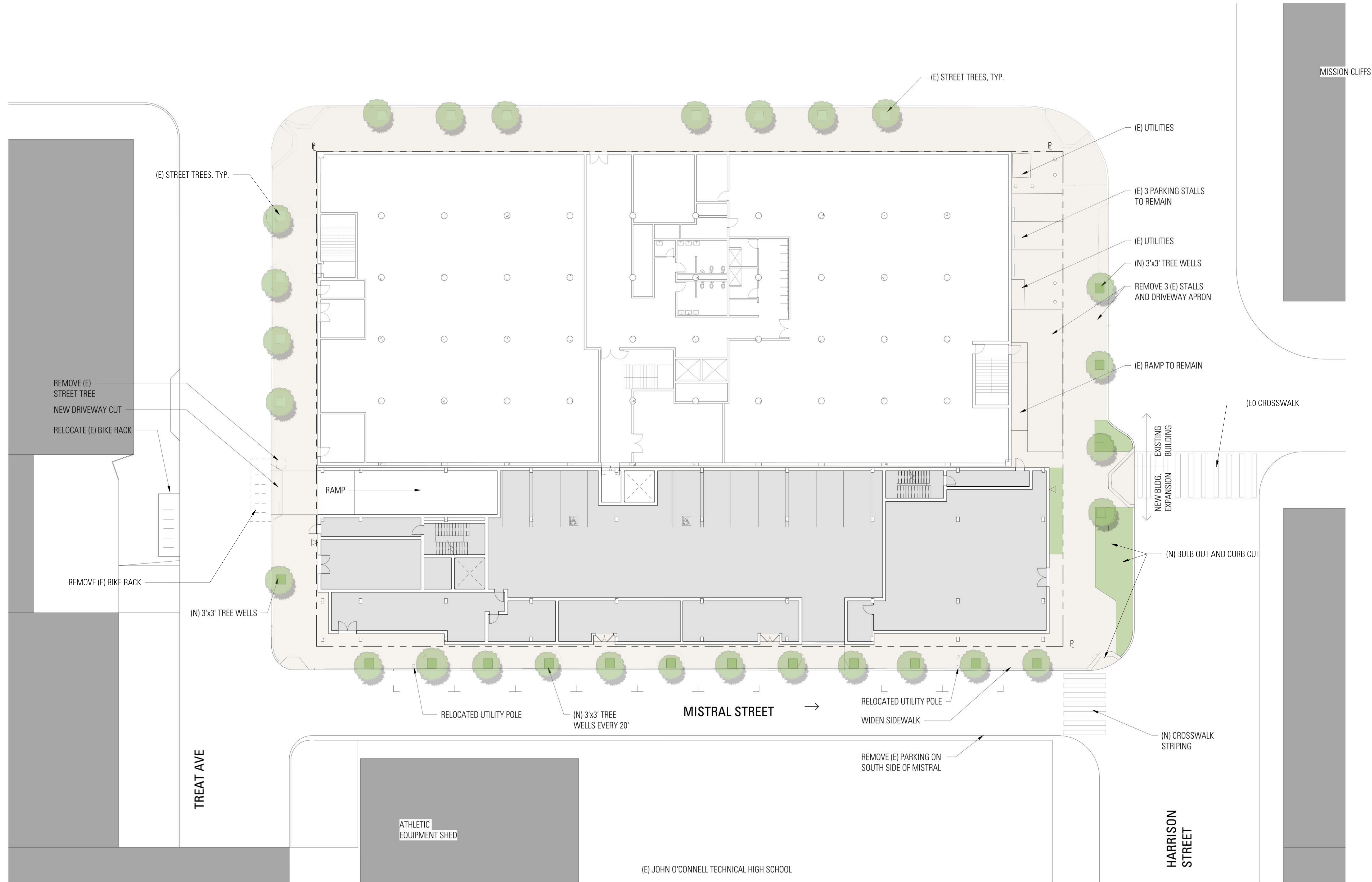
SURVEY



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## EXISTING SITE PLAN

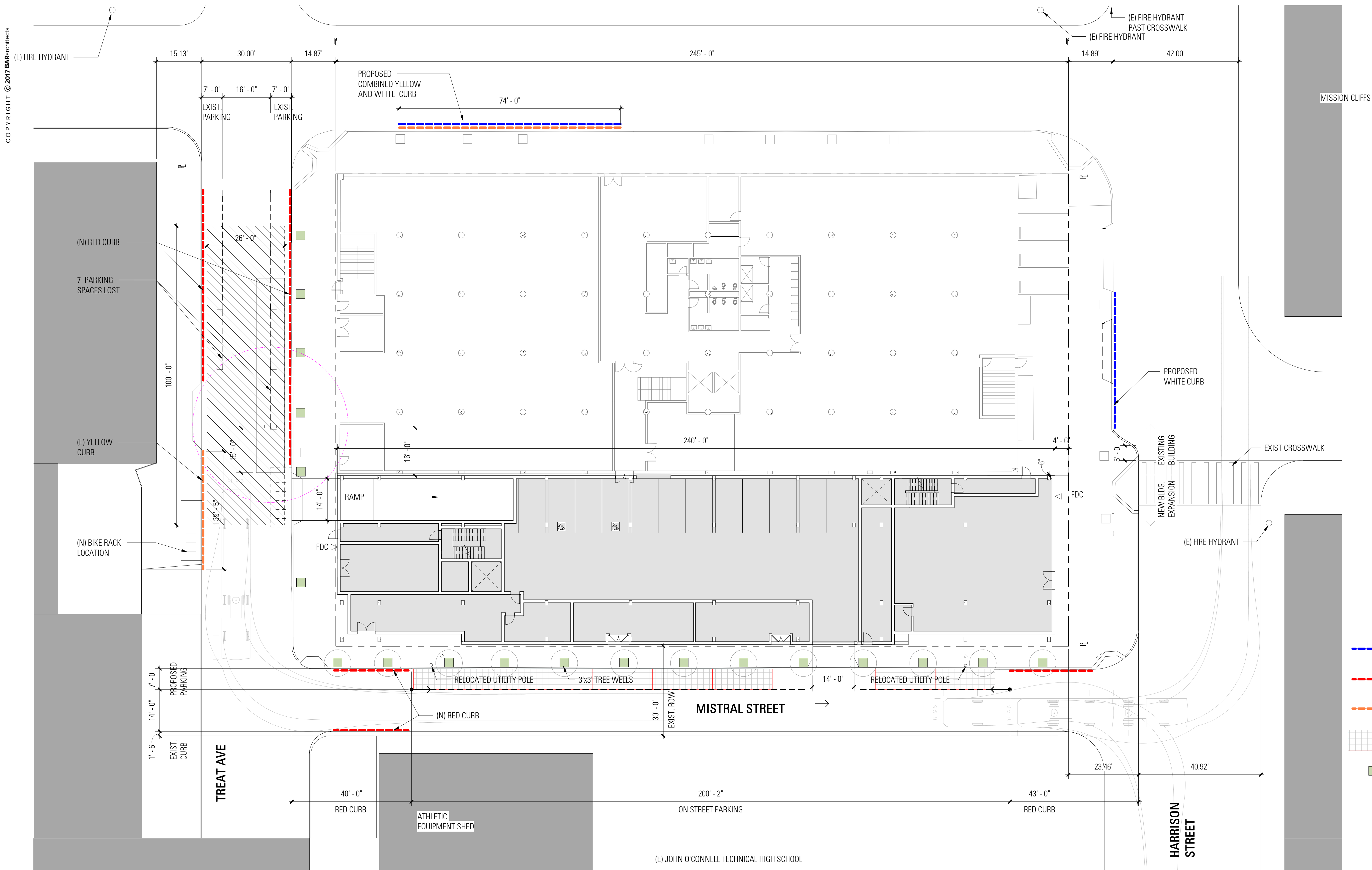




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DIAGRAMMATIC LANDSCAPE PLAN



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FIRE TRUCK EXHIBIT

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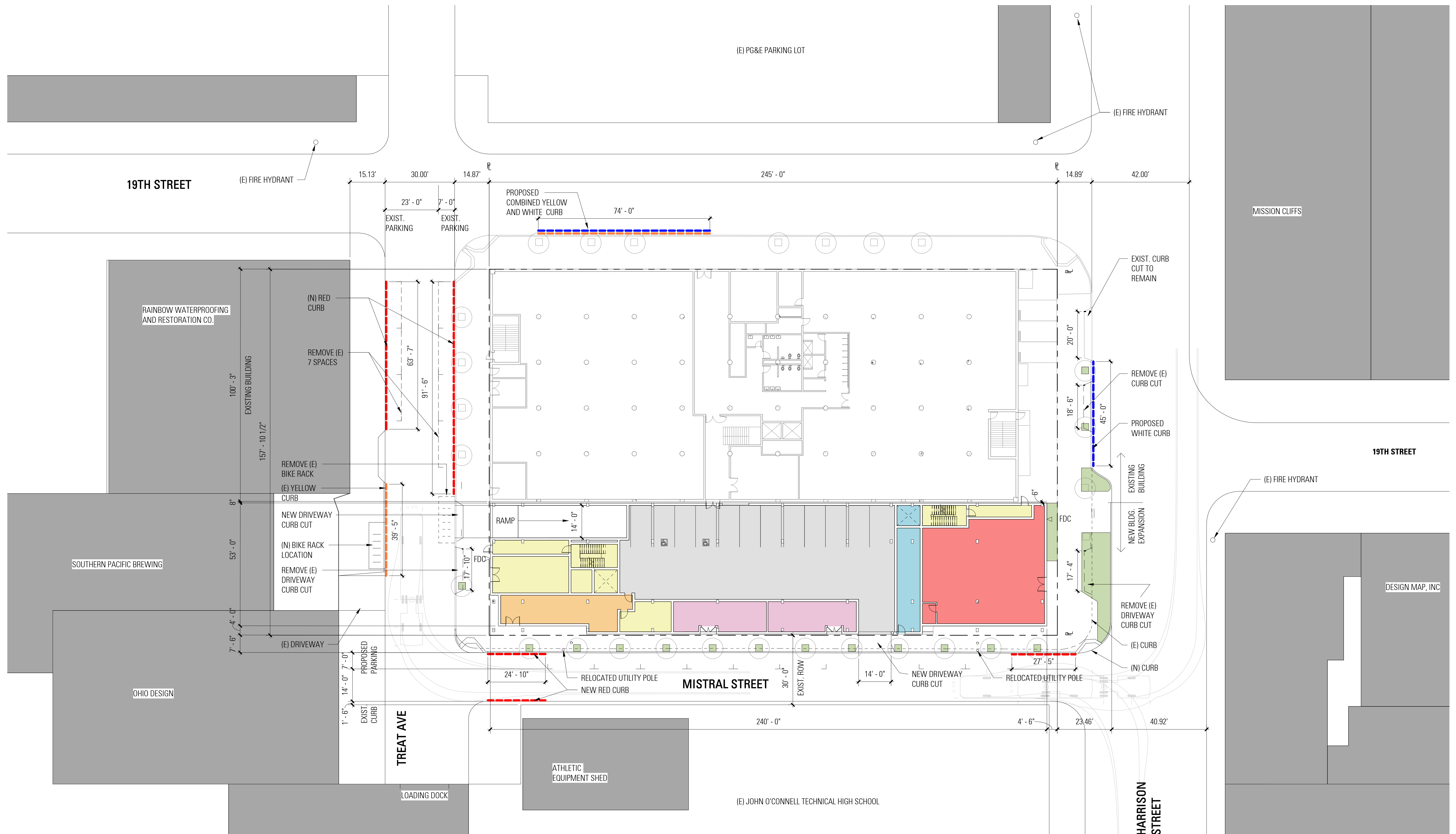
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SCALE: 1/16" = 1'-0"



10

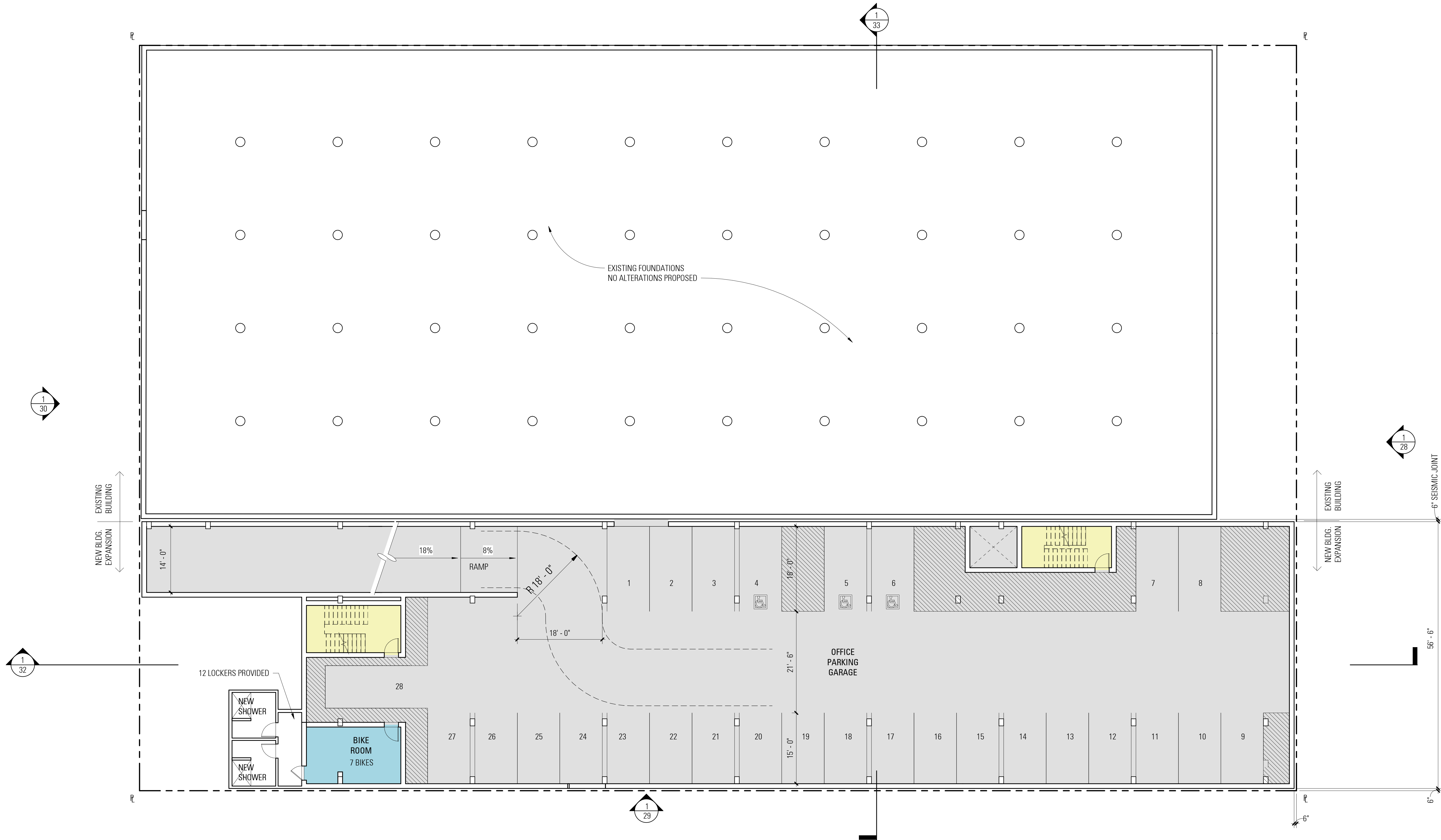




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SITE PLAN



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PLAN BASEMENT LEVEL 1

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SCALE: 1" = 10'-0"

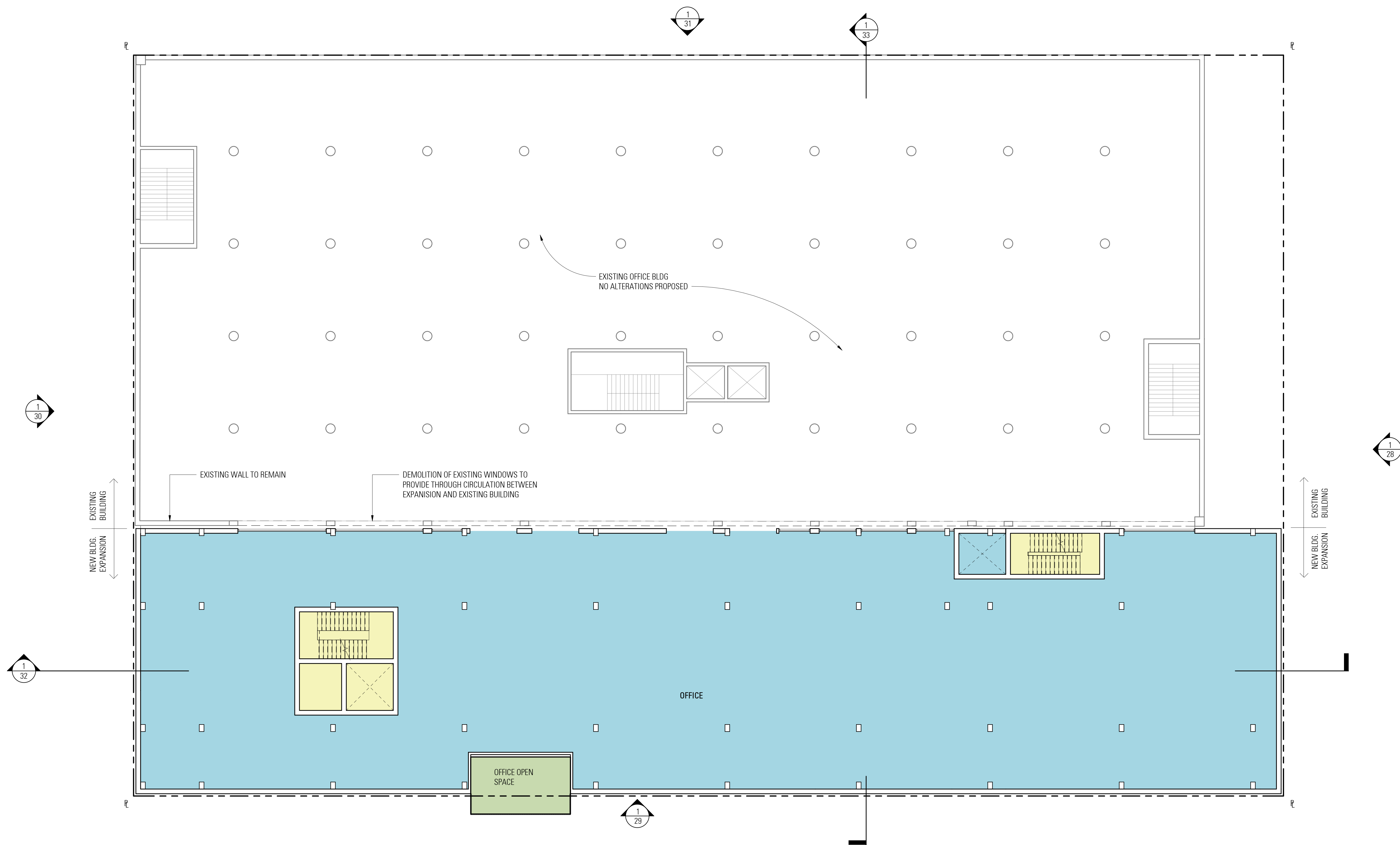




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PLAN LEVEL 1

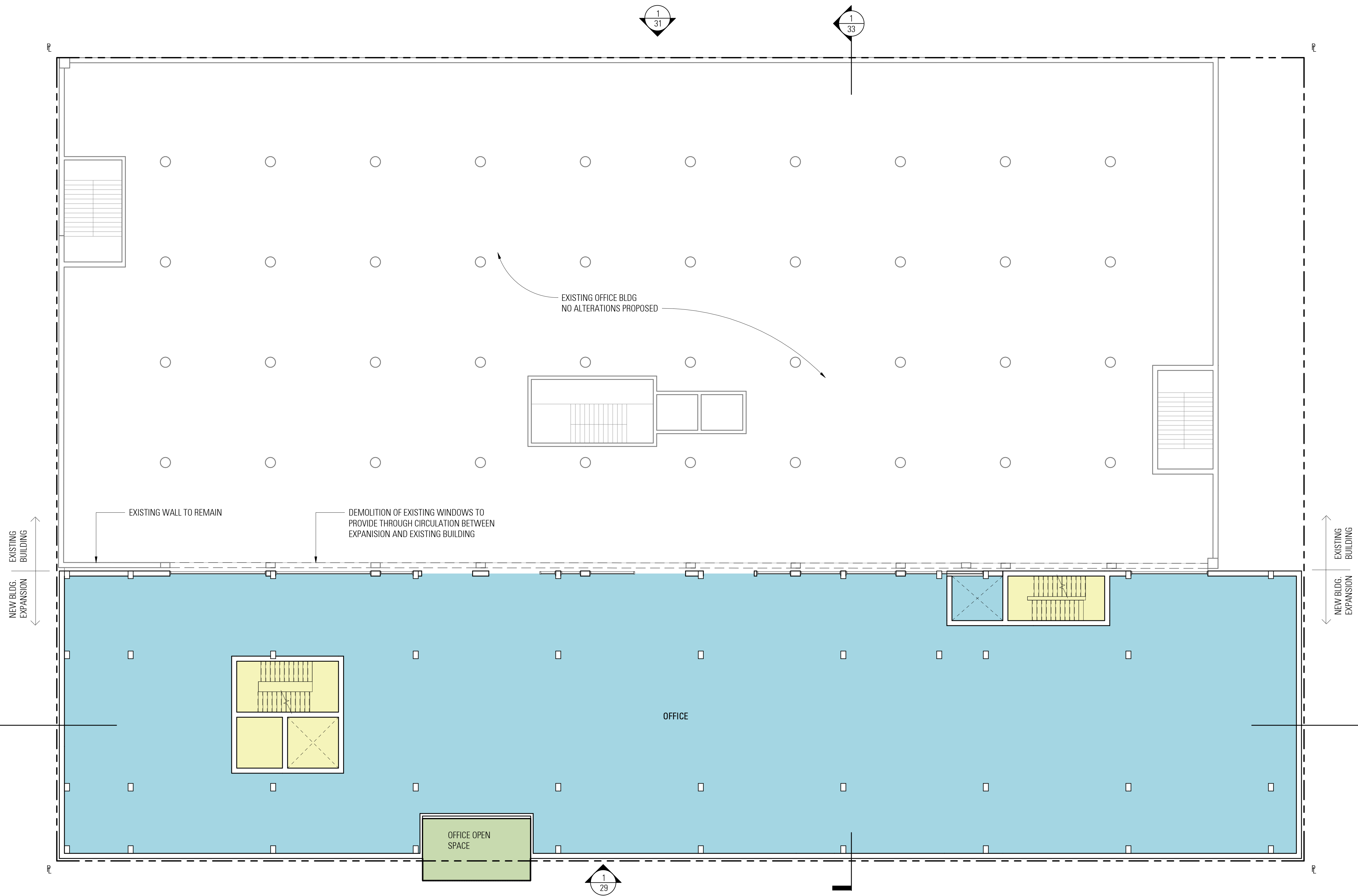


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PLAN LEVEL 2

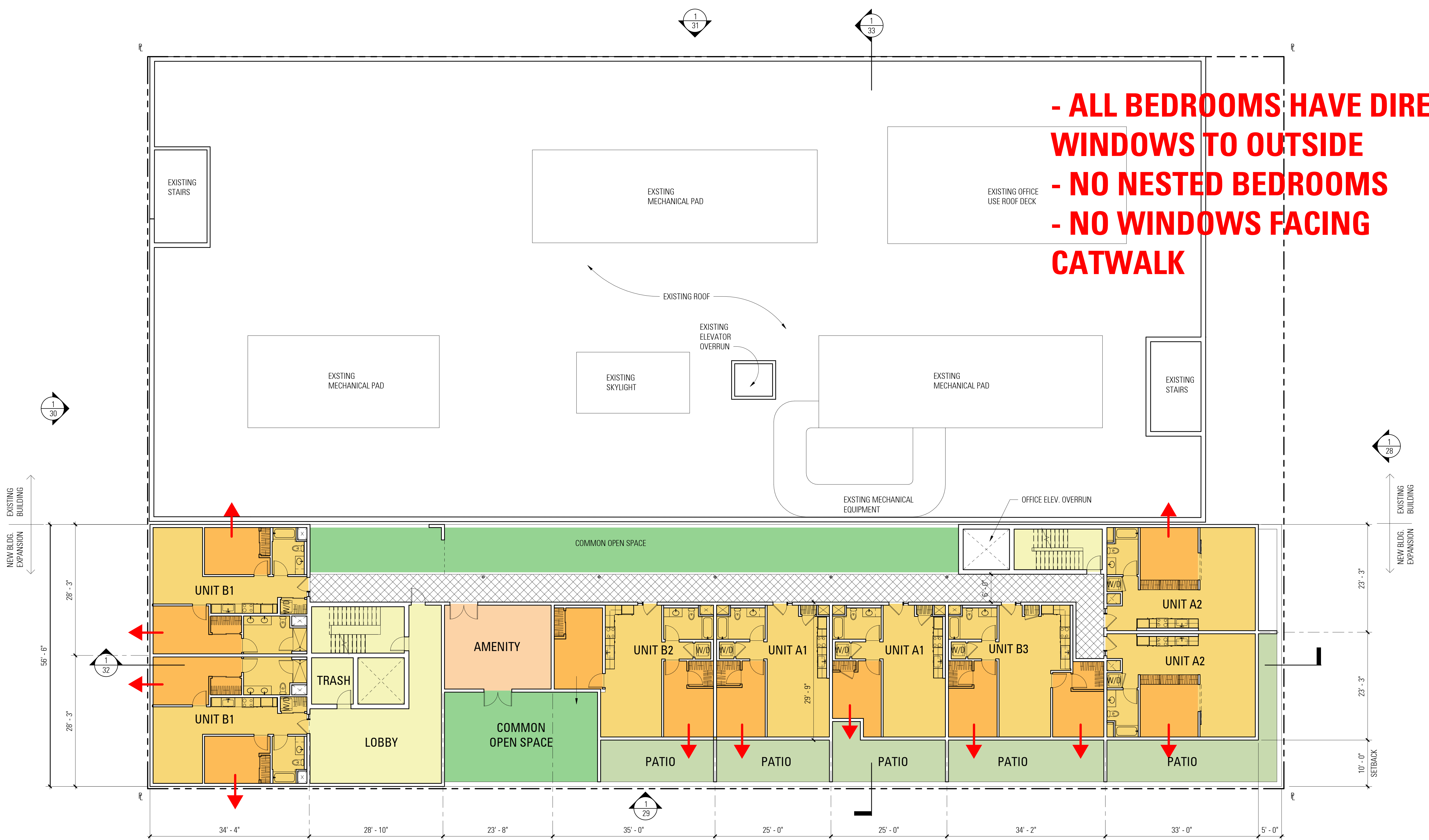




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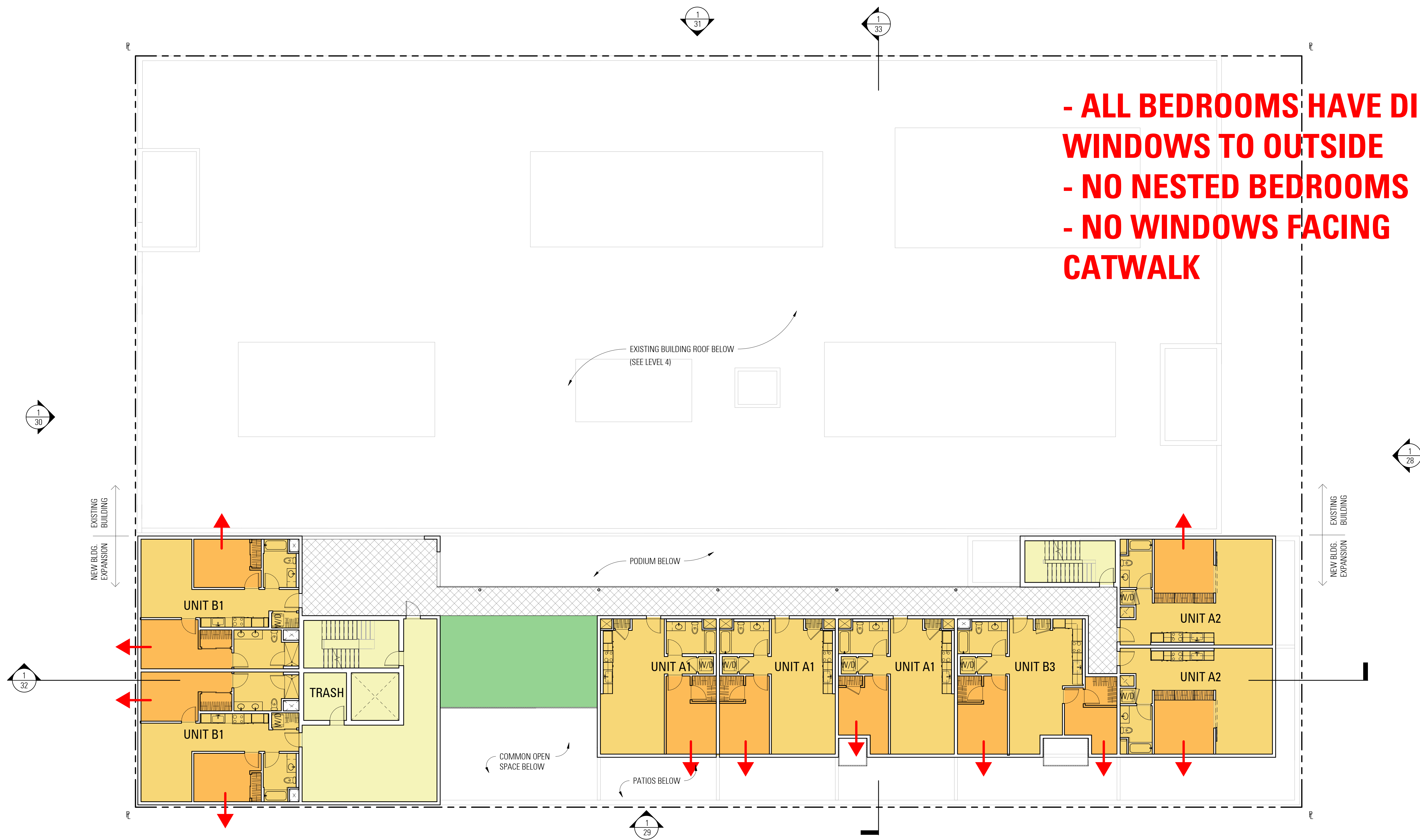
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PLAN LEVEL 3



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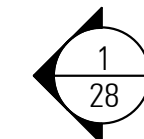
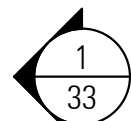
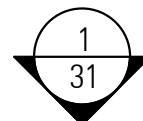
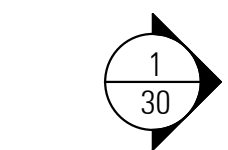


**- ALL BEDROOMS HAVE DIRECT WINDOWS TO OUTSIDE**  
**- NO NESTED BEDROOMS**  
**- NO WINDOWS FACING CATWALK**

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**PLAN LEVEL 5**



NEW BLDG. EXPANSION  
EXISTING BUILDING

NEW BLDG. EXPANSION  
EXISTING BUILDING

EXISTING BUILDING ROOF BELOW  
(SEE LEVEL 4)

COMMON OPEN SPACE BELOW

UNIT B1

UNIT B1

TRASH

UNIT A1

UNIT A1

UNIT A1

UNIT B3

UNIT A2

UNIT A2

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PLAN LEVEL 6

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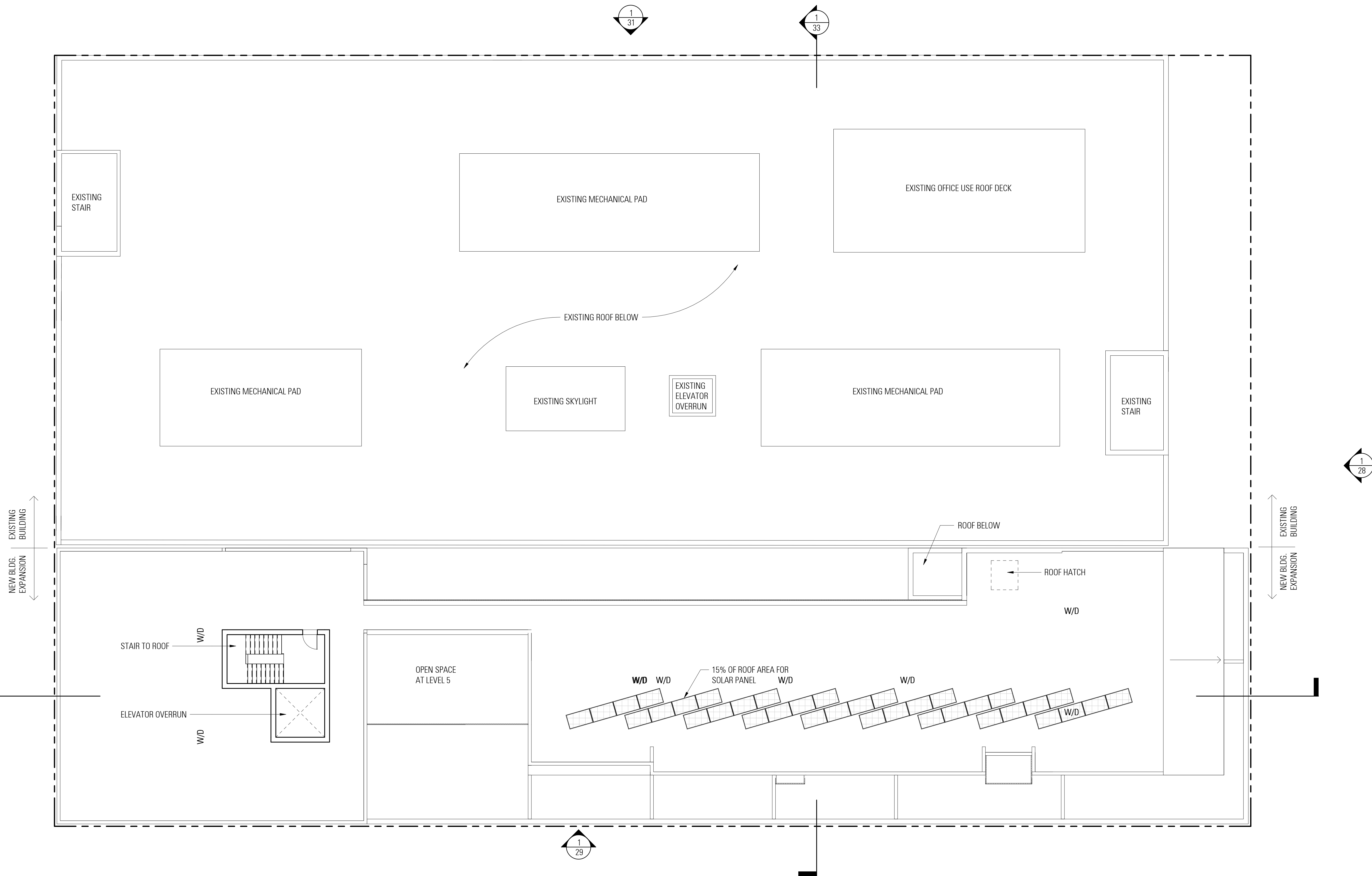
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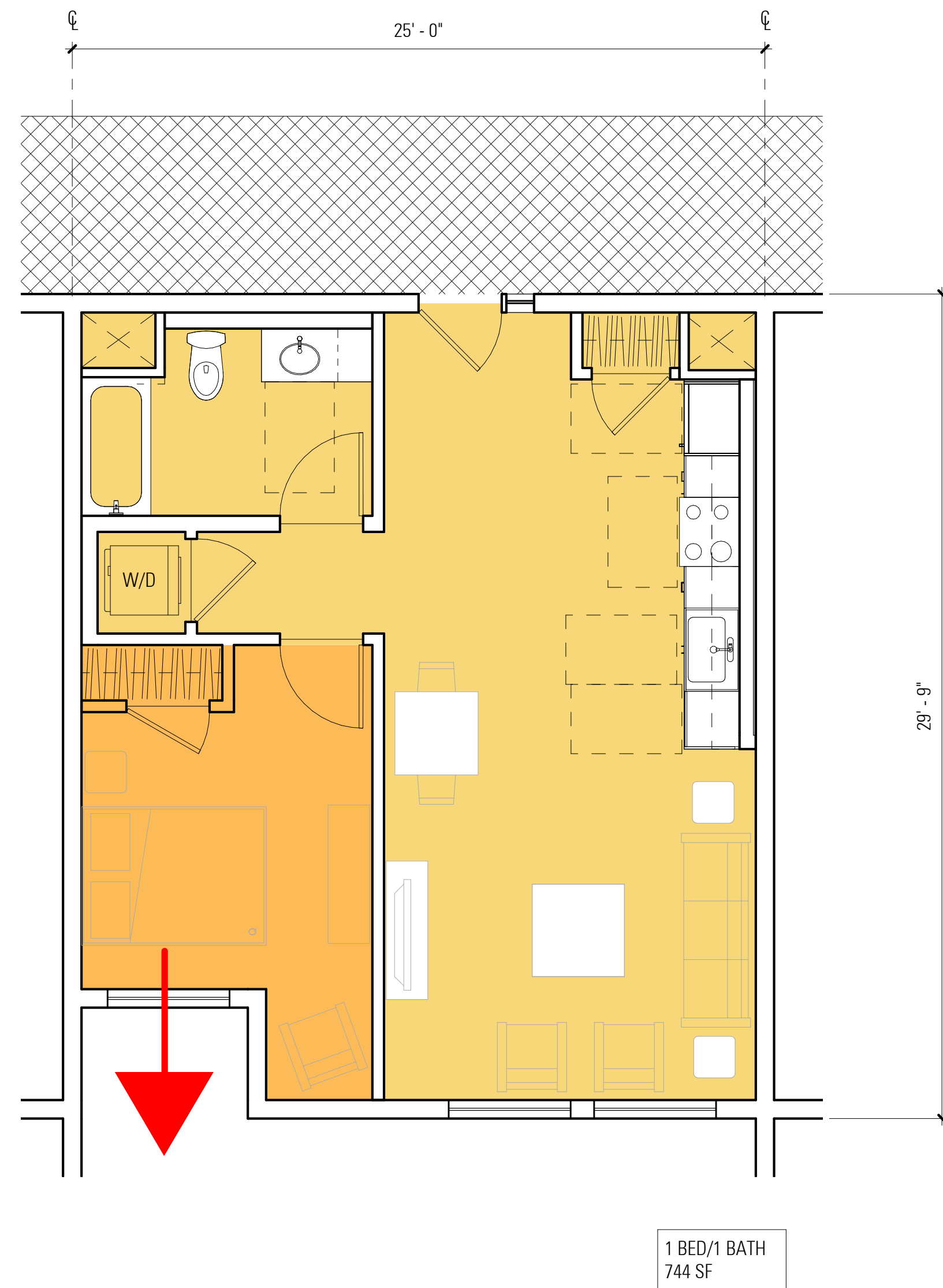
18



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ROOF PLAN



1  
20  
ENLARGED UNIT PLAN - 1 BEDROOM - A1  
1/4" = 1'-0"



2  
20  
ENLARGED UNIT PLAN - 1 BEDROOM - A2  
1/4" = 1'-0"

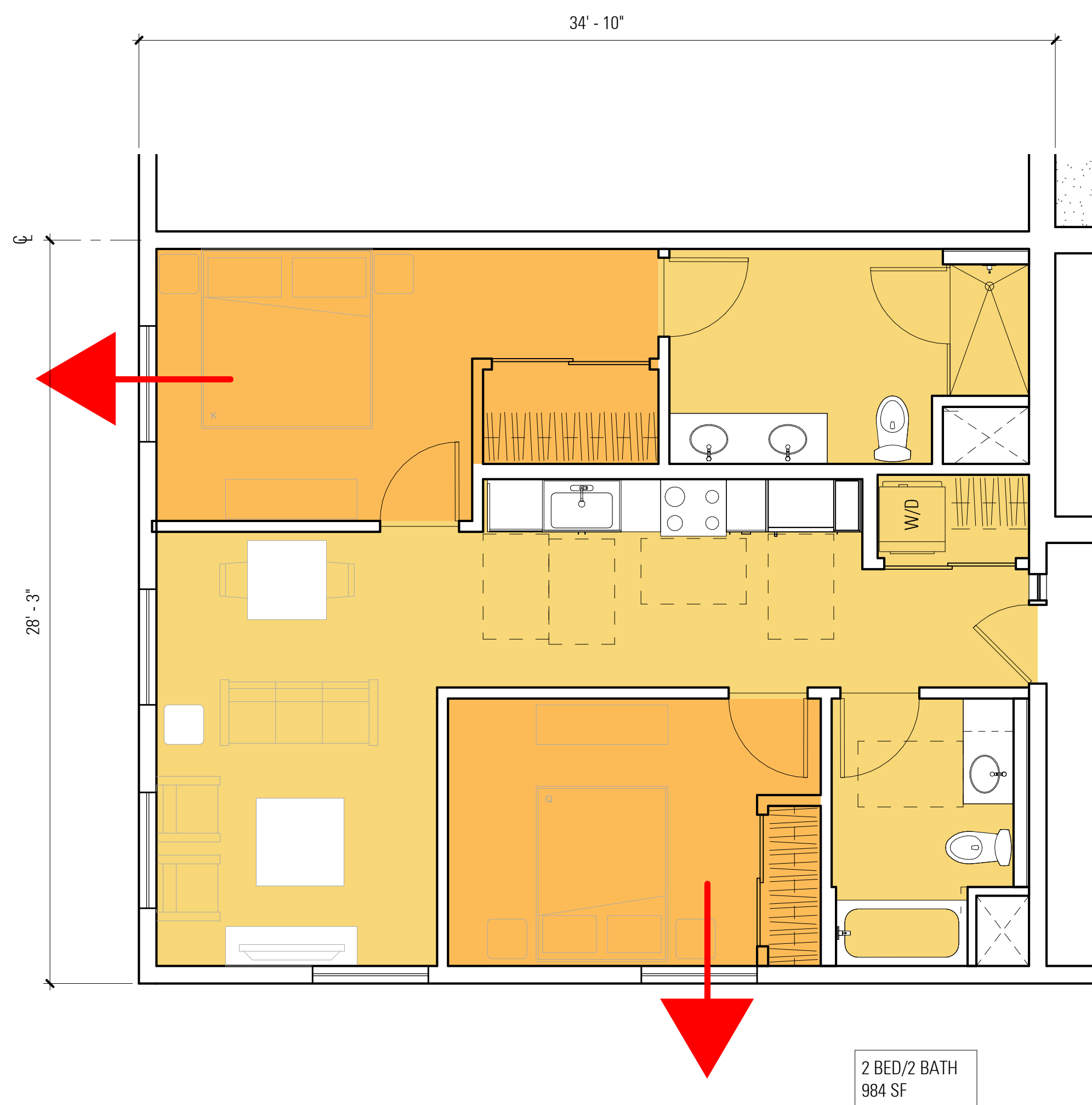
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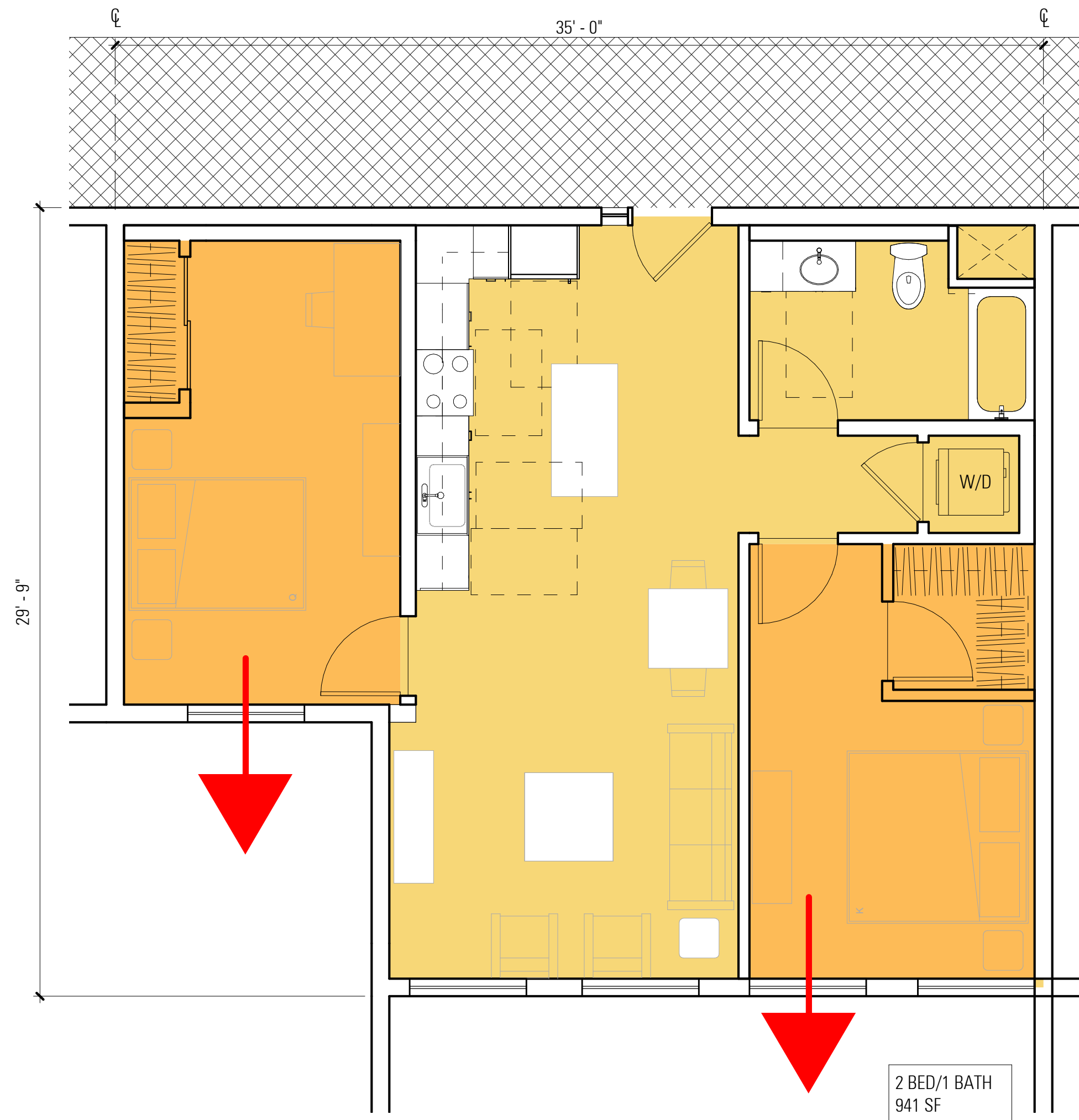
UNIT PLANS - 1 BEDROOM - A1, A2



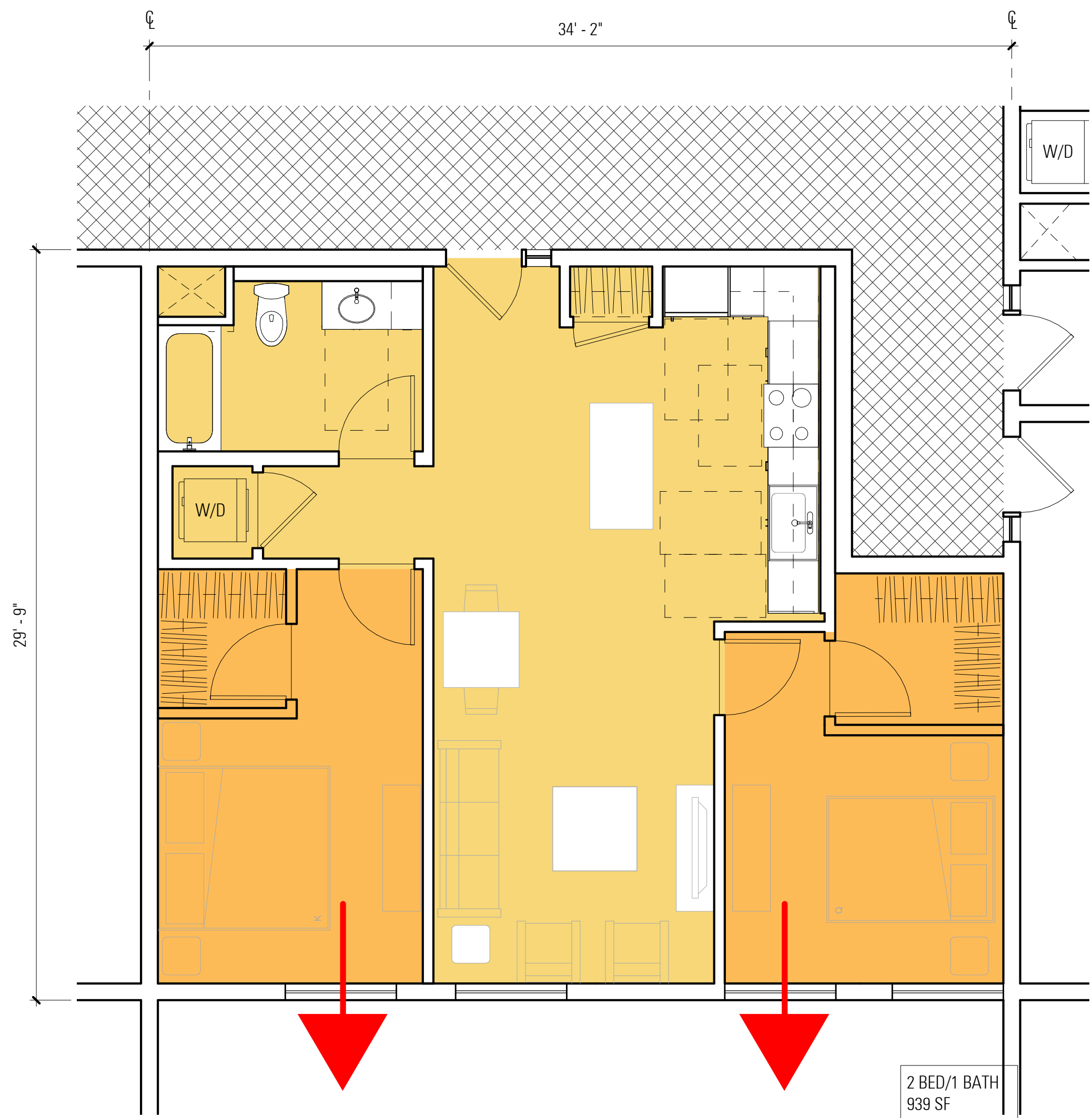
- ALL BEDROOMS HAVE DIRECT WINDOWS TO OUTSIDE
- NO NESTED BEDROOMS
- NO WINDOWS FACING CATWALK



1  
21  
ENLARGED UNIT PLAN - 2 BEDROOM - B1  
1/4" = 1'-0"



2  
21  
ENLARGED UNIT PLAN - 2 BEDROOM - B2  
1/4" = 1'-0"



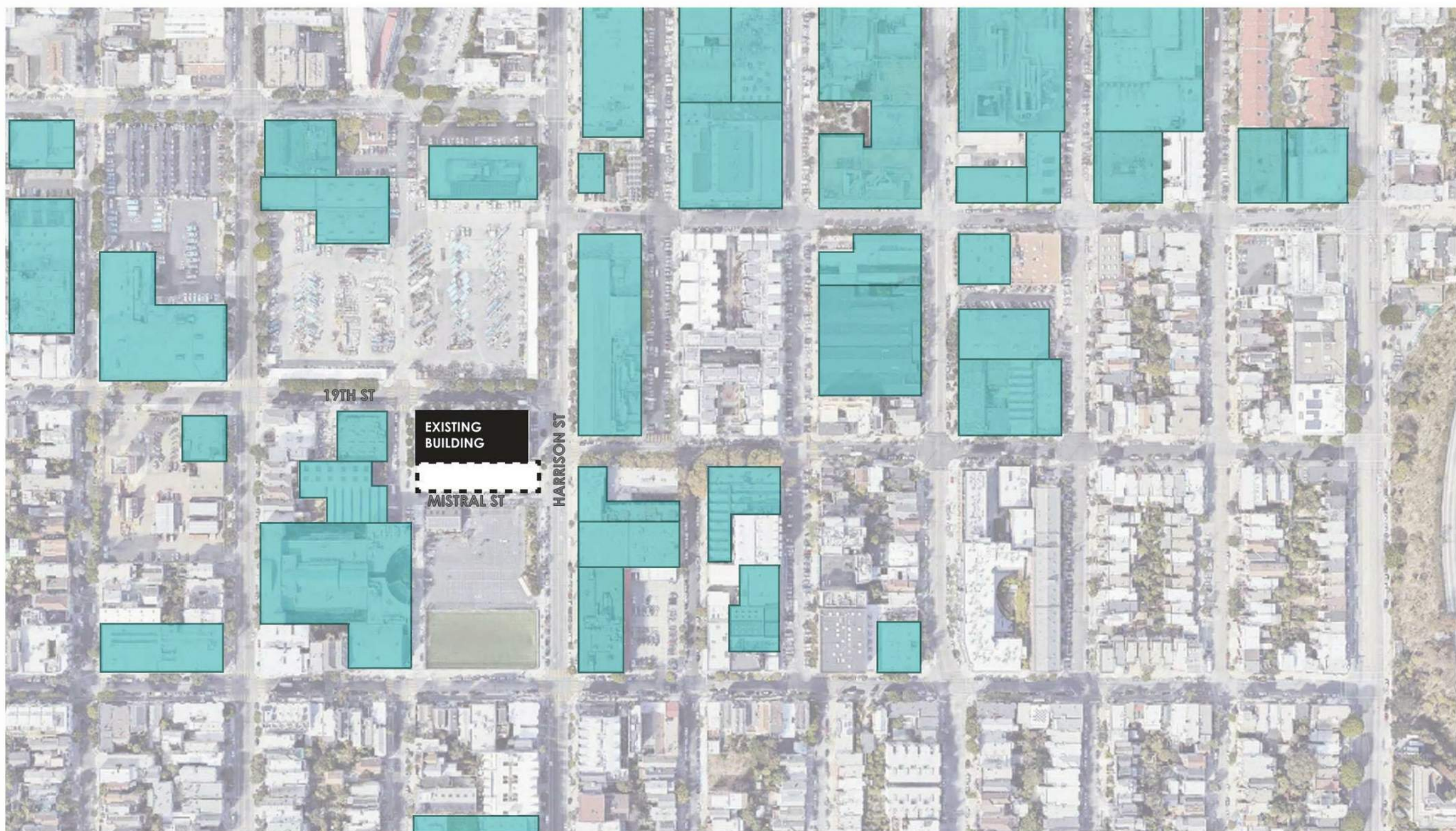
3  
21  
ENLARGED UNIT PLAN - 2 BEDROOM - B3  
1/4" = 1'-0"

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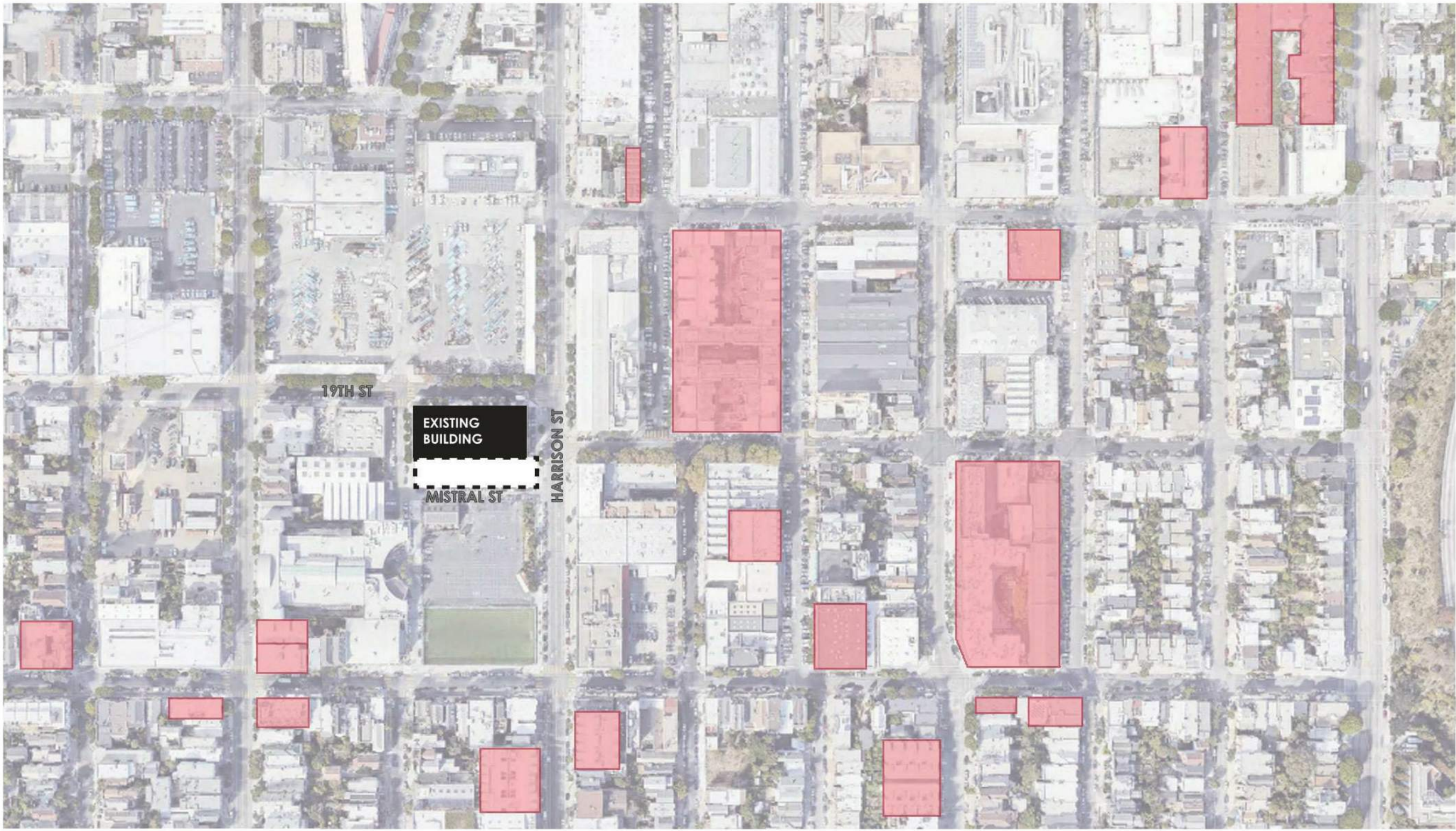
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UNIT PLANS - 2 BEDROOM - B1, B2, B3

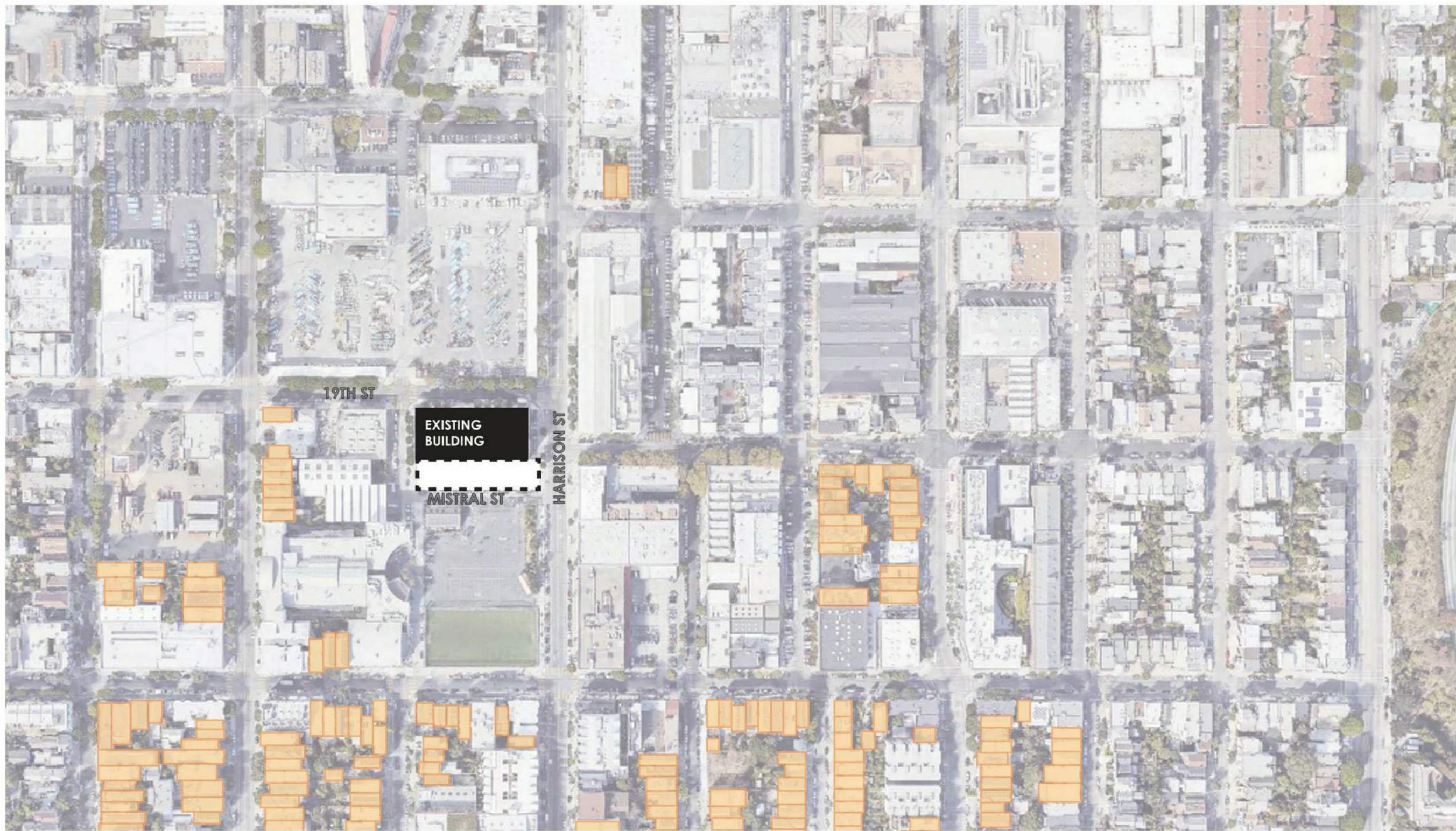




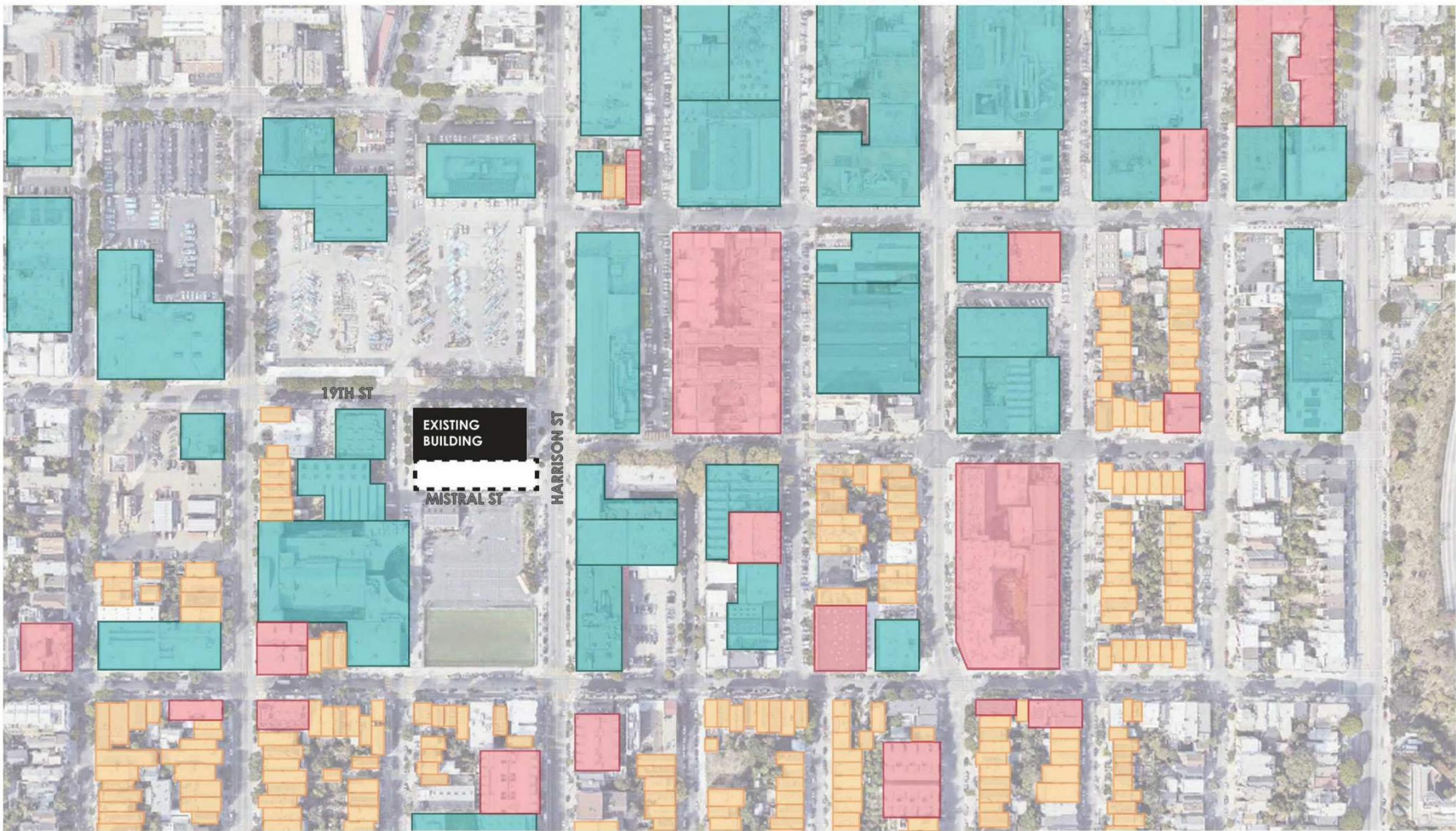
COMMERCIAL/INSTITUTIONAL BUILDINGS



MULTI-FAMILY HOUSING BUILDINGS



SMALL SCALE RESIDENTIAL BUILDINGS



TYPES OF BUILDINGS AROUND THE SITE



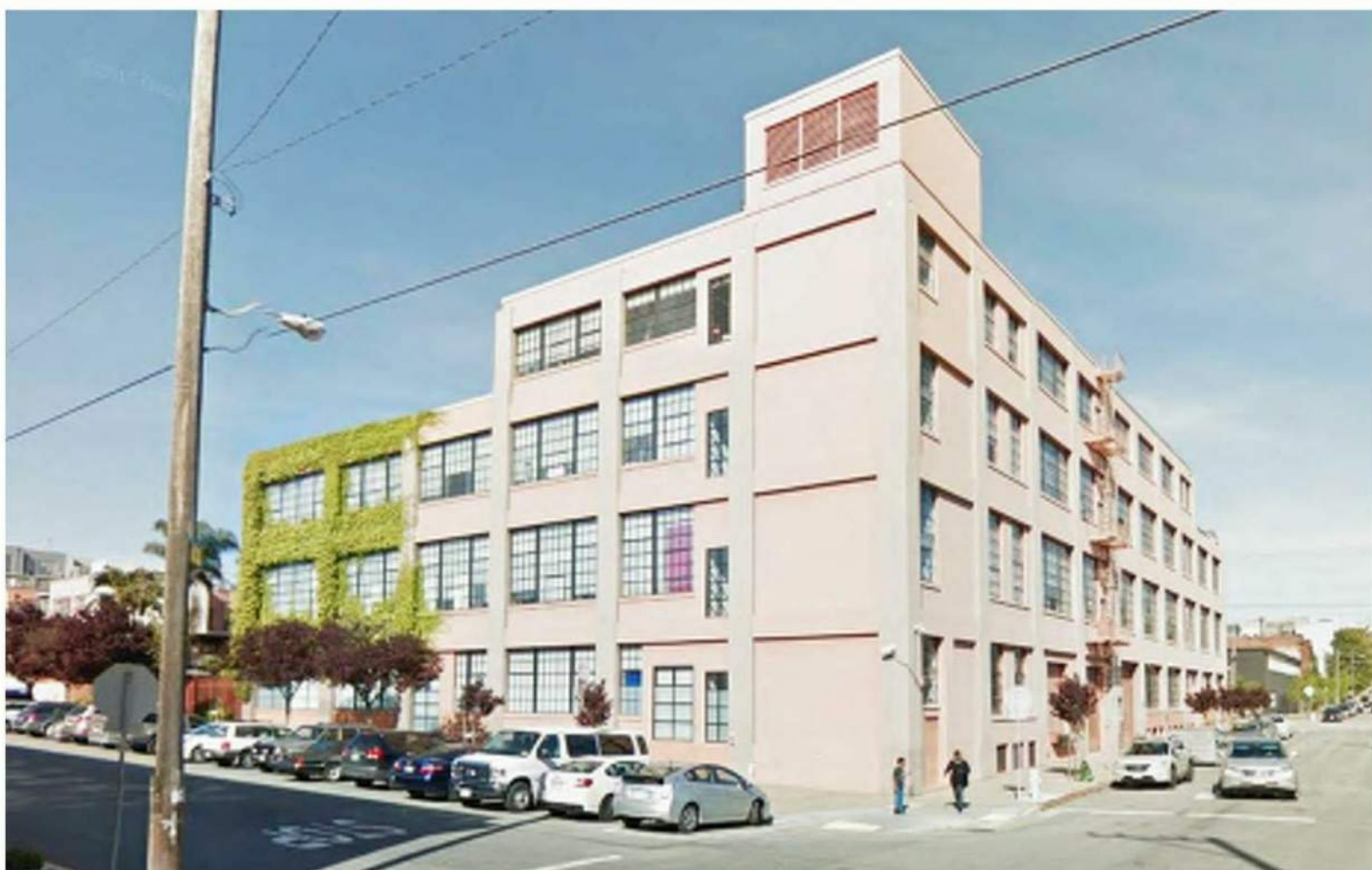
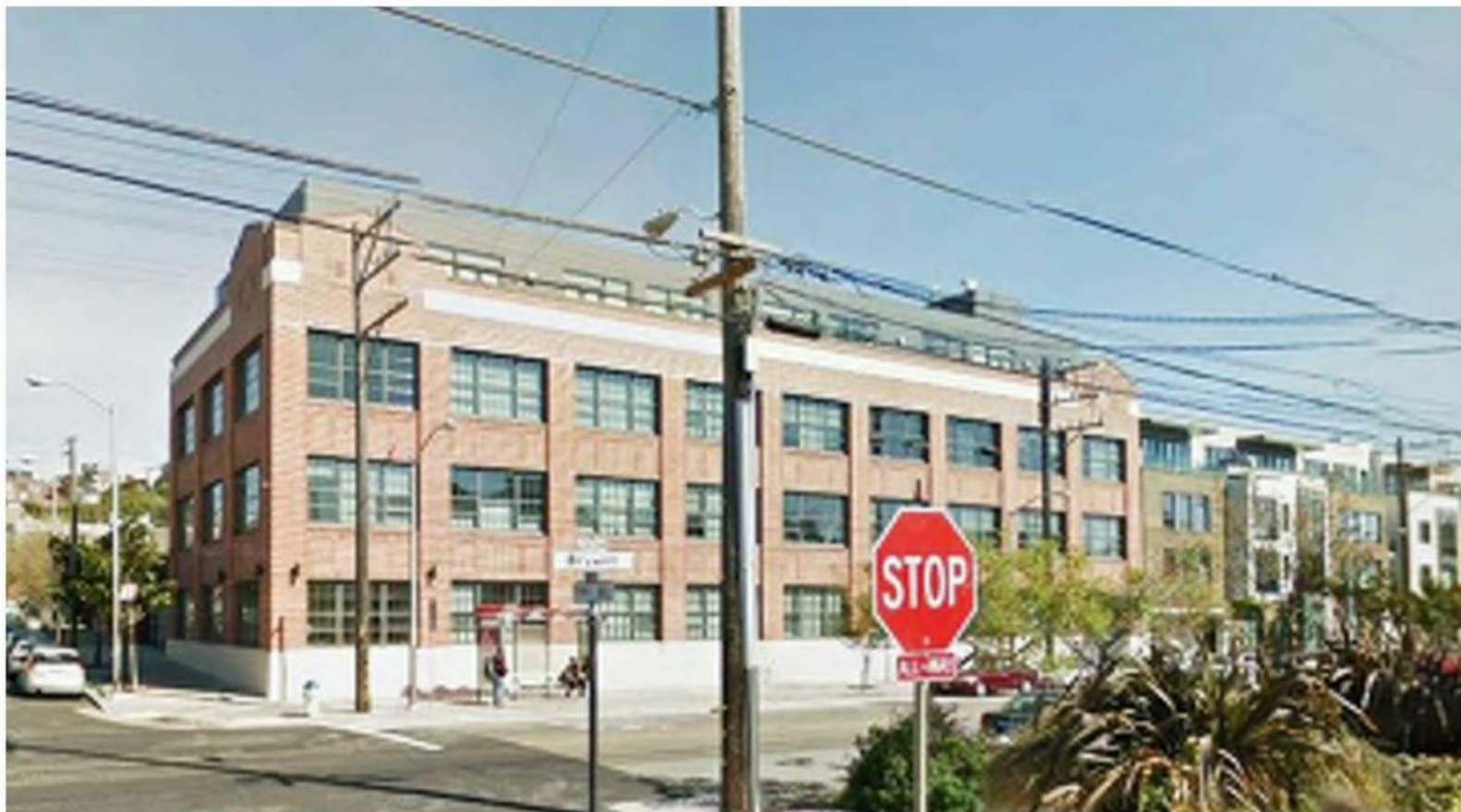
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## SITE CONTEXT BUILDING TYPES



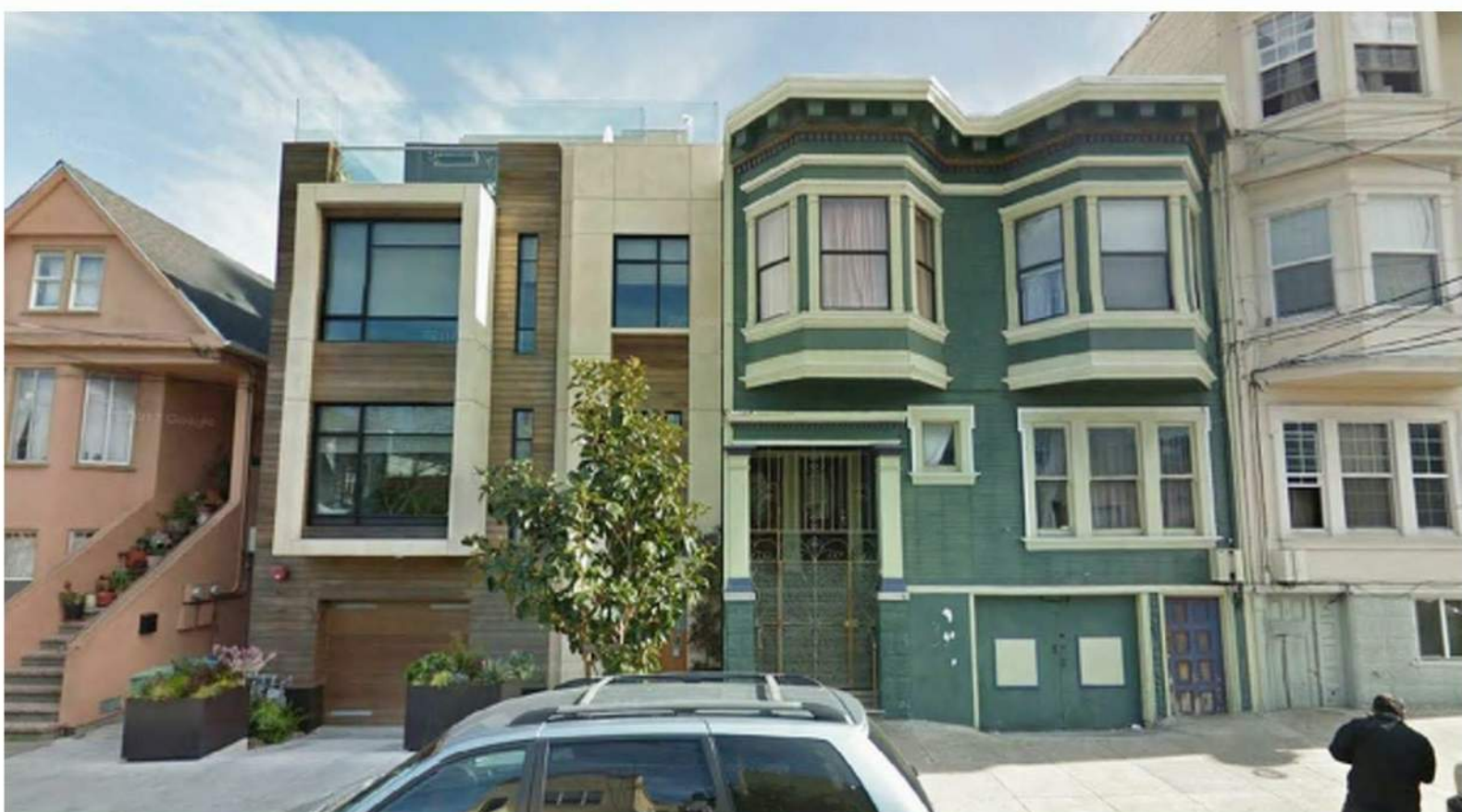
COMMERCIAL/INSTITUTIONAL BUILDINGS



MULTI-FAMILY HOUSING BUILDINGS



SMALL SCALE RESIDENTIAL BUILDINGS



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CONTEXT IMAGES OF NEIGHBORHOOD





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**PROPOSED MASSING**

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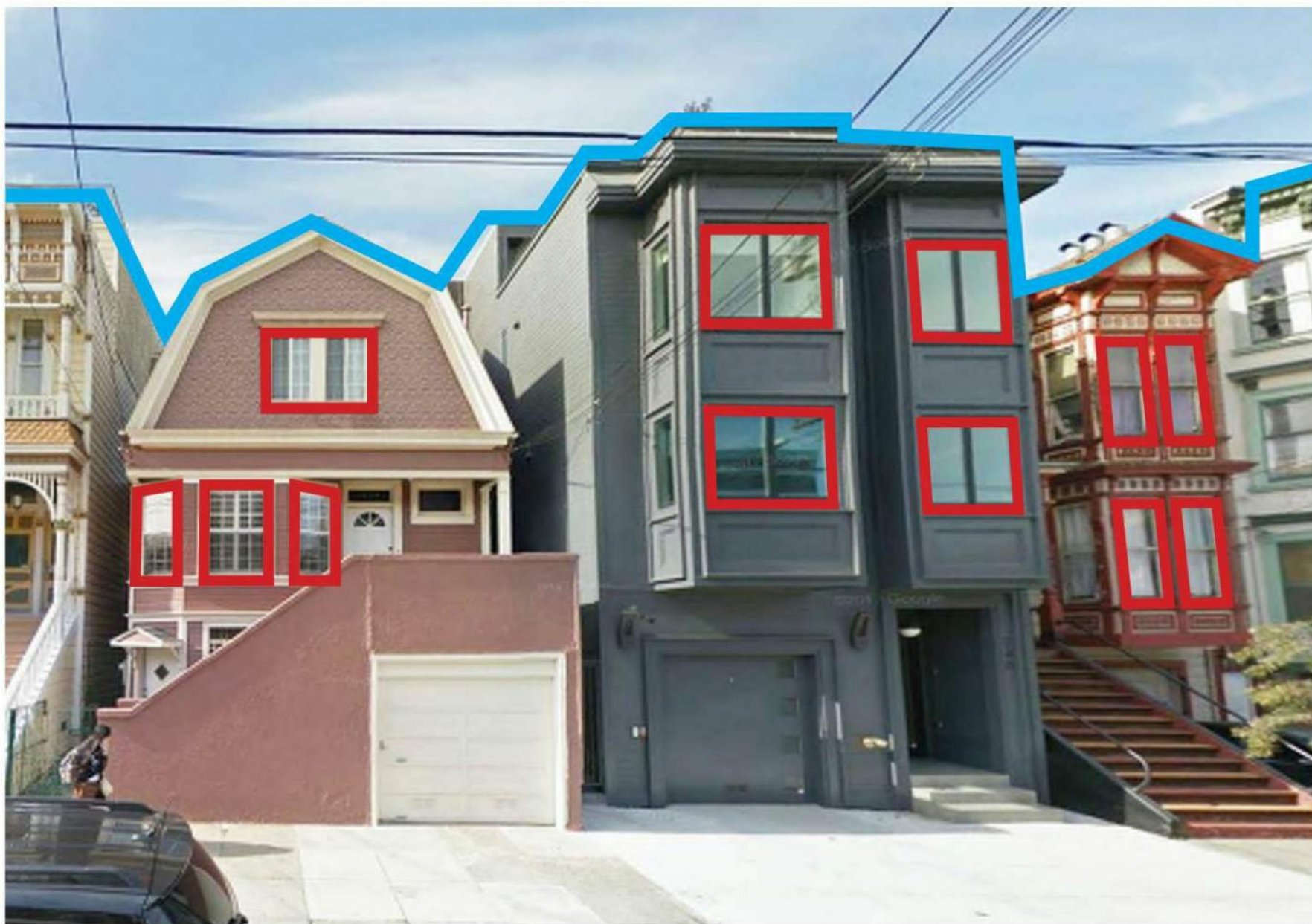
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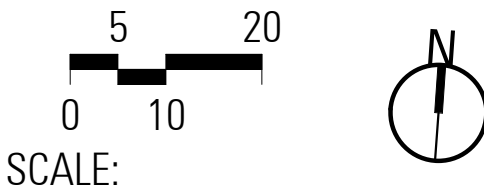
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## CONCEPT DIAGRAM

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VIEW FROM HARRISON ST





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VIEW FROM MISTRAL ST

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27



- MATERIALS KEY**
- 1. METAL PANEL
  - 2. CEMENT PLASTER
  - 3. METAL CANOPY
  - 4. STOREFRONT WINDOW SYSTEM
  - 5. ALUMINUM WINDOW
  - 6. METAL BASE
  - 7. METAL GUARDRAIL
  - 8. METAL COLUMN
  - 9. MURAL AREAS



**2300 HARRISON ST** | **SAN FRANCISCO, CA** **EAST EXTERIOR ELEVATION**



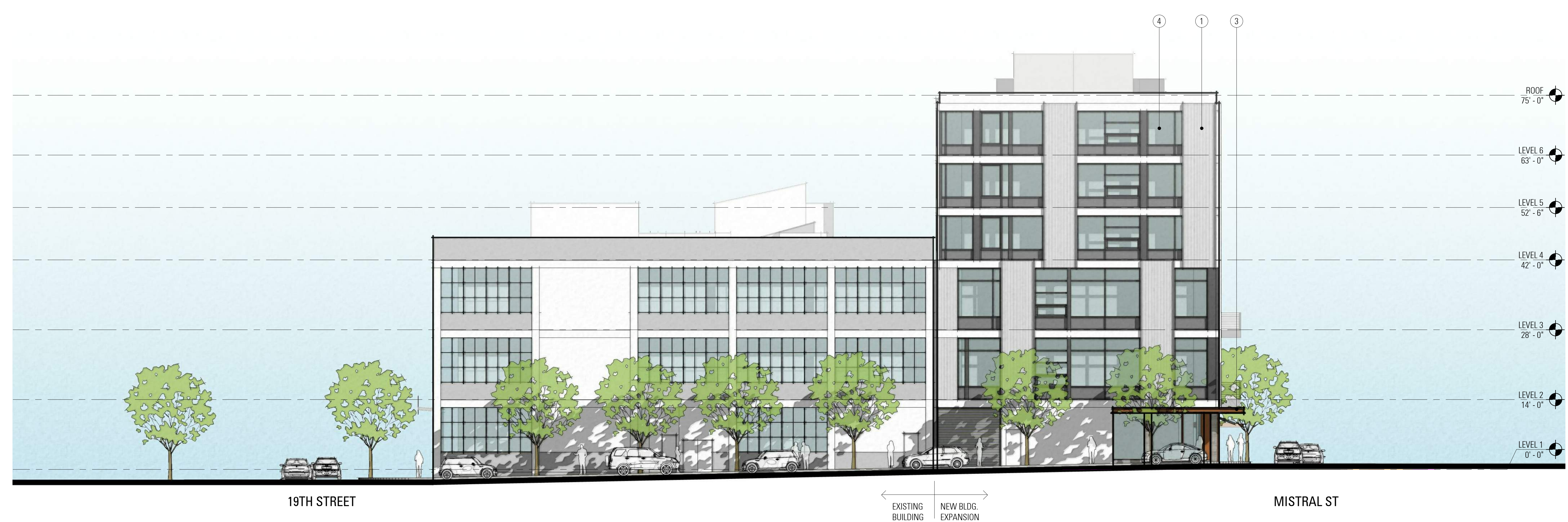
- MATERIALS KEY**
- 1. METAL PANEL
  - 2. CEMENT PLASTER
  - 3. METAL CANOPY
  - 4. STOREFRONT WINDOW SYSTEM
  - 5. ALUMINUM WINDOW
  - 6. METAL BASE
  - 7. METAL GUARDRAIL
  - 8. METAL COLUMN
  - 9. MURAL AREAS



2300 HARRISON ST | SAN FRANCISCO, CA SOUTH EXTERIOR ELEVATION



- MATERIALS KEY**
- 1. METAL PANEL
  - 2. CEMENT PLASTER
  - 3. METAL CANOPY
  - 4. STOREFRONT WINDOW SYSTEM
  - 5. ALUMINUM WINDOW
  - 6. METAL BASE
  - 7. METAL GUARDRAIL
  - 8. METAL COLUMN
  - 9. MURAL AREAS



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WEST EXTERIOR ELEVATION



- MATERIALS KEY**
- 1. METAL PANEL
  - 2. CEMENT PLASTER
  - 3. METAL CANOPY
  - 4. STOREFRONT WINDOW SYSTEM
  - 5. ALUMINUM WINDOW
  - 6. METAL BASE
  - 7. METAL GUARDRAIL
  - 8. METAL COLUMN
  - 9. MURAL AREAS

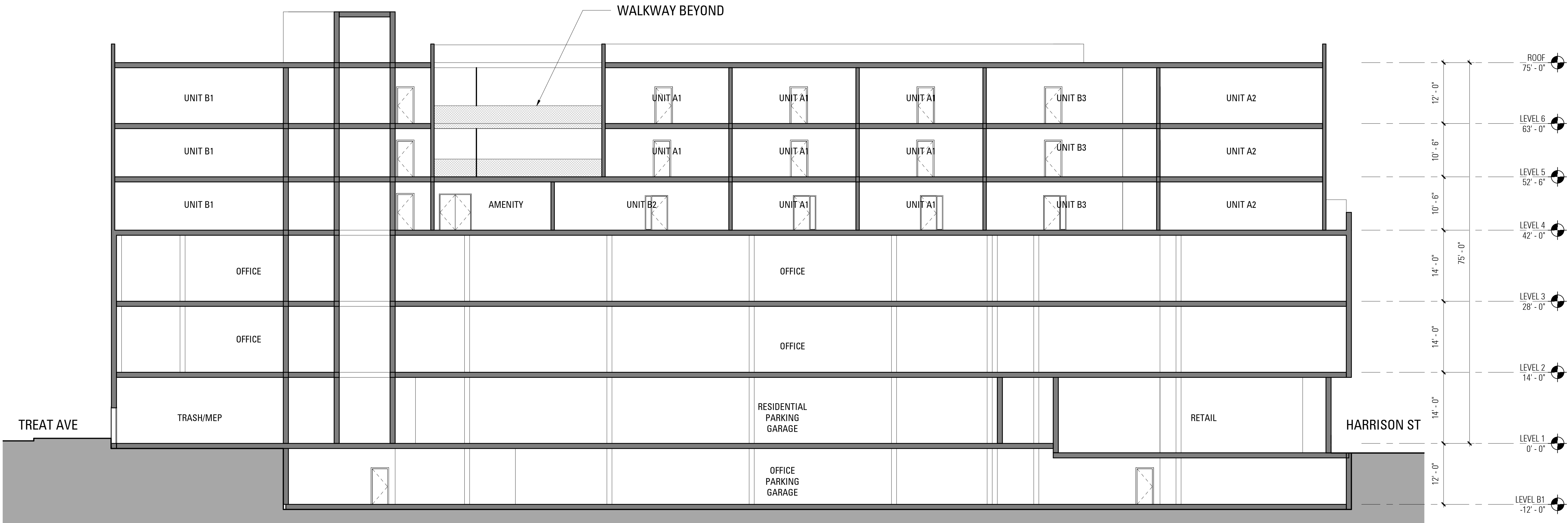


2300 HARRISON ST

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NORTH EXTERIOR ELEVATION



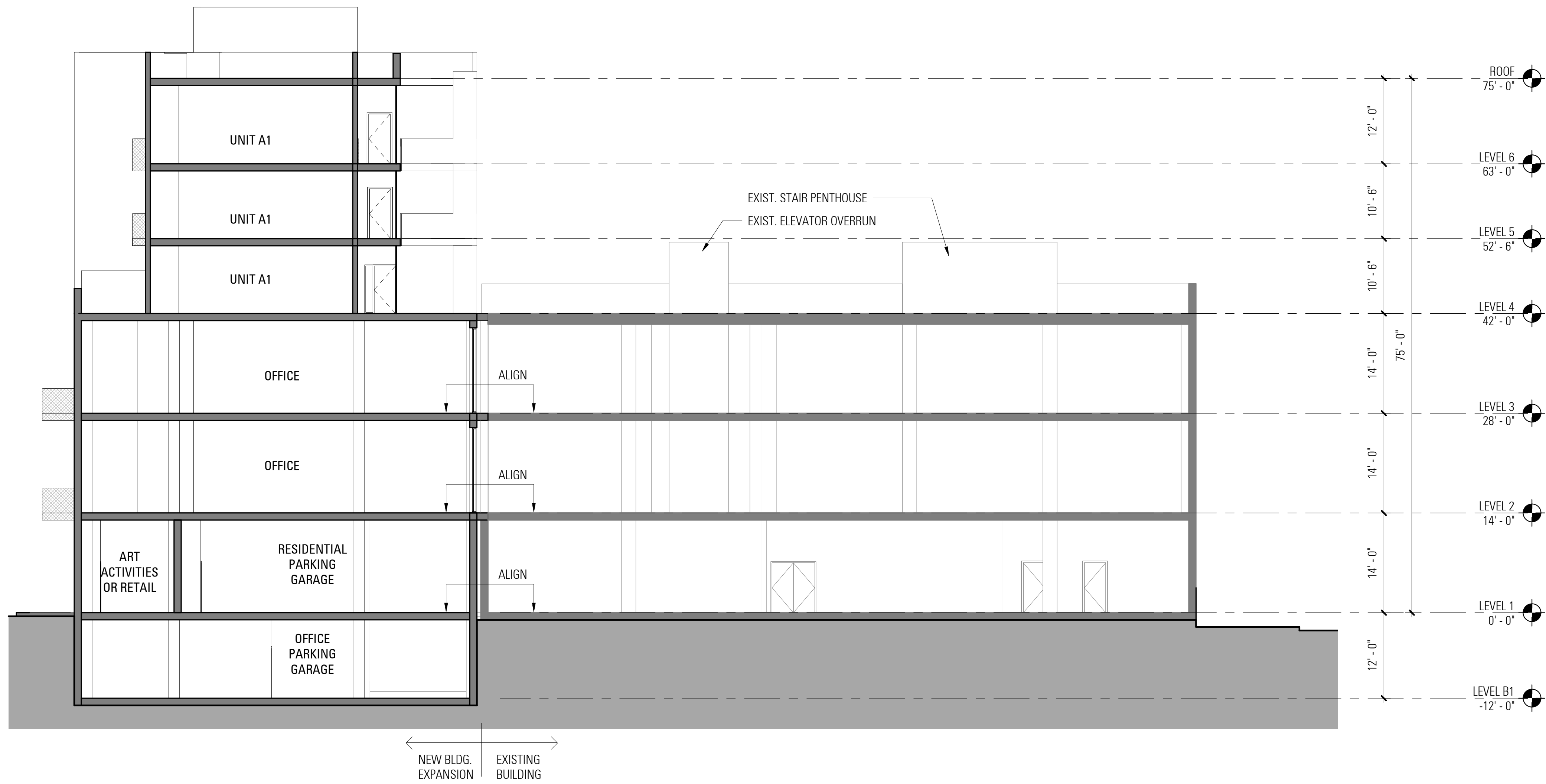


1  
32 LONGITUDINAL SECTION  
1" = 10'-0"

# 2300 HARRISON ST | SAN FRANCISCO, CA

## BUILDING SECTIONS





1  
33 CROSS SECTION  
1" = 10'-0"

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BUILDING SECTIONS

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REV. 04/25/19  
09/24/19

5 20  
0 10  
SCALE: 1" = 10'-0"





## VERSION 1



MISTRAL ST. ELEVATION - FROM LPA

## VERSION 2



SMALLER WINDOW PANES  
SCALE MORE APPROPRIATE  
WITH CONTEXT

TEXTURED METAL PANEL  
MATERIAL MORE APPROPRIATE  
WITH INDUSTRIAL CHARACTER  
OF NEIGHBORHOOD

SMALLER WINDOW PANES  
SCALE MORE APPROPRIATE  
WITH CONTEXT

SOLID GUARDRAIL  
READS MORE AS TOP OF  
STREET FRONTAGE

ART MURAL  
ADDED TEXTURE AT BASE

BOARD FORMED CONCRETE  
ADDED TEXTURE AT BASE

VOLUMETRIC ENTRIES  
RECESS STOREFRONTS AND  
ADDED TRELLIS CANOPIES TO  
CREATE MORE DEPTH

ART MURAL  
PAINTED ONTO  
GARAGE DOOR

MISTRAL ST. ELEVATION - **REVISED**  
(REVISED 9/27/18 - PER PLANNING COMMENTS)

2300 HARRISON STREET | **PLANNING/COMMUNITY MEETINGS UPDATES**

March 12, 2019

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# 2300 HARRISON ST

# SAN FRANCISCO, CA

# PLANNING/COMM MEETINGS UPDATES

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NOT TO SCALE



# VERSION 2



**F. COMMENT:**  
CREATE MASSING/MATERIAL CHANGE AT SOUTHWEST CORNER

**RESPONSE:**  
KEEP EXISTING DESIGN AS IS. MASSING AND ARTICULATION CONSISTENT WITH COMMERCIAL BLDGS IN THE NEIGHBORHOOD. SCALE IS APPROPRIATE IN RELATION TO EXISTING BLDG. PLANNING APPROVES CURRENT DESIGN DIRECTION.

**E. COMMENT:**  
PROVIDE ADDITIONAL AMENITY OUTDOOR SPACE

**RESPONSE:**  
PROVIDED OPERABLE DOORS AT AMENITY SPACE TO MAXIMIZE USE OF INDOOR AND OUTDOOR SPACE (460 SF INDOOR + 638 SF OUTDOOR = 1,068 SF TOTAL)

**MISTRAL ST. ELEVATION - REVISED**  
(REVISED 9/27/18 - PER PLANNING COMMENTS)

**D. COMMENT:**  
CREATE MORE DEPTH ON RESIDENTIAL FACADE

**RESPONSE:**  
ADDED BALCONIES AT RECESSED FACADES TO CREATE MORE DEPTH AND RESIDENTIAL CHARACTER

**C. COMMENT:**  
ADD ADDITIONAL MULLION AT COMMERCIAL FACADE TO FURTHER REDUCE SCALE OF GLASS

**RESPONSE:**  
ADDED HORIZONTAL MULLION

## FINAL



**A. COMMENT:**  
PROVIDE BULKHEAD/BASE AT ARTISAN SPACES CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

**RESPONSE:**  
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AND RECESSED ENTRY DOORS 3' FROM PROPERTY LINE

**B. COMMENT:**  
PROVIDE BULKHEAD/BASE AT RETAIL SPACE CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

**RESPONSE:**  
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AT RETAIL STOREFRONT. CREATED HEAVIER BANDING TO BREAK STOREFRONT INTO SMALLER COMPONENTS.

**MISTRAL ST. ELEVATION - REVISED**  
(REVISED 3/12/19 - PER USM COMMENTS)

2300 HARRISON STREET | PLANNING/COMMUNITY MEETINGS UPDATES

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## VERSION 1



ARTISAN SPACE - FROM LPA



## VERSION 2

ARTISAN SPACE - PER PLANNING COMMENTS



## FINAL

ARTISAN SPACE - PER USM COMMENTS

**A. COMMENT:**  
PROVIDE BULKHEAD/BASE AT ARTISAN SPACES CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

**RESPONSE:**  
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AND RECESSED ENTRY DOORS 3' FROM PROPERTY LINE

2300 HARRISON STREET | PLANNING/COMMUNITY MEETINGS UPDATES

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# VERSION 1



RETAIL STOREFRONT - FROM LPA



RETAIL STOREFRONT - PER PLANNING COMMENTS



RETAIL STOREFRONT - PER USM COMMENTS



- B. COMMENT:**  
PROVIDE BULKHEAD/BASE AT RETAIL SPACE CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD
- RESPONSE:**  
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AT RETAIL STOREFRONT. CREATED HEAVIER BANDING TO BREAK STOREFRONT INTO SMALLER COMPONENTS.

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## 2300 HARRISON ST

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## VERSION 1



COMMERCIAL FACADE - FROM LPA



## VERSION 2

COMMERCIAL FACADE - PER PLANNING COMMENTS



## FINAL

COMMERCIAL FACADE - PER USM COMMENTS

- C. COMMENT:**  
ADD ADDITIONAL MULLION AT COMMERCIAL FACADE TO FURTHER  
REDUCE SCALE OF GLASS
- RESPONSE:**  
ADDED HORIZONTAL MULLION

2300 HARRISON STREET | PLANNING/COMMUNITY MEETINGS UPDATES

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**VERSION 1**



RESIDENTIAL FACADE - FROM LPA



**VERSION 2**

RESIDENTIAL FACADE - PER PLANNING COMMENTS



**FINAL**

RESIDENTIAL FACADE - PER USM COMMENTS

**D. COMMENT:**  
CREATE MORE DEPTH ON RESIDENTIAL FACADE  
**RESPONSE:**  
ADDED BALCONIES AT RECESSED FACADES TO  
CREATE MORE DEPTH AND RESIDENTIAL CHARACTER



## VERSION 1



AMENITY SPACE - FROM LPA



## VERSION 2

AMENITY SPACE - PER PLANNING COMMENTS



## FINAL

AMENITY SPACE - PER USM COMMENTS

**E. COMMENT:**  
PROVIDE ADDITIONAL AMENITY OUTDOOR SPACE

**RESPONSE:**  
PROVIDED OPERABLE DOORS AT AMENITY SPACE TO MAXIMIZE  
USE OF INDOOR AND OUTDOOR SPACE (460 SF INDOOR + 638 SF  
OUTDOOR = 1,068 SF TOTAL)

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# 2300 HARRISON ST

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# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Memo to the Planning Commission

HEARING DATE: AUGUST 22, 2019

CONTINUED FROM APRIL 25, 2019, MAY 9, 2019 AND JULY 18, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**DATE:** August 15, 2019  
**TO:** Planning Commission  
**FROM:** Linda Ajello Hoagland, Planner 2016-010589ENXOFA  
**RE:** 2300 Harrison Street Update (Case No. 2016-010589ENXOFA)

### BACKGROUND

On July 18, 2019, the Planning Commission continued the Large Project Authorization and Office Development Allocation for 2300 Harrison Street to the public hearing on August 22, 2019, with the direction to provide more information and/or clarity for the Project. The Project Sponsor has since submitted revised plans providing additional information, as follows:

- Floor plans for the residential units have been provided;
- A list of the Project benefits; and
- Plan revisions made based on comments from United to Save the Mission.

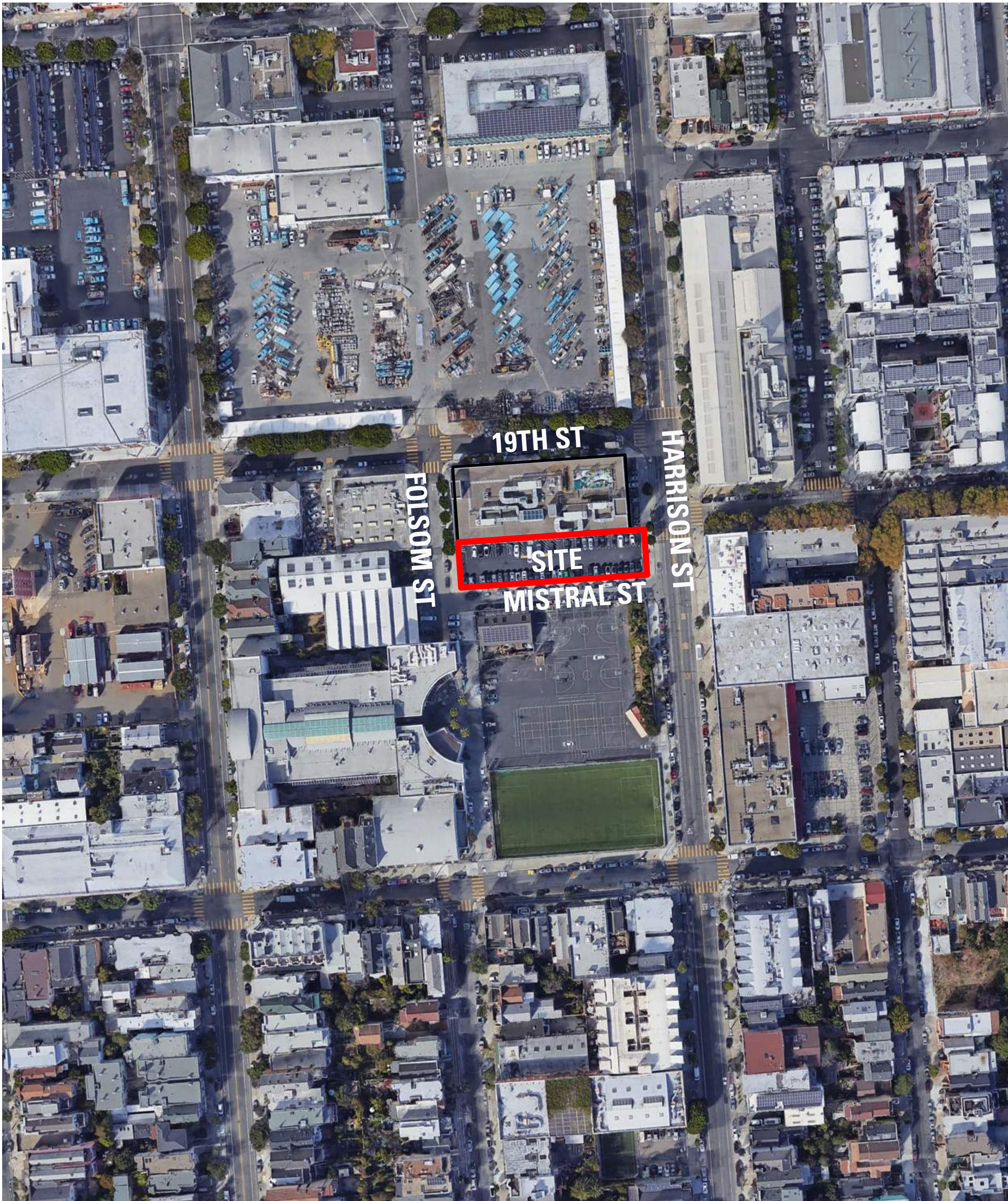
No changes were made to the total building area, residential gross square footage, total number of residential units (24 units in total), dwelling unit mix or office square footage. Furthermore, no additional waivers, incentives and concessions have been requested.

#### Attachments:

- Updated Plans



VICINITY MAP



2300 HARRISON ST

SAN FRANCISCO, CA

SHEET INDEX

12/14/17 SUBMIT	8/17/18 SUBMIT	4/25/19 SUBMIT	8/22/19 SUBMIT	NO	SHEET NAME
●	●	●	●	CS	COVER SHEET
●	●	●	●	G01	PROJECT DATA
●	●	●	●	G02	PLANNING CODE DIAGRAMS
●	●	●	●	G03	CONCESSION REQUESTS
●	●	●	●	G04	WAIVER REQUESTS
●	●	●	●	G05	CONTEXT PHOTOS
●	●	●	●	G06	SURVEY
●	●	●	●	L01	DIAGRAMMATIC LANDSCAPE PLAN
●	●	●	●	A100	VIEW FROM HARRISON ST
●	●	●	●	A101	VIEW FROM MISTRAL ST
●	●	●	●	A110	EXISTING SITE PLAN
●	●	●	●	A111	SITE PLAN
●	●	●	●	A200	PLAN BASEMENT LEVEL 1
●	●	●	●	A201	PLAN LEVEL 1
●	●	●	●	A202	PLAN LEVEL 2
●	●	●	●	A203	PLAN LEVEL 3
●	●	●	●	A204	PLAN LEVEL 4
●	●	●	●	A205	PLAN LEVEL 5
●	●	●	●	A206	PLAN LEVEL 6
●	●	●	●	A207	ROOF PLAN
●	●	●	●	A210	RELEVANT UNIT PLANS
●	●	●	●	A211	RELEVANT UNIT PLANS
●	●	●	●	A311	EAST EXTERIOR ELEVATION
●	●	●	●	A312	SOUTH EXTERIOR ELEVATION
●	●	●	●	A313	WEST EXTERIOR ELEVATION
●	●	●	●	A314	NORTH EXTERIOR ELEVATION
●	●	●	●	A321	BUILDING SECTIONS
●	●	●	●	A322	BUILDING SECTIONS
●	●	●	●	A501	PROJECT BENEFITS
●	●	●	●	A502	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A503	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A504	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A505	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A506	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A507	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A508	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	APP. A 1-7	NOT USED

EXHIBIT B

2300 HARRISON ST

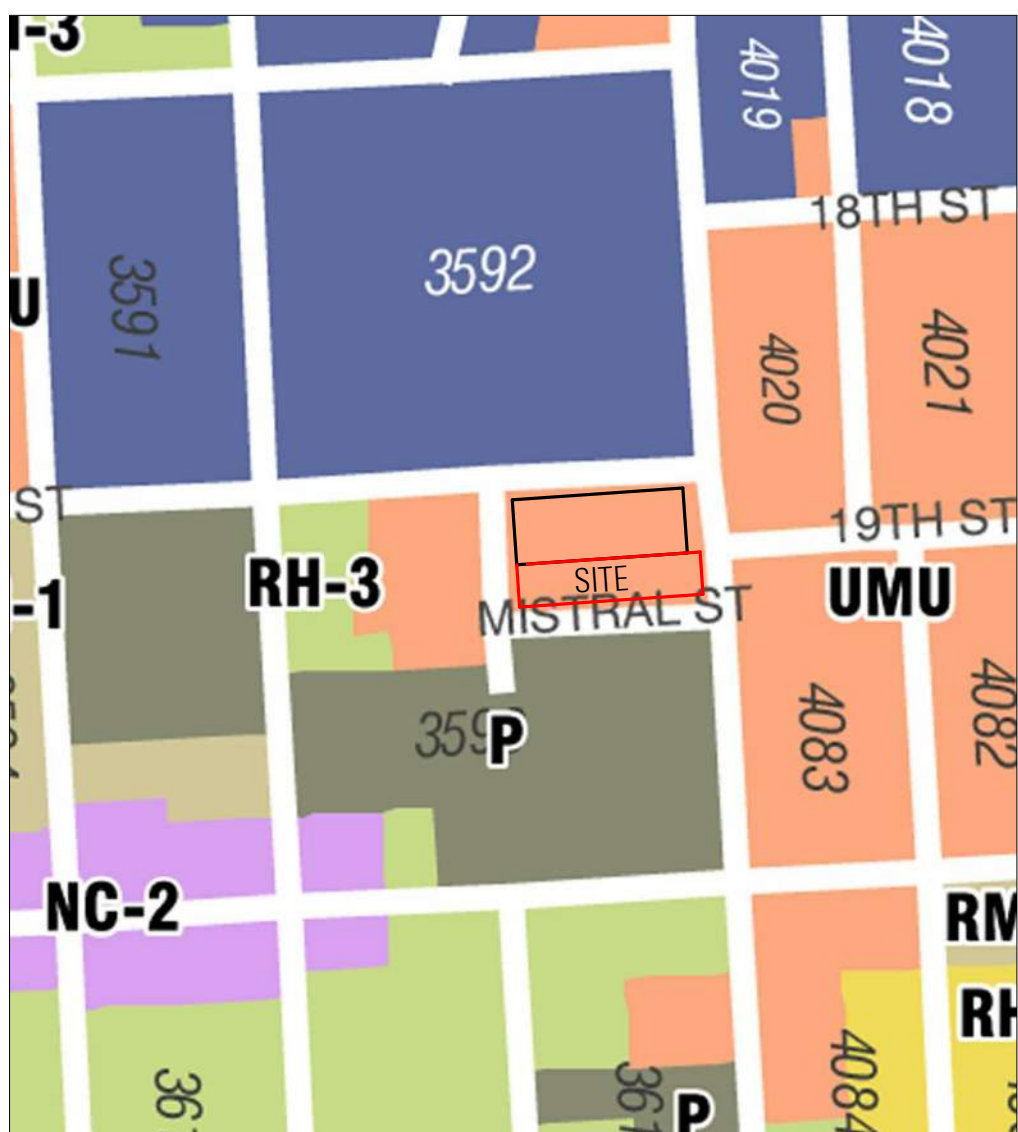
SAN FRANCISCO, CA

LARGE PROJECT AUTHORIZATION AND OFFICE ALLOCATION

PROJECT DESCRIPTION

Situated in the UMU zoning district, the project proposes a horizontal expansion to an existing 3-story office building via new construction of a 6-story-over-basement building including, below-grade parking level; 1 story of mixed use and parking; 2 stories of office use and 3 stories of residential use. The new addition will be constructed over existing surface parking lot. Project utilizes the state density bonus program under planning code section 206.6.

ZONING MAP



PROJECT TEAM

OWNER:	562 MISSION STREET LLC PATRICIA DELGRANDE 71 STEVENSON STREET, SUITE 850 SAN FRANCISCO, CA 94105 (415) 509-6013
ARCHITECT:	BAR ARCHITECTS PATRICIA CENTENO 901 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111 (415) 293-5700
LANDSCAPE ARCHITECT:	VAN DORN ABED LANDSCAPE ARCHITECTS SHARI VAN DORN 81 14TH STREET SAN FRANCISCO, CA 94103 (415) 864-1921

PLANNING DEPT. CASE NO. : 2016-010589 LPA/OFA  
FOR PLANNING COMMISION HEARING ON 8/22/2019

COVER SHEET



AREA TABULATION

NEW BUILDING

LEVEL	RESIDENTIAL GSF	RES. AMENITY AND LOBBY	RES. CORE	RES. TOTAL GSF	RETAIL GSF	ART ACT. OR RETAIL	GARAGE GSF	OFFICE GSF	GRAND TOTAL GSF
6	6,536	0	1,560	8,096	0	0	0	0	8,096
5	6,586	0	1,560	8,146	0	0	0	0	8,146
4	6,813	460	1,554	8,827	0	0	0	0	8,827
3	0	0	657	657	0	0	0	13,197	13,854
2	0	0	657	657	0	0	0	13,197	13,854
1	0	1,120	1,731	2,851	2,483	1,117	5,183	623	12,257
B1	0	0	0	0	0	0	12,631	0	12,631
TOTAL	19,935	1,580	7,719	29,234	2,483	1,117	17,814	27,017	77,665

EXISTING BUILDING

LEVEL	OFFICE GSF
3	22,846
2	22,846
1	22,846
TOTAL	68,538

BONUS DENSITY CALCUALTIONS

BASE SCHEME *		STATE DENSITY BONUS CALCULATIONS			PROPOSED PROJECT	
RESIDENTIAL FLOOR AREA		DENSITY BONUS PERCENTAGE:		35%	RESIDENTIAL FLOOR AREA	
LEVEL 1	6,991 SF				LEVEL 1	2,851 SF
LEVEL 2	578 SF				LEVEL 2	657 SF
LEVEL 3	578 SF				LEVEL 3	657 SF
LEVEL 4	7,455 SF				LEVEL 4	8,827 SF
LEVEL 5	7,455 SF				LEVEL 5	8,146 SF
					LEVEL 6	8,096 SF
TOTAL:	23,057 SF	MAXIMUM ALLOWED:	23,057 SF+8,069 SF=31,127 SF		TOTAL:	29,234 SF
		BONUS ALLOWABLE AREA:	23,057 SF x 35% = 8,069 SF			
TOTAL UNITS:	18	TOTAL ALLOWABLE NUMBER OF UNITS:	18 x 35% = 6.3	18 + 6=24	TOTAL UNITS:	24
AVERAGE UNIT SIZE:	730 SF	AVERAGE UNIT SIZE:	N/A		AVERAGE UNIT SIZE:	830 SF
TOTAL RES. STORIES:	2 STORIES	TOTAL ALLOWABLE RES. STORIES	2+2 = 4 STORIES		TOTAL RES. STORIES:	3 STORIES
*(SEE BASE SCHEME LPA PACKAGE DATED 4/24/19)		AFFORDABLE UNITS:	> 11%@ VERY LOW INCOME			
		3 UNITS (2X VERY LOW, 1X LOW INCOME)				
		TOTAL: 16.6% of BASE SCHEME				

UNIT TABULATIONS

UNIT TABULATIONS

UNIT COUNT			
1 BED:			
UNIT A1	744	8	
UNIT A2	767	6	
		14	58%
2 BED:			
UNIT B1	984	6	
UNIT B2	941	1	
UNIT B3	939	3	
		10	42%
TOTAL UNITS:		24	

AVERAGE UNIT SIZE: 830 SF

A UNITS - 1 BEDROOM  
B UNITS - 2 BEDROOM

BICYCLE PARKING COUNT

EXISTING BICYCLE PARKING  
CLASS 1 BICYCLE PARKING: 75  
CLASS 2 BICYCLE PARKING: 9

CLASS 1 BICYCLE PARKING  
REQUIRED:  
RESIDENTIAL:x1 / 1 DU = 1 x 24 = 24  
OFFICE: 1:5,000 SF  
27,017/5000 = 5  
RETAIL: 1:7,500 SF  
2,483 = 1  
TOTAL: 30

PROVIDED:  
RES: 24  
OFFICE: 5 +75 (EXIST)  
RETAIL: 1  
TOTAL: 105

CLASS 2 BICYCLE PARKING  
REQUIRED:  
RESIDENTIAL: 1 / 20 DU = 24 x 20 = 1  
OFFICE: 2 + 1:50,000SF  
= 2 + (27,017/50,000) = 2  
RETAIL: 2 + 1:10,000 SF  
= 2 + (2,483/10,000) = 2  
TOTAL: 5

PROVIDED: 5

PLANNING CODE SUMMARY

PROJECT ADDRESS: 2300 HARRISON STREET (3101 19TH ST)  
SAN FRANCISCO, CA 94110

BLOCK/LOT: 3593/001 (3101 19TH ST)

LOT AREA: 38,700 SF

ZONING DISTRICT: UMU (URBAN MIX USE)

SF PLAN AREA: EASTERN NEIGHBORHOODS - MISSION

HEIGHT/BULK: 68-X

HISTORIC STATUS: C (NOT A HISTORIC RESOURCE)

BUILDING CODE SUMMARY

OCCUPANCY: S-2, R-2, B

CONSTRUCTION TYPES: TYPE IA AND IIIA

ALLOWABLE HEIGHT: 80'

NUMBER OF STORIES: 6 ABOVE GRADE PLANE  
(3 TYPE IIIA AND 3 TYPE IA)

PARKING COUNT

ALLOWED:  
RESIDENTIAL:x.75 / 1 BED = .75x14 = 10  
1 / >2 BED = 1x10 = 10  
TOTAL: 20 MAX

OFFICE: 1:1,000 SF (WITHIN 1/4 MILE OF MAJOR TRANSIT)  
= (68,538+27,017)/1000 = 97  
TOTAL: 116

PROVIDED:	
Existing	
AT GRADE (OFFICE)	3
New Construction	
LEVEL B1 (OFFICE)	28
LEVEL 1 (RES)	10
TOTAL	41

ACCESSIBLE PARKING SPACES:  
OFFICE: 1:25 ACCESSIBLE SPACES = 2  
1:6 VAN PARKING =1  
RES: 2% OF STALLS  
2% x 10 = 1 ACCESSIBLE SPACE  
1 ACCESSIBLE VAN  
TOTAL: 5  
PROVIDED: 5

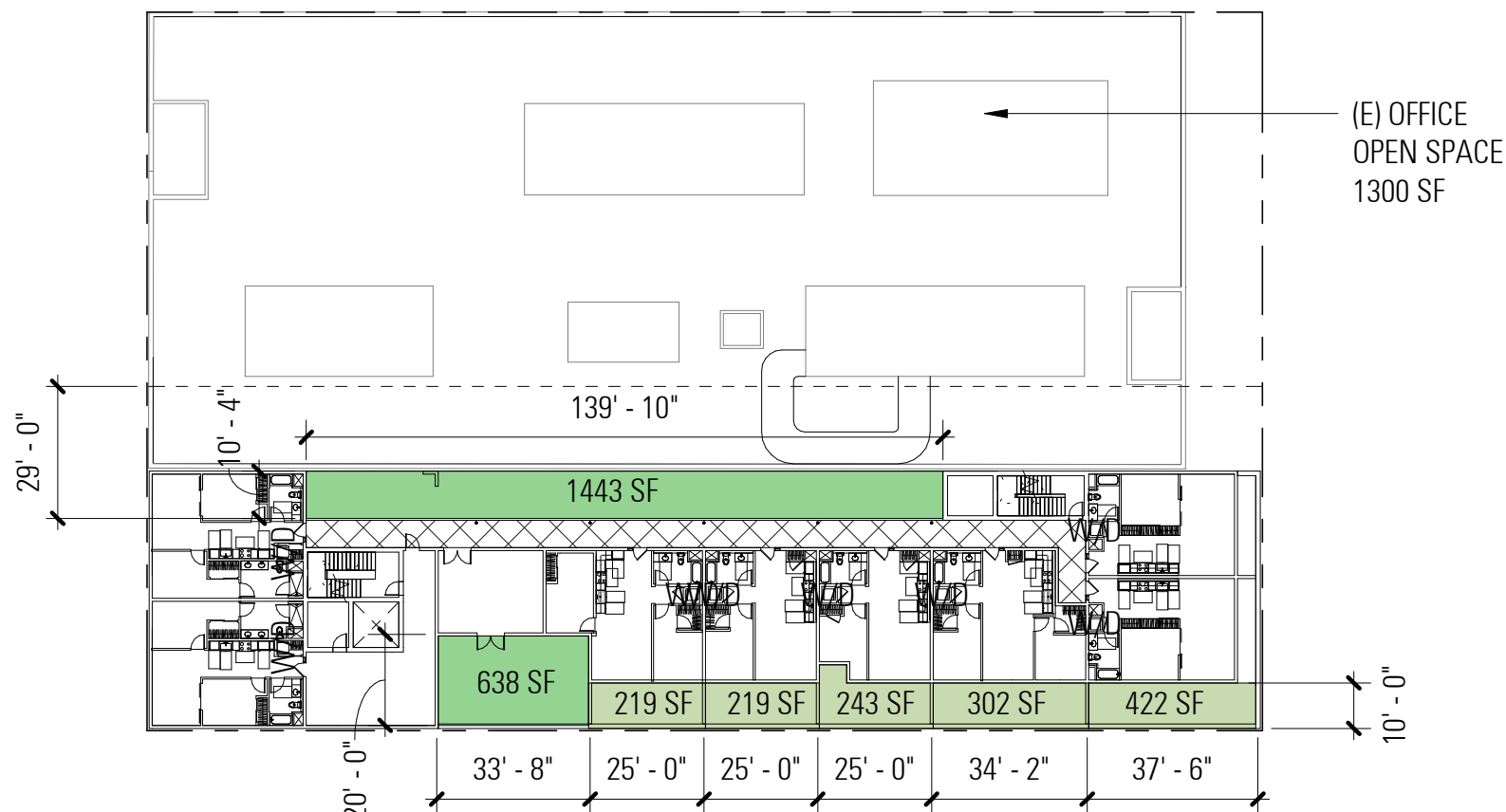
OFF-STREET LOADING SPACES:  
27,017x(0.1/1000) = .26\*  
\*IF FRACTION IS UNDER .5, NO OFF-STREET LOADING SPACES REQUIRED.

\*\*PROJECT WILL COMPLY WITH SECTION 167. ALL OFF-STREET PARKING SPACES ACCESSORY TO RESIDENTIAL USES SHALL BY UNBUNDLED FROM THE SALES OR RENTAL FEES FOR THE UNIT.

PROJECT DATA

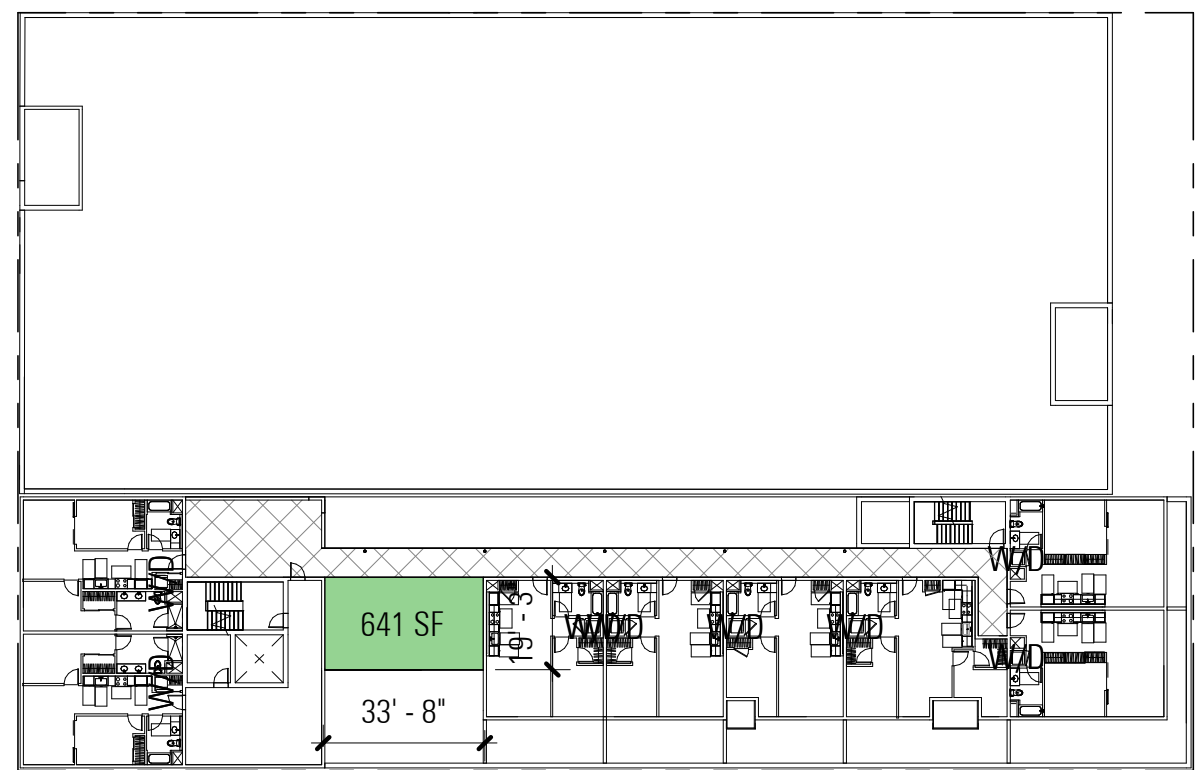
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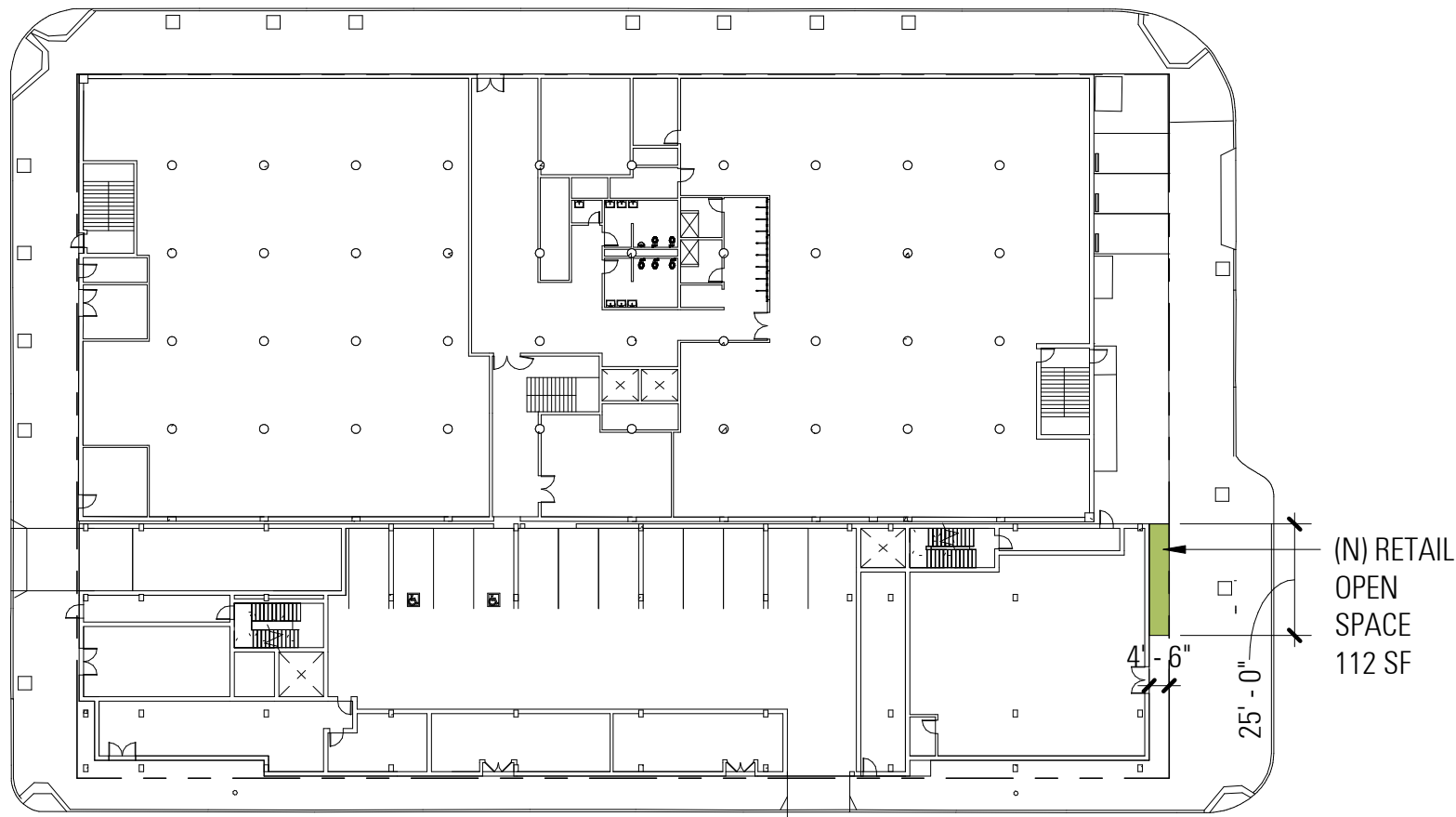
CODE DIAGRAM LEVEL 4

1" = 40'-0"



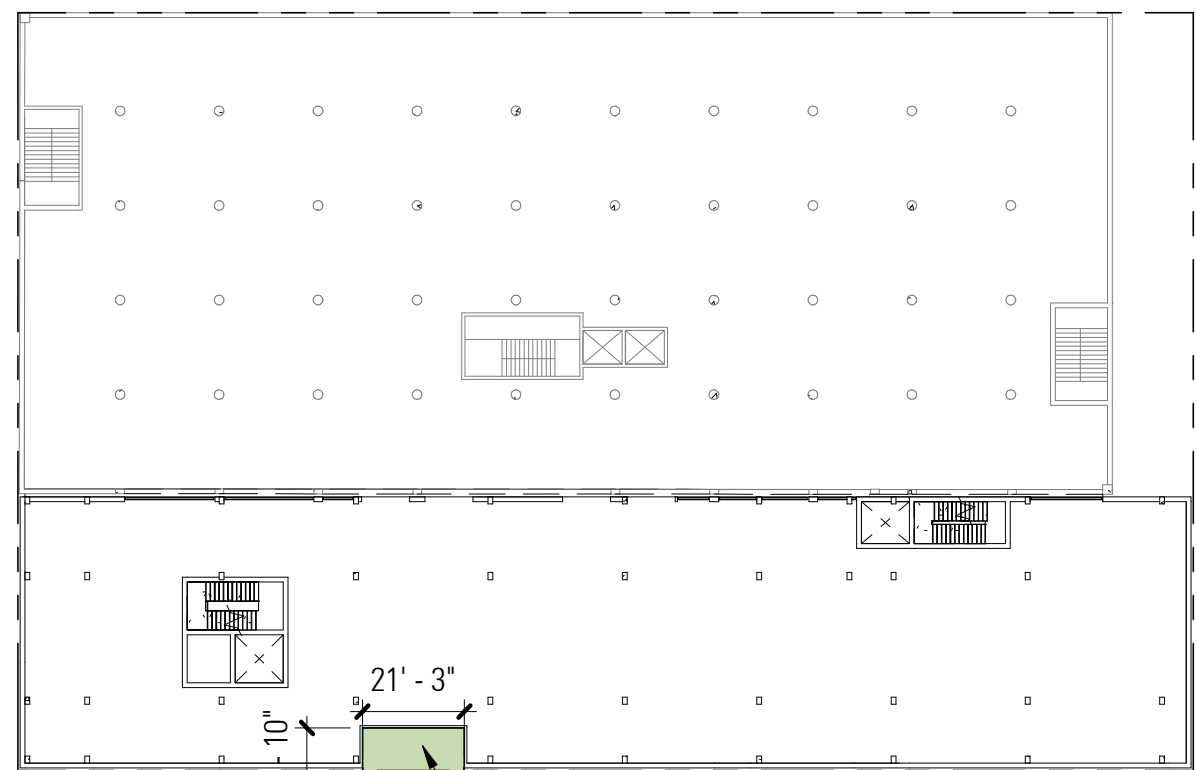
CODE DIAGRAM LEVEL 5

1" = 40'-0"



CODE DIAGRAM - LEVEL 1

1" = 40'-0"



CODE DIAGRAM - LEVEL 2 & 3

1" = 40'-0"

LEGEND

- PRIVATE OPEN SPACE
- RES. COMMON OPEN SPACE
- NON-RESIDENTIAL OPEN SPACE

OPEN SPACE (SECTION 135)

REQUIREMENT:

RESIDENTIAL: 80 SF/ DU = 80 x 24 = 1,920 SF (IF PRIVATE)

80 SF x 1.33/DU (IF COMMON)

RETAIL: 1:250 SF

OFFICE: 1:50 SF

RESIDENTIAL:

PRIVATE OPEN SPACE: 5 UNITS

PRIVATE OPEN SPACE PROVIDED: 1,405 SF (AVG OF 281 SF/DU)

COMMON OPEN SPACE PROVIDED: 2,722 SF (143/DU FOR REMAINING 19 UNITS)

TOTAL RES OPEN SPACE PROVIDED: 4,220 SF

RETAIL:

REQUIRED: 2,483/ 250 = 11 SF

OPEN SPACE PROVIDED: 112 SF

OFFICE:

REQUIRED: 27,017/ 50 = 541SF

OPEN SPACE PROVIDED: 544 SF

REAR YARD (SECTION 134)

REQUIREMENT:

MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25% OF THE TOTAL DEPTH OF THE LOT, IN NO CASE LESS THAN 15 FEET

PROVIDED:

17'-7" IN DEPTH REAR YARD (SEE CONCESSION REQUEST ON G03)

EXPOSURE (SECTION 140)

REQUIREMENT:

IN EACH DWELLING UNIT, THE REQUIRED WINDOWS OF AT LEAST ONE ROOM (120 SF MIN) SHALL FACE DIRECTLY ON AN OPEN AREA.

PER SECTION 140 (a)(1) A PUBLIC STREET, PUBLIC ALLEY AT LEAST 20' IN WIDTH PERMITTED AS OPEN AREA

PROVIDED:

EACH UNIT PROVIDES ONE ROOM (120 SF MIN) FACING ON AN OPEN AREA

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SAN FRANCISCO, CA

PLANNING CODE DIAGRAMS

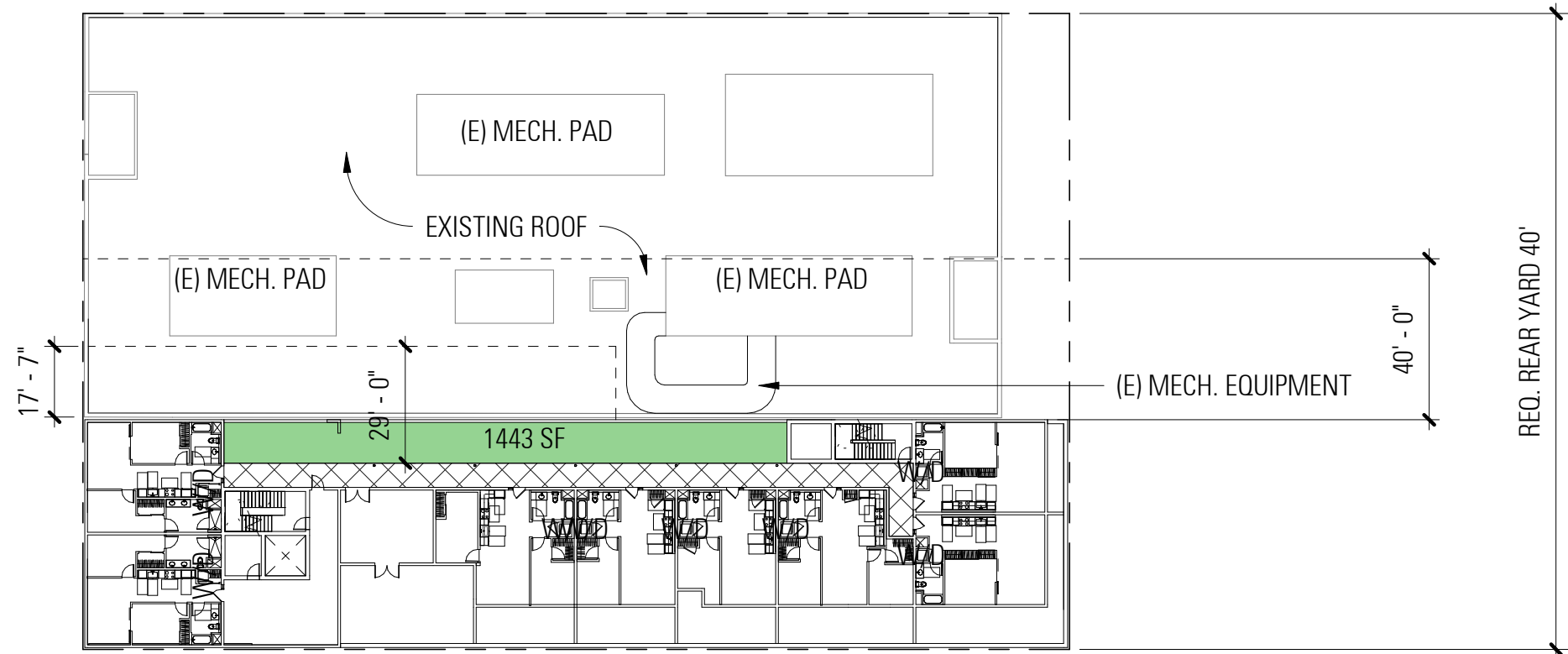


CONCESSION REQUEST 1: REAR YARD

**REQUIRED:** SECTION 134(a)(1)  
MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25% OF THE TOTAL DEPTH OF THE LOT, BUT IN NO CASE LESS THAN 15 FEET.  
SECTION 136 PERMITTED OBSTRUCTIONS  
25% x 157.88' = 39.5'

**PROVIDED:** 17'-7" REAR YARD DEPTH

**CONCESSION FOR REAR YARD SETBACK** (SECTION 134). THE PROJECT IS REQUIRED TO PROVIDE A 25% REAR YARD SETBACK ON THE LOWEST FLOOR CONTAINING RESIDENTIAL UNITS AND AT EACH SUBSEQUENT FLOOR. THE PROJECT WILL PROVIDE RESIDENTIAL UNITS ON 4<sup>TH</sup>, 5<sup>TH</sup> AND 6<sup>TH</sup> FLOORS. THE NEW CONSTRUCTION COMPONENT IS CONSTRUCTED ON THE PROPERTY'S CURRENT SURFACE PARKING LOT AREA, WITH ALL OF THE RESIDENTIAL UNITS BEING LOCATED ABOVE THE ROOF LEVEL FOR THE EXISTING 3-STORY BUILDING. THUS, ALL RESIDENTIAL UNITS WILL BE PROVIDED WITH A REAR YARD SETBACK THAT IS WELL IN EXCESS OF THE REQUIRED 25% AREA (I.E. INSTEAD OF THE REQUIRED APPROX. 40' SETBACK, THE UNITS WILL BE FACING A REAR YARD WITH A DEPTH OF APPROX. 100'). HOWEVER, SINCE THE REAR YARD WILL BE TECHNICALLY LOCATED ON TOP OF THE EXISTING ROOF TOP, IT WILL BE PARTIALLY OBSTRUCTED BY CERTAIN EXISTING MECHANICAL AREAS. THUS, THE UNITS AT THE LOWEST RESIDENTIAL LEVEL (AT THE 4<sup>TH</sup> FLOOR), WILL NOT BE FACING A FULLY CODE COMPLIANT REAR YARD. WITHOUT THIS CONCESSION, THE PROJECT WOULD BE REQUIRED TO RELOCATE AND RECONFIGURE ALL OF THE EXISTING MECHANICAL AREAS, SUBJECTING THE PROJECT TO ADDITIONAL COSTS.



CONCESSION REQUEST 2: GROUND FLOOR HEIGHT

**REQUIRED:** SECTION 145.1(c)(4)(A)  
GROUND FLOOR NON-RESIDENTIAL USE IN UMU DISTRICTS SHALL HAVE A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 17 FEET, AS MEASURED FROM GRADE

**PROVIDED:** 15'- 4" FLOOR TO FLOOR HEIGHT (MEASURED FROM LOWEST POINT OF BACK OF SIDEWALK)

**JUSTIFICATION:** IN ORDER TO KEEP ALIGNMENT OF EXISTING SECOND FLOOR LEVEL AND COORDINATION WITH EXISTING SIDEWALK GRADES, LESS THAN 17' FLOOR TO FLOOR IS PROVIDED

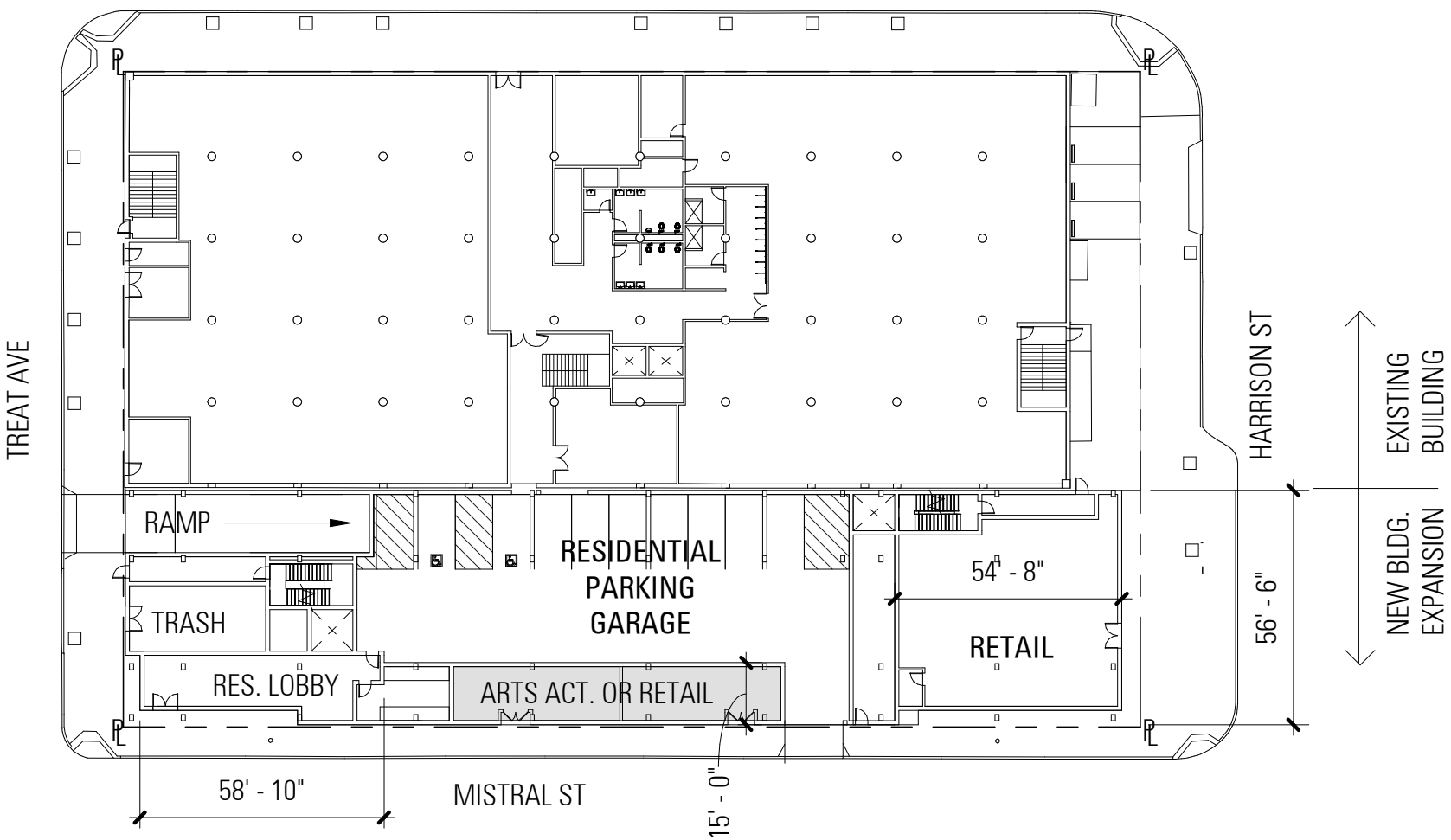


CONCESSION REQUEST 3: ACTIVE USES REQUIRED

**REQUIRED:** SECTION 145.1(c)(3)  
ACTIVE USES ON GROUND FLOOR SHALL BE PROVIDED WITHIN 25 FEET OF BUILDING DEPTH ON THE GROUND FLOOR

**PROVIDED:** >25' OF ACTIVE USE PROVIDED ON HARRISON ST AND TREAT AVE. 15' OF ACTIVE USE PROVIDED ALONG MISTRAL AVE

**JUSTIFICATION:** DUE TO CONSTRAINED SITE DEPTH IN THE NORTH SOUTH DIRECTION OF 56' - 6", THE MAXIMUM DEPTH AVAILABLE IN ORDER TO PROVIDE ACCESS FOR GROUND FLOOR PARKING BEHIND IS 15'-0".



2300 HARRISON ST | SAN FRANCISCO, CA

CONCESSION REQUESTS

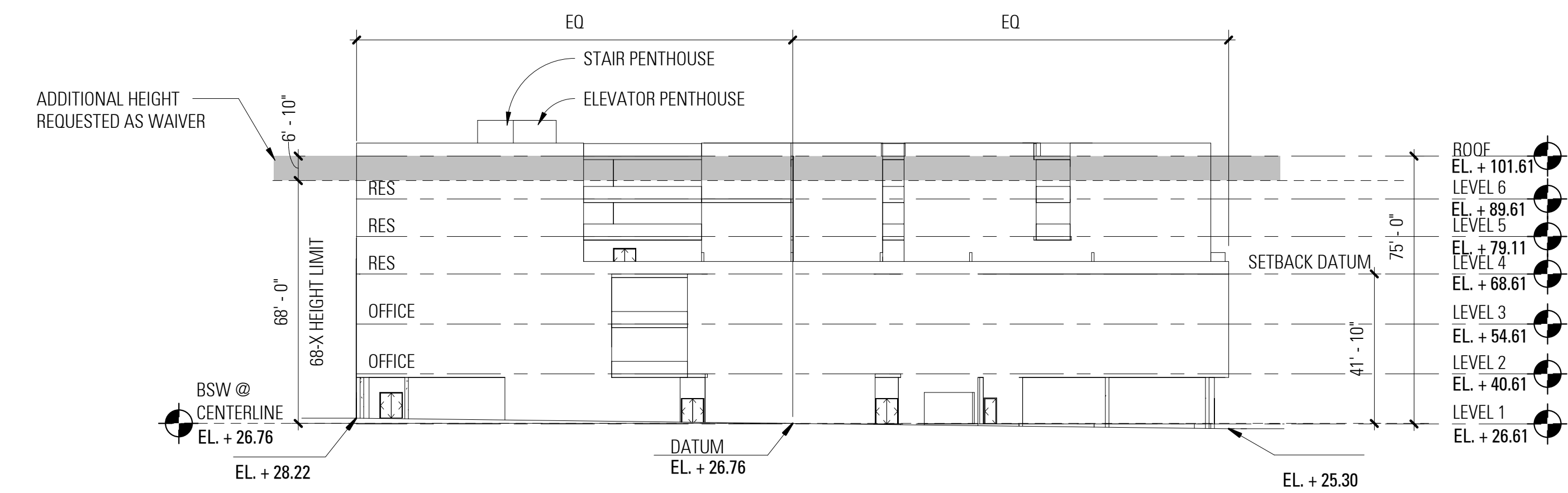


WAIVER REQUEST 1: BUILDING HEIGHT

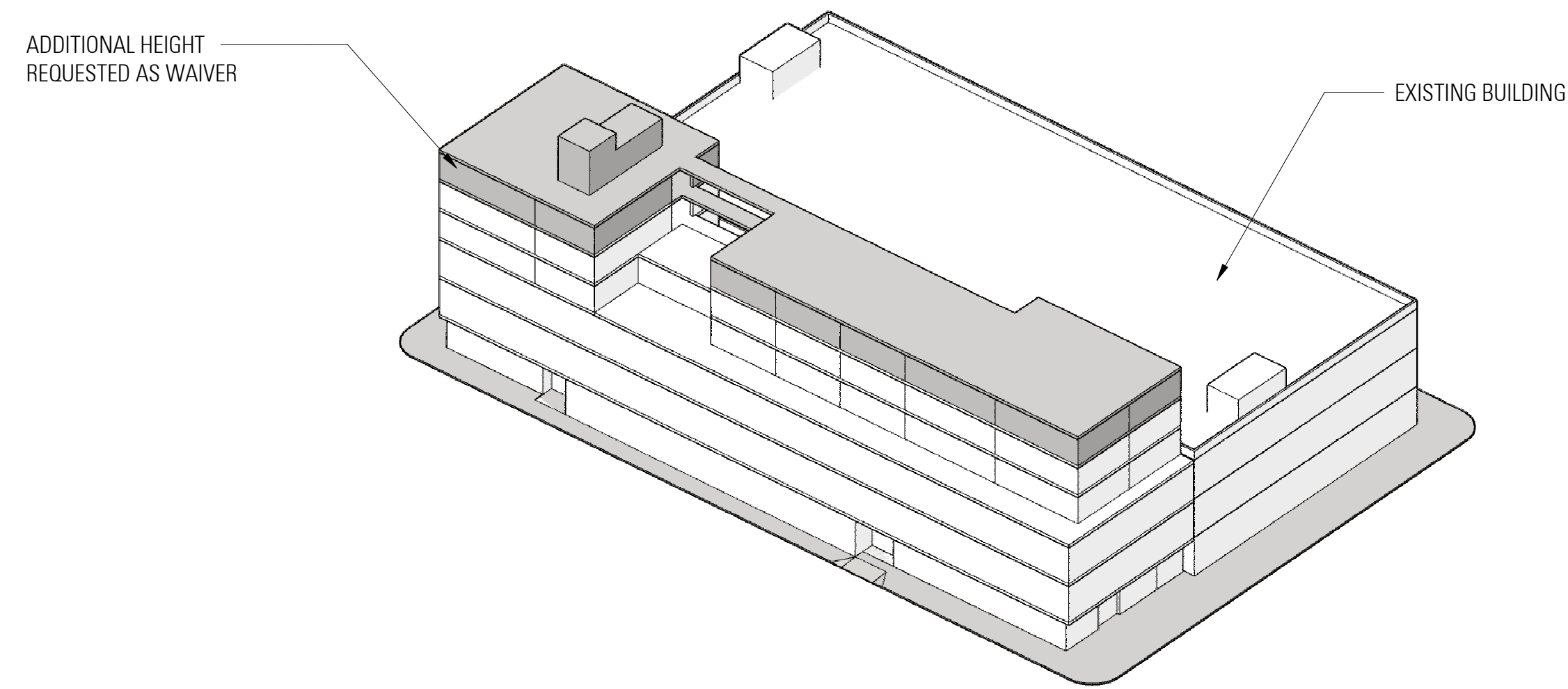
BUILDING HEIGHT COMPLIES WITH 68-X WITH ADDITION OF 1 STORY PER STATE BONUS DENSITY PROGRAM

WAIVER FOR BUILDING HEIGHT (SECTION 250). THE PROPERTY IS ZONED 68-X. THE PROPOSED NEW CONSTRUCTION ON THE PARKING LOT PORTION IS DESIGNED TO MATCH THE EXISTING 2<sup>ND</sup> AND 3<sup>RD</sup> FLOORS, AND THUS BY EXTENDING THE EXISTING OFFICE FLOORS, THE PROJECT IS RESTRICTED BY THE EXISTING BUILDING HEIGHT OF 42'. WITH A 68' HEIGHT LIMIT, UP TO FIVE STORIES CAN BE CONSTRUCTED ON THE PARKING LOT PORTION, IN LIGHT OF THE EXISTING BUILDING HEIGHT. UNDER SECTION 206.5(C)(5), A WAIVER OF THE APPLICABLE HEIGHT RESTRICTIONS MUST BE GRANTED IF THE APPLICABLE HEIGHT LIMITATION WILL HAVE THE EFFECT OF "PHYSICALLY PRECLUDING THE CONSTRUCTION OF A HOUSING PROJECT AT THE DENSITIES OR WITH THE CONCESSIONS OR INCENTIVES PERMITTED." PROJECTS MAY RECEIVE A HEIGHT BONUS AS OF RIGHT OF UP TO TWENTY FEET OR TWO STORIES, EXCLUDING EXCEPTIONS PERMITTED UNDER SECTION 260(B).

IN ORDER TO ACHIEVE THE RESTRICTED AFFORDABLE UNITS AND TO CONSTRUCT THE PROJECT WITH THE PROPOSED NUMBER OF OVERALL UNITS, THE PROJECT PROPOSES A TOTAL HEIGHT OF 74'-10", WHICH IS 6'-10" OVER THE NORMALLY APPLICABLE HEIGHT LIMIT. WITHOUT THE INCREASE IN HEIGHT, THE PROJECT WILL BE PHYSICALLY PRECLUDED FROM CONSTRUCTING THE PROPOSED 8 UNITS AT THE 6TH FLOOR, THUS ALSO PREVENTING THE PROJECT FROM ACHIEVING THE PROPOSED NUMBER OF RESTRICTED AFFORDABLE UNITS.



3 HEIGHT DIAGRAM - MISTRAL STREET  
G04 1" = 30'-0"

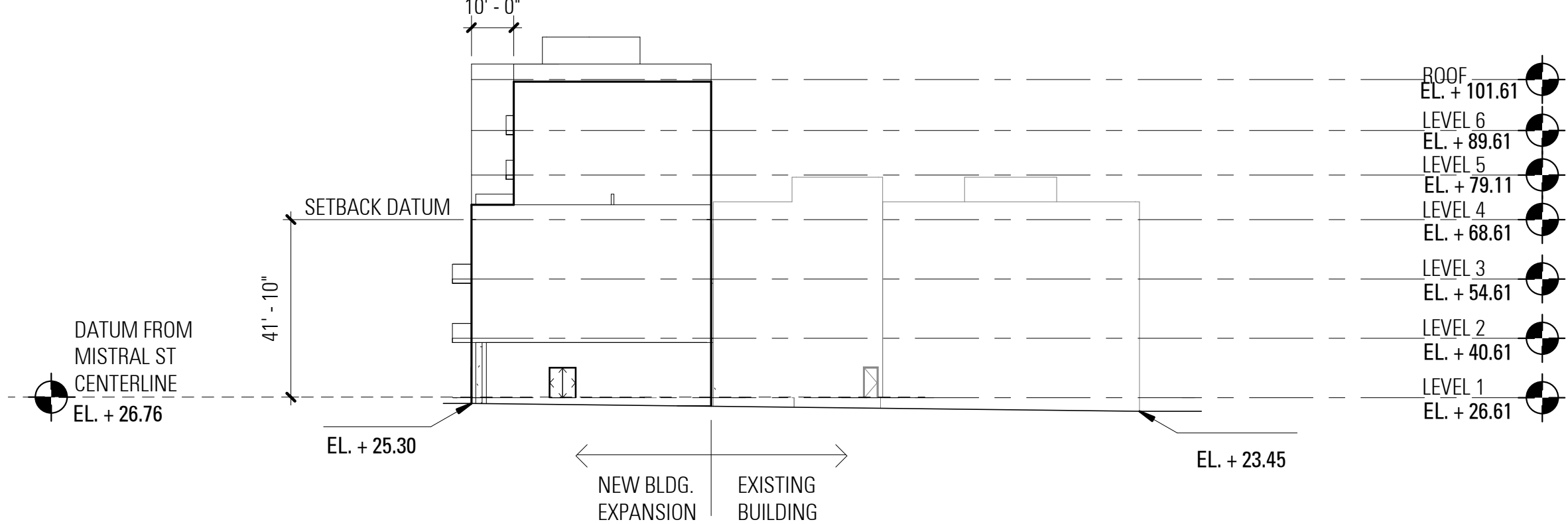


WAIVER REQUEST 2: NARROW STREET HEIGHT LIMIT

REQUIRED: SECTION 261.1(d)(1)  
SUBJECT FRONTAGES SHALL HAVE UPPER STORIES SET BACK AT LEAST 10' FROM PROPERTY LINE EQUIVALENT TO 1.25x WIDTH OF ABUTTING STREET  
MISTRAL STREET IS 30' WIDE. 30'x1.25 =40'

PROVIDED: 10' SETBACK AT 41'-10" HEIGHT (INSTEAD OF AT 40' HEIGHT)

JUSTIFICATION: TO RETAIN ALIGNMENT OF LEVEL 2 & 3 OF EXISTING BUILDING WITH LEVEL 2 & 3 OF NEW BUILDING, 41'-10" IN HEIGHT IS PROVIDED, SETBACK IS PROVIDED AT LEVEL 4.



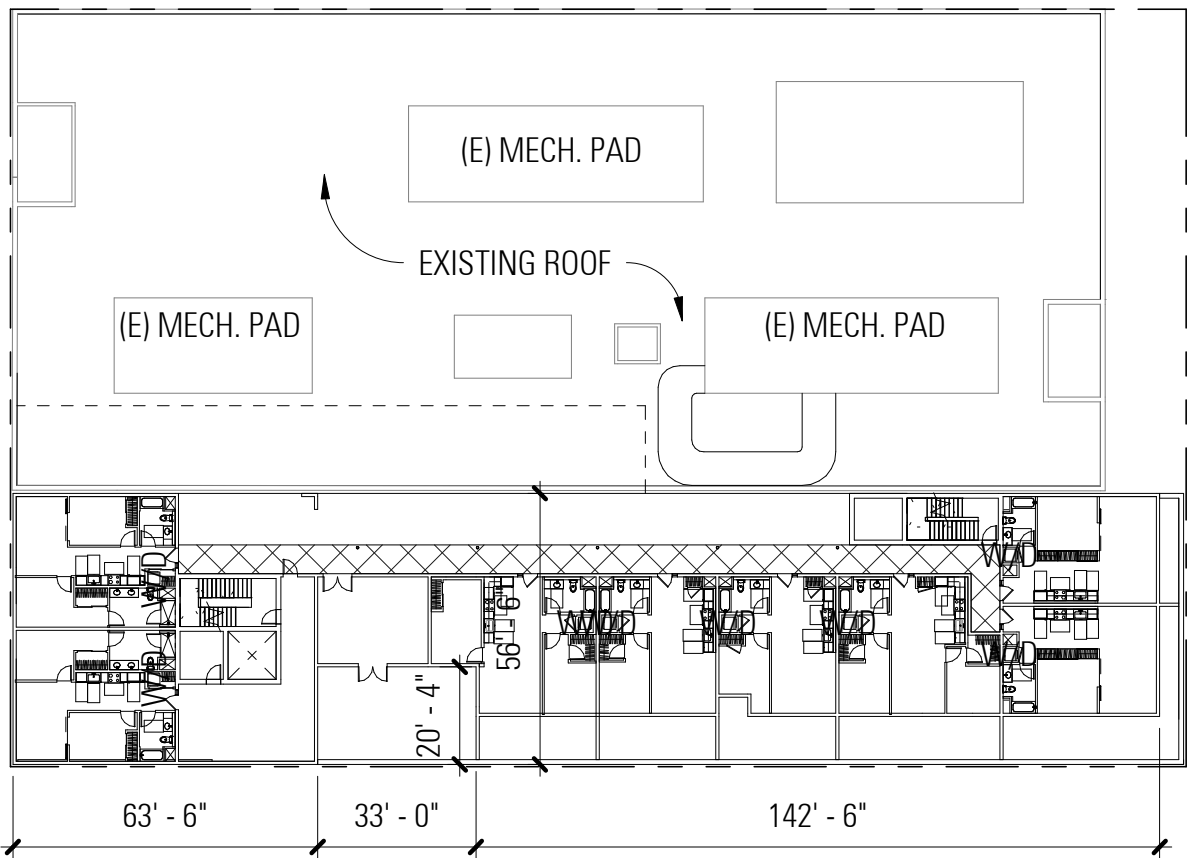
WAIVER REQUEST 3: MASS REDUCTION

REQUIRED: SECTION 270.1  
BUILDING IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS THAT HAVE STREET OR ALLEY FRONTAGE GREATER THAN 200 FEET IN LENGTH MUST PROVIDE ONE OR MORE MASS REDUCTION BREAKS IN THE BUILDING THAT REDUCE THE HORIZONTAL SCALE OF THE BUILDING INTO DISCRETE SECTIONS NOT MORE THAN 200' IN LENGTH. SUCH MASS SHALL:

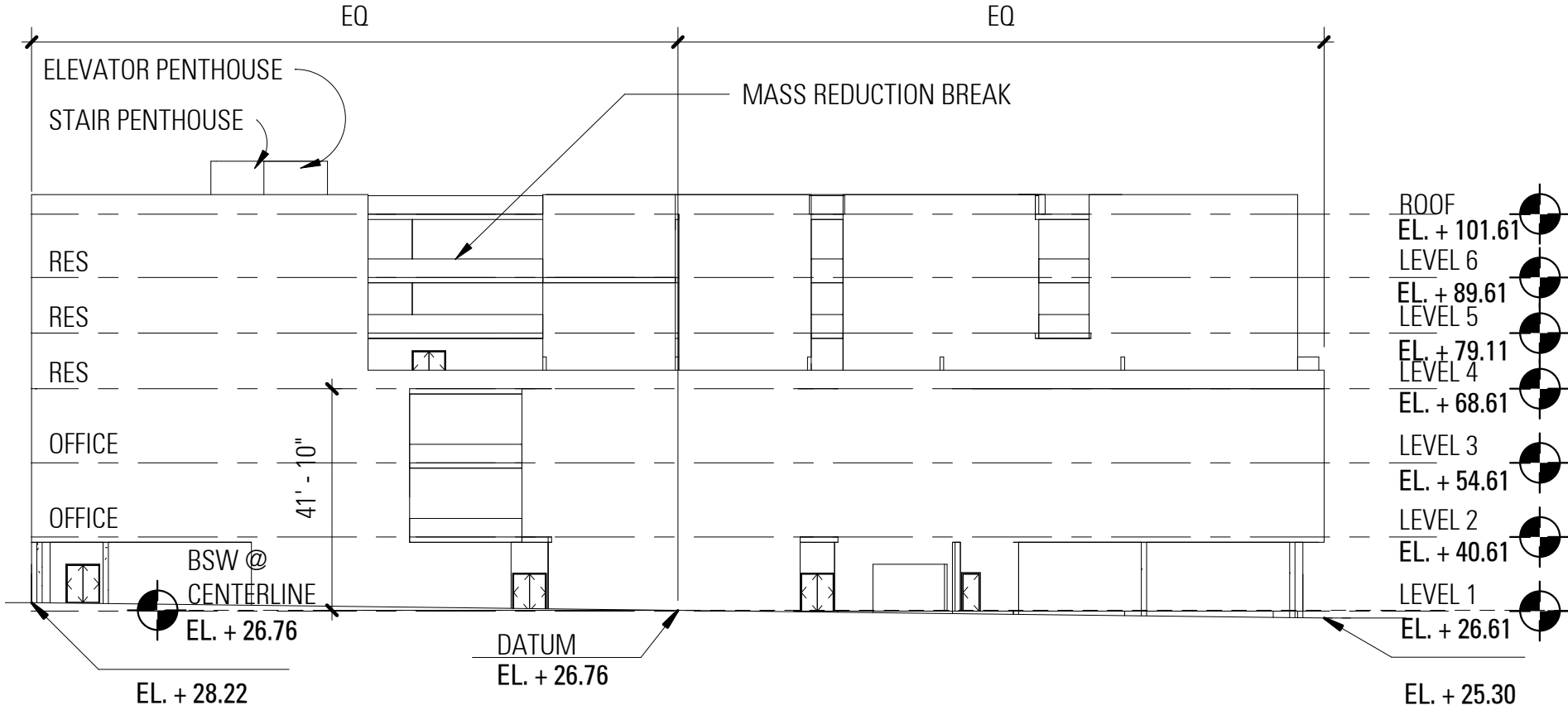
- (1) BE NOT LESS THAN 30 FEET IN WIDTH;
- (2) BE NOT LESS THAN 60 FEET IN DEPTH FROM THE STREET-FACING BUILDING FACADE;
- (3) EXTEND UP TO THE SKY FROM A LEVEL NOT HIGHER THAN 25 FEET ABOVE GRADE OR THE THIRD STORY, WHICHEVER IS LOWER
- (4) RESULT IN DISCRETE BUILDING SECTIONS WITH A MAXIMUM PLAN LENGTH ALONG THE STREET FRONTAGE NOT GREATER THAN 200 FEET.

PROVIDED: MASS REDUCTION BREAK AT LEVEL 4 THAT IS 33' WIDE, 20'-4" DEEP, EXTENDING UP TO THE SKY. THE RESULTING BUILDING SECTIONS ARE 63'-6" WIDE AND 142'-6" WIDE.

JUSTIFICATION: THERE IS NOT ENOUGH DEPTH IN THE NEW CONSTRUCTION TO SATISFY THE 60' DEPTH FROM STREET-FACING FACADE WITHOUT CREATING EXTREME INEFFICIENCIES IN THE RESIDENTIAL FLOORS. ALTHOUGH MASS REDUCTION SETBACK IS AT LEVEL 4, LEVEL 2 AND 3 PROVIDE MASS REDUCTION THROUGH BALCONIES.



LEVEL 4  
1" = 40'-0"



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WAIVER REQUESTS

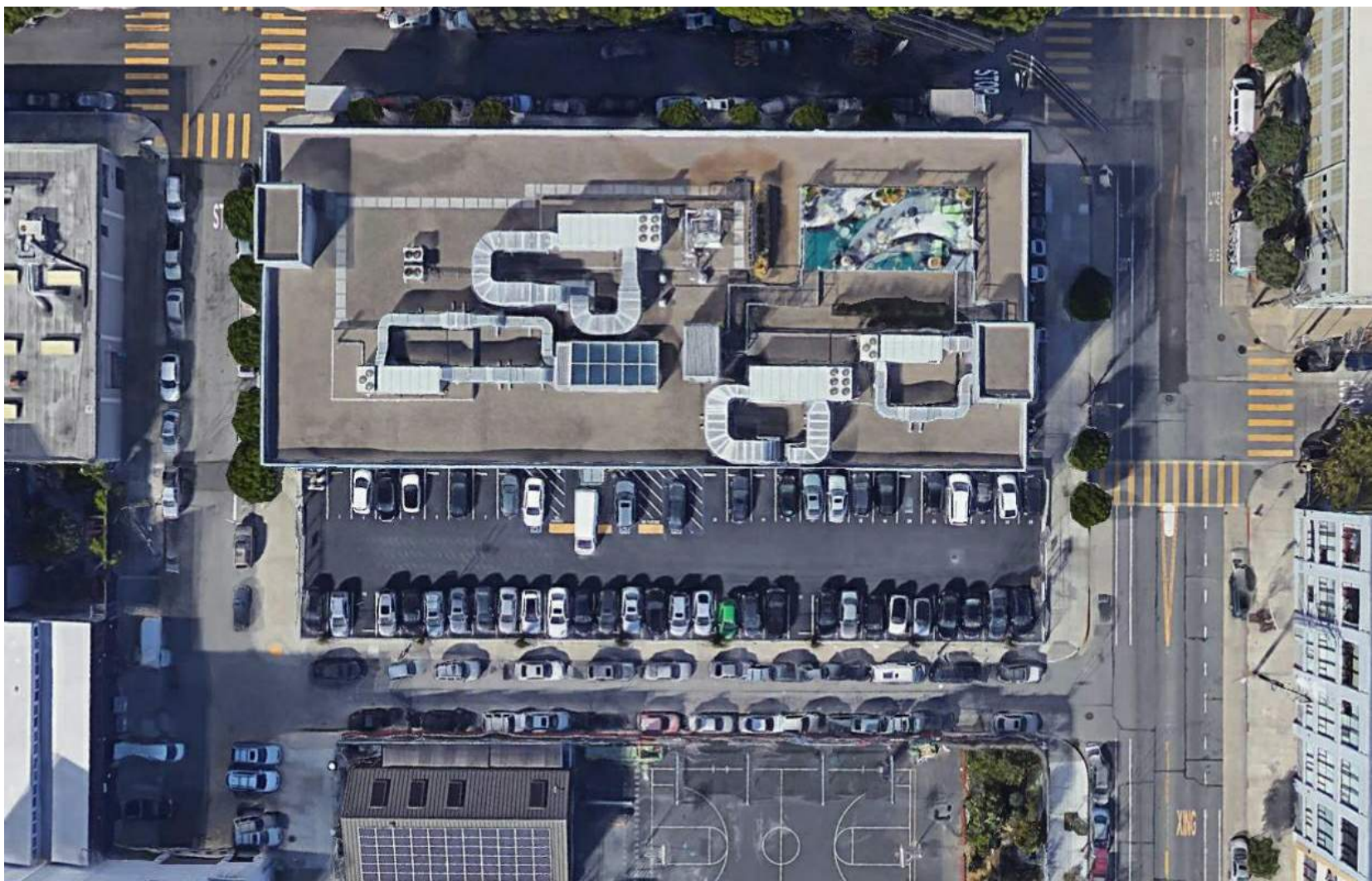




4. VIEW FROM HARRISON ST LOOKING NORTH



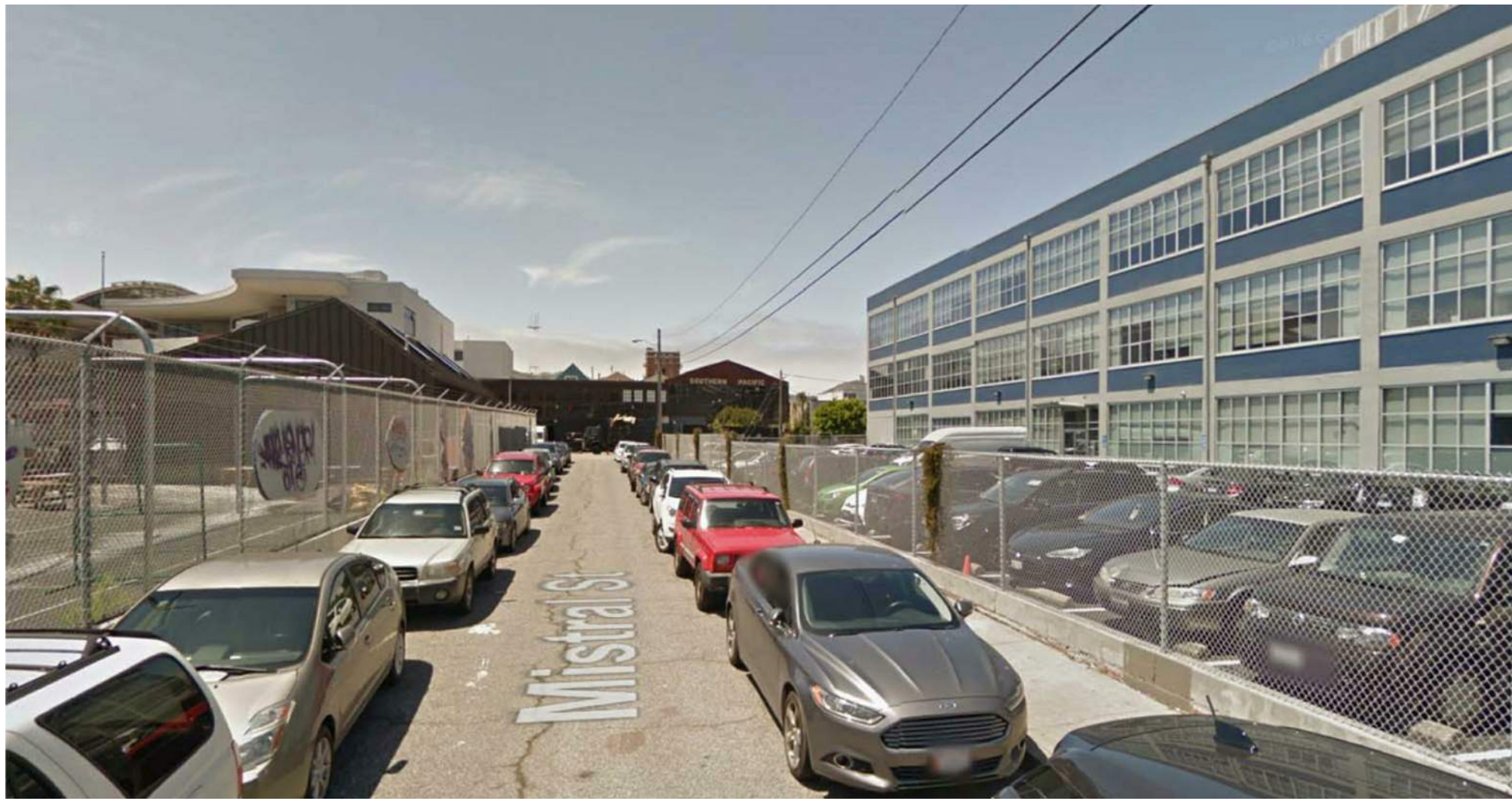
2. VIEW FROM TREAT AVE LOOKING EAST



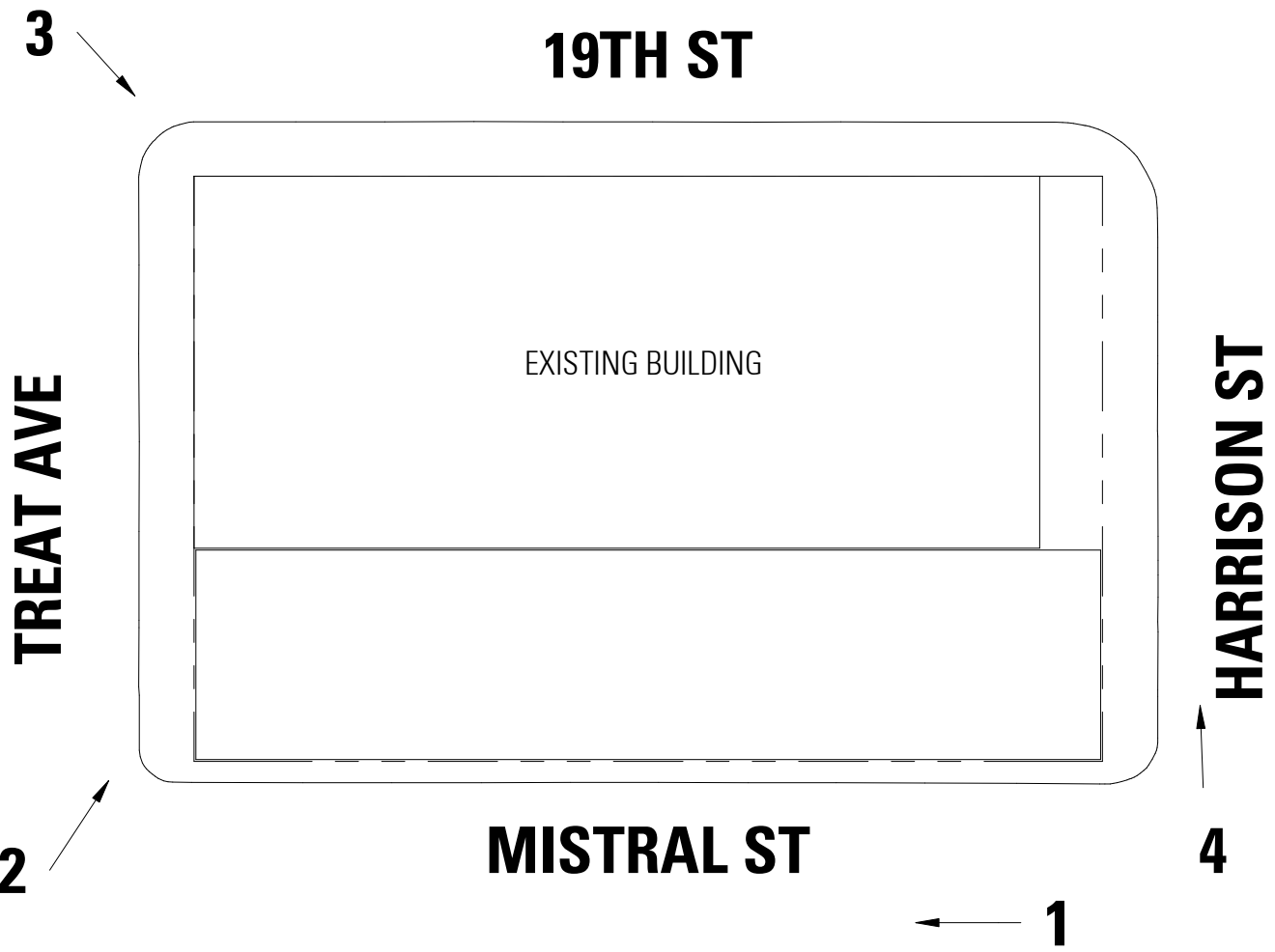
OVERHEAD VIEW



3. VIEW FROM THE CORNER OF TREAT AVE AND 19TH ST



1. VIEW ALONG MISTRAL STREET



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SAN FRANCISCO, CA

CONTEXT PHOTOS





LEGEND			
CLR.	CLEAR OF PROPERTY LINE	HVE	HIGH VOLTAGE
OV.	OVER PROPERTY LINE		ELECTRIC PULLBOX
R/W	RIGHT OF WAY	T	TELEPHONE PULLBOX
APN	ASSESSOR'S		TELEVISION PULLBOX
CONC.	CONCRETE	12"	
FIN	FINISH FLOOR		TREE PIT W/TREE
HR	HANDICAP RAMP		
P.A.	PLANTED AREA		JOINT POLE
GR	CHAIN LINK FENCE		JOINT POLE & ELECTROLYTER
FL	FLOW LINE		
BC	BACK OF WALK		ELECTROLYTER
RP	ROOF PARAPET		GUY WIRE & ANCHOR
EL	ELEVATION		
GB	GRADE BREAK		PLANTER BOX, 2' HIGH
INV.	INVERT		BIKE RACK
TW	TOP OF WALL		STOP SIGN
CG	CONCRETE GUTTER		PEDESTRIAN SIGN
C	CENTERLINE		NO PARKING SIGN
INACC.	INACCESSIBLE		BOLLARD
RD	ROAD DRAIN		ELECTRIC CONDUIT
.R	RISER		GAS LINE
.WR	WATER RISER		HIGH PRESSURE GAS LINE
.GR	GAS RISER		SEWER LINE
.G	GAS VALVE		TELEPHONE CONDUIT
.W	WATER VALVE		TELEVISION CONDUIT (COMCAST)
.HW	HIGH PRESSURE WATER VALVE		WATER LINE
.HW	HIGH PRESSURE WATER VALVE		HIGH PRESSURE WATER LINE
.M	WATER METER		(D) DUCT
			(P) PIPE
	DRAIN		SEWER MANHOLE
	SEWER VENT		TELEPHONE MANHOLE
	SEWER CLEANOUT		ELECTRIC MANHOLE
	CATCH BASIN		HIGH PRESSURE
			FIRE HYDRANT
			LOW PRESSURE
			FIRE HYDRANT
			OVERHEAD ELECTRIC & COMMUNICATION WIRES
			OVERHEAD COMMUNICATION & GUY WIRES
			OVERHEAD ELECTRIC WIRES
			OVERHEAD ELECTRIC, COMMUNICATION & GUY WIRES

**LEGAL DESCRIPTION** (PER TITLE REPORT)  
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO,  
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF 19TH STREET AND THE WESTERLY LINE OF HARRISON STREET; RUNNING THENCE NORTH 87° 06' 00" EAST ALONG SAID WESTERLY LINE OF HARRISON STREET TO TREAT AVENUE; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF TREAT AVENUE 157 FEET AND 10-1/2 INCHES, MORE OR LESS, TO THE NORTHERLY LINE OF THE LANDS DESCRIBED IN THE DEED FROM AMERICAN CAN COMPANY TO THE CALIFORNIA CORPORATION DATED OCTOBER 31, 1949, REHEWED COMPANY, A CALIFORNIA CORPORATION, DATED OCTOBER 31, 1949, RECORD NUMBER 30, 1949, IN BOOK 5313, OF OFFICIAL RECORDS, PAGE 591, IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA; THENCE AT A RIGHT ANGLE EASTERLY ALONG THE NORTHERLY LINE OF SAID LANDS 245 FEET TO THE WESTERLY LINE OF HARRISON STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID WESTERLY LINE OF HARRISON STREET 157 FEET AND 10-1/2 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 52  
ASSESSOR'S LOT 001; BLOCK 3593

SURVEY REFERENCE  
OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0224024732-JP DATED  
FEBRUARY 14, 2012.

THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE  
REFERENCED PRELIMINARY REPORT:

6. "DECLARATION OF USE" - MINOR SIDEWALK ENCRoACHMENT PERMIT FOR A 4"-5" WASTE LINE UNDER THE NEW SIDEWALK ON 19TH STREET RECORDED JULY 27, 1999, DOCUMENT NO. 1999-G626363, OFFICIAL RECORDS. NOTE: EXACT LOCATION OF SAID WASTE LINE IS UNKNOWN.

10. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 21, 2011, DOCUMENT NO. 2011-J306009, OFFICIAL RECORDS.

BASIS OF SURVEY  
1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 262 AND NO. 281 ON FILE

2. "MAP SHOWING THE OPENING OF MISTRAL STREET BETWEEN TREAT AVENUE AND HARRISON STREET" RECORDED JUNE 30, 1977 IN MAP BOOK W, PAGE 90, SAN FRANCISCO COUNTY RECORDS.

**BENCHMARK**  
ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN FRANCISCO BENCHMARK  
NO. 11672 LOCATED AT THE SOUTHEAST CORNER OF 17TH STREET AND HARRISON  
STREET, ELEVATION 23.07 FEET CCSF 2013 NAVD88 VERTICAL DATUM.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.

### UTILITY NOTE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS. INDICATED LOCATION OR SIZE OF UTILITY LOCATIONS SHOULD BE CONFIRMED BY EXPOSING THE UTILITY DUE TO PROLIFERATION OF TELECOMMUNICATION COMPANIES. NOT ALL UNDERGROUND RECORDS AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HERE. MUNI UNDERGROUND DUCT INFORMATION IS NOT AVAILABLE. THERE IS NO SURFACE EVIDENCE OF UNDERGROUND MUNI LINES FRONTING THE SUBJECT PROPERTY.

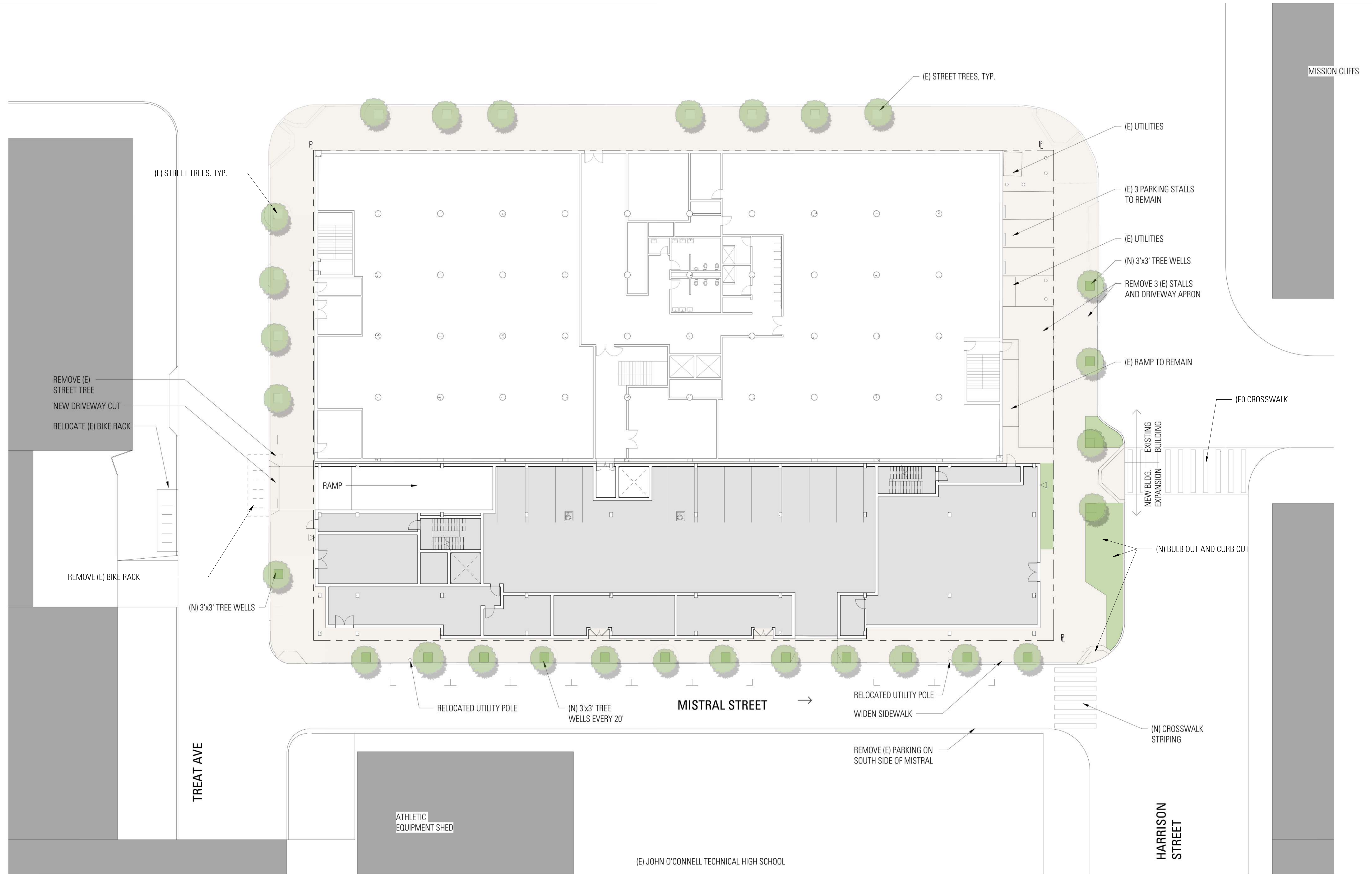
# SITE SURVEY

OF A PORTION OF ASSESSOR'S BLOCK NO. 3593  
FOR

**562 MISSION STREET, LLC**  
SAN FRANCISCO CALIFORNIA

SCALE: 1" = 16'	<b>MARTIN M. RON ASSOCIATES</b> LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: DD
DATE: 8/3/17		DES:
SHEET: 1		DRW: JP
DF: 1		CHK: DR
JOB NO. S-9426		REV NO.





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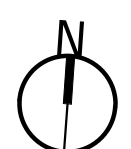
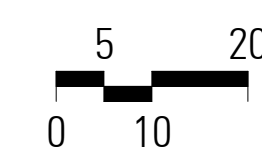
DIAGRAMMATIC LANDSCAPE PLAN

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L01





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VIEW FROM HARRISON ST





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**VIEW FROM MISTRAL ST**

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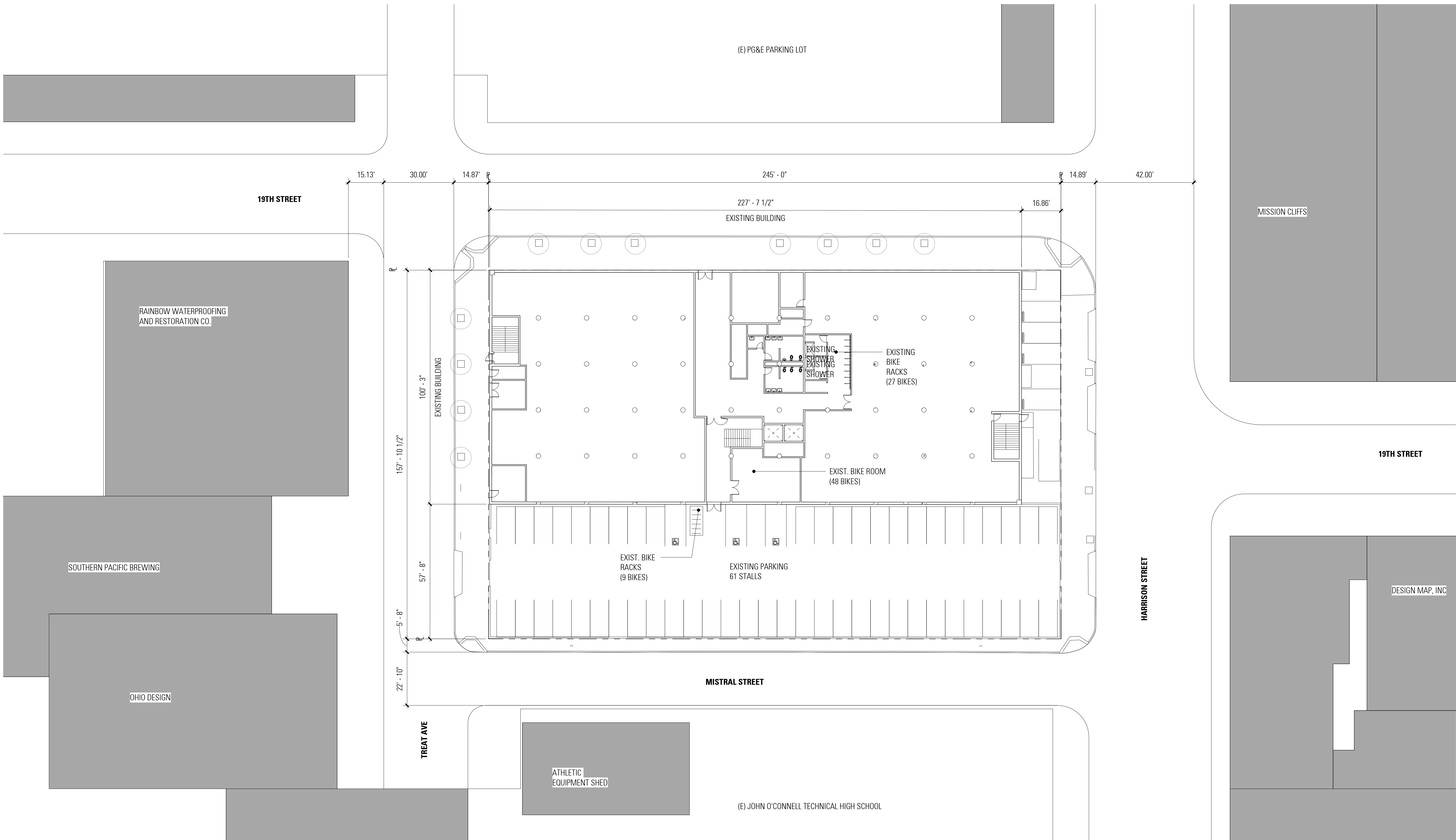
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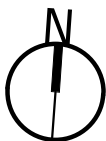
**A101**



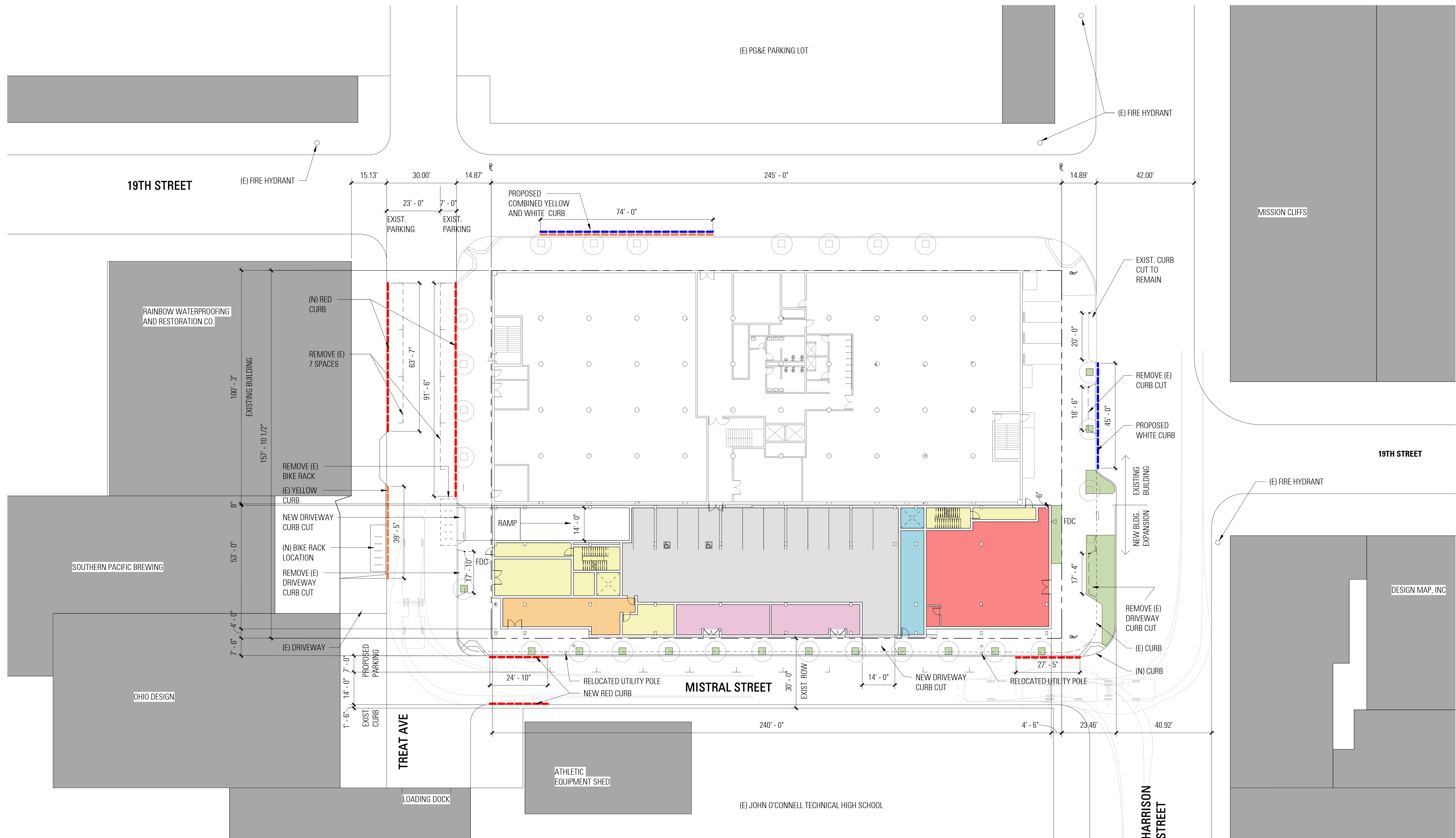


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EXISTING SITE PLAN







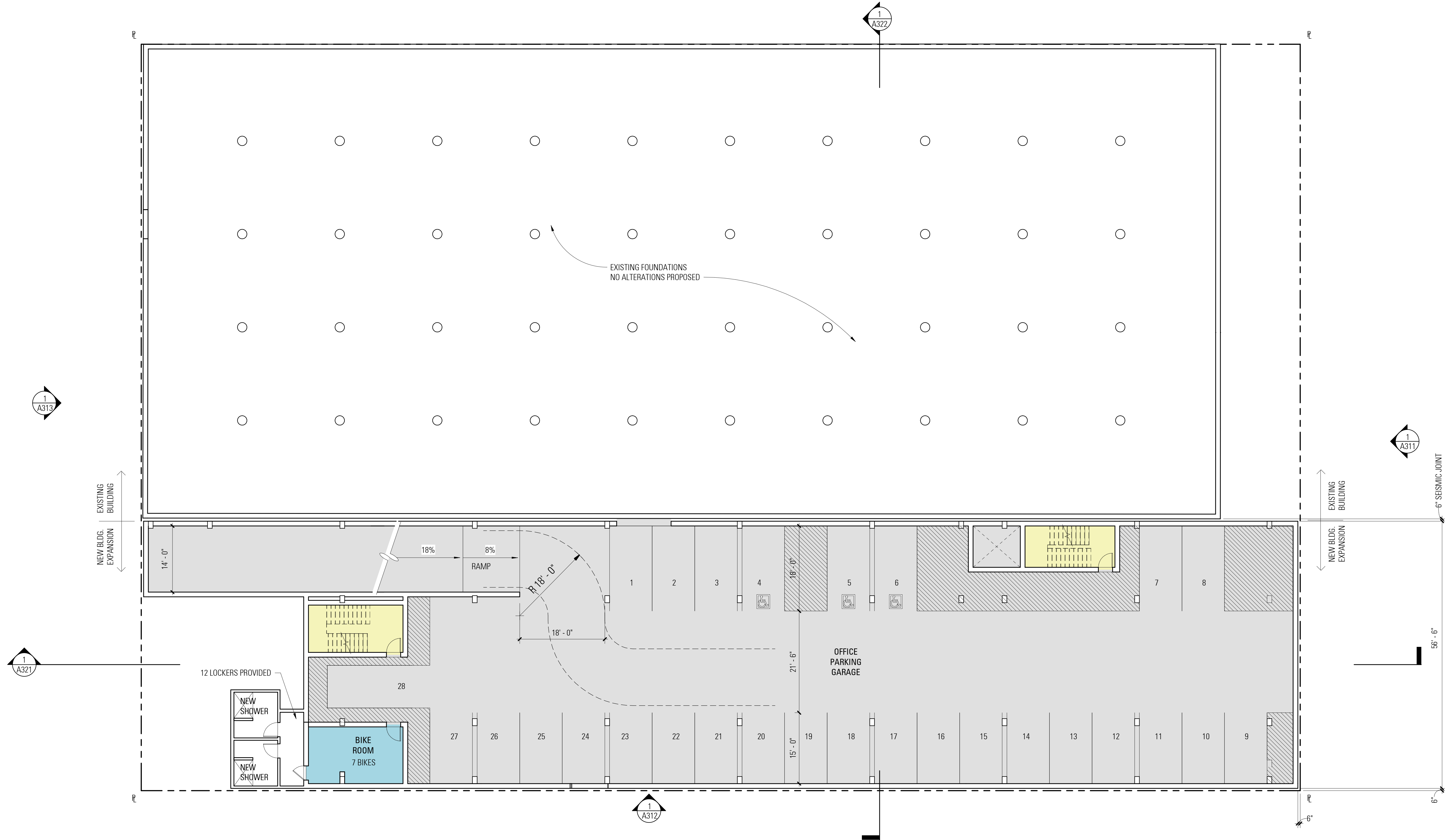
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SITE PLAN





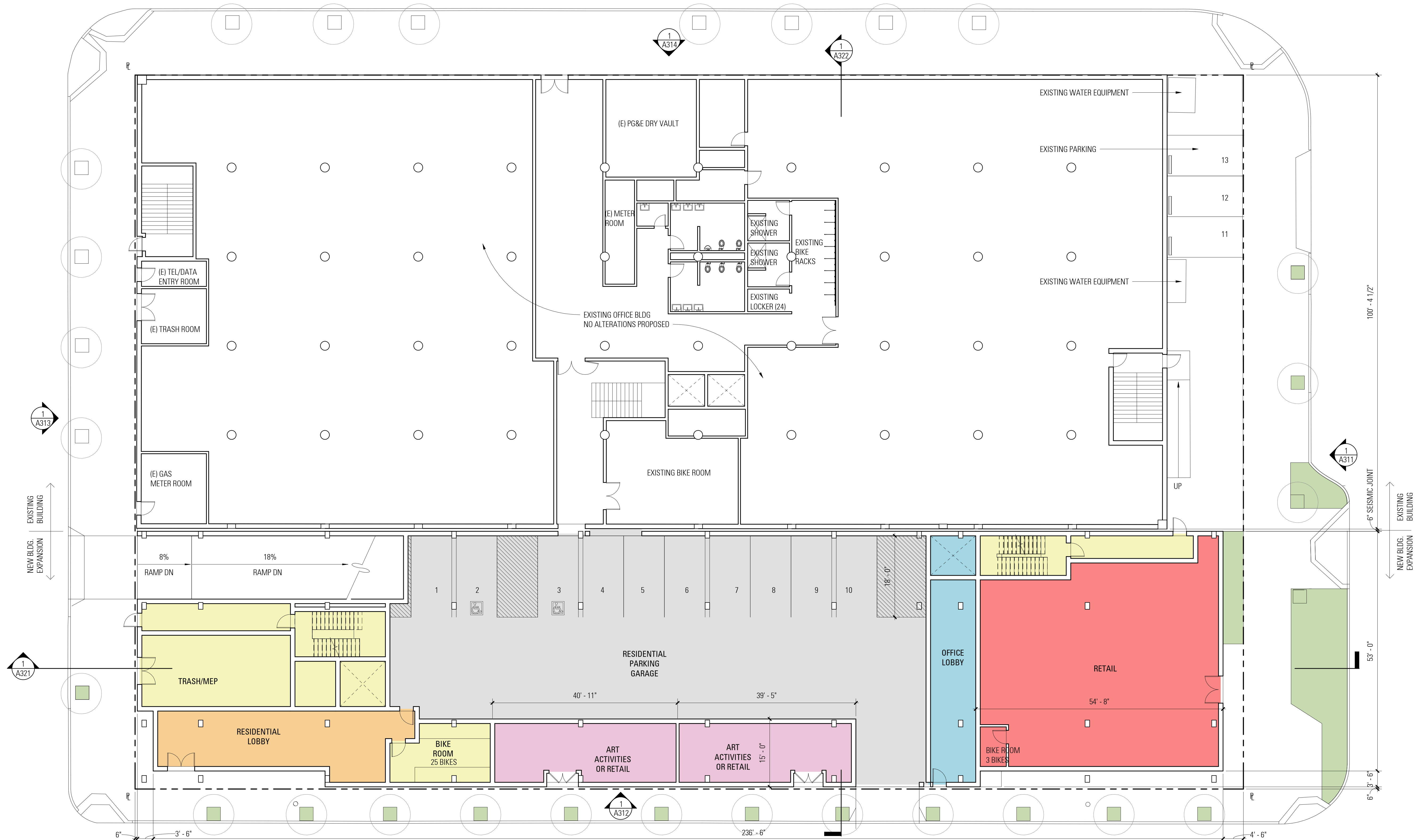


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PLAN BASEMENT LEVEL 1



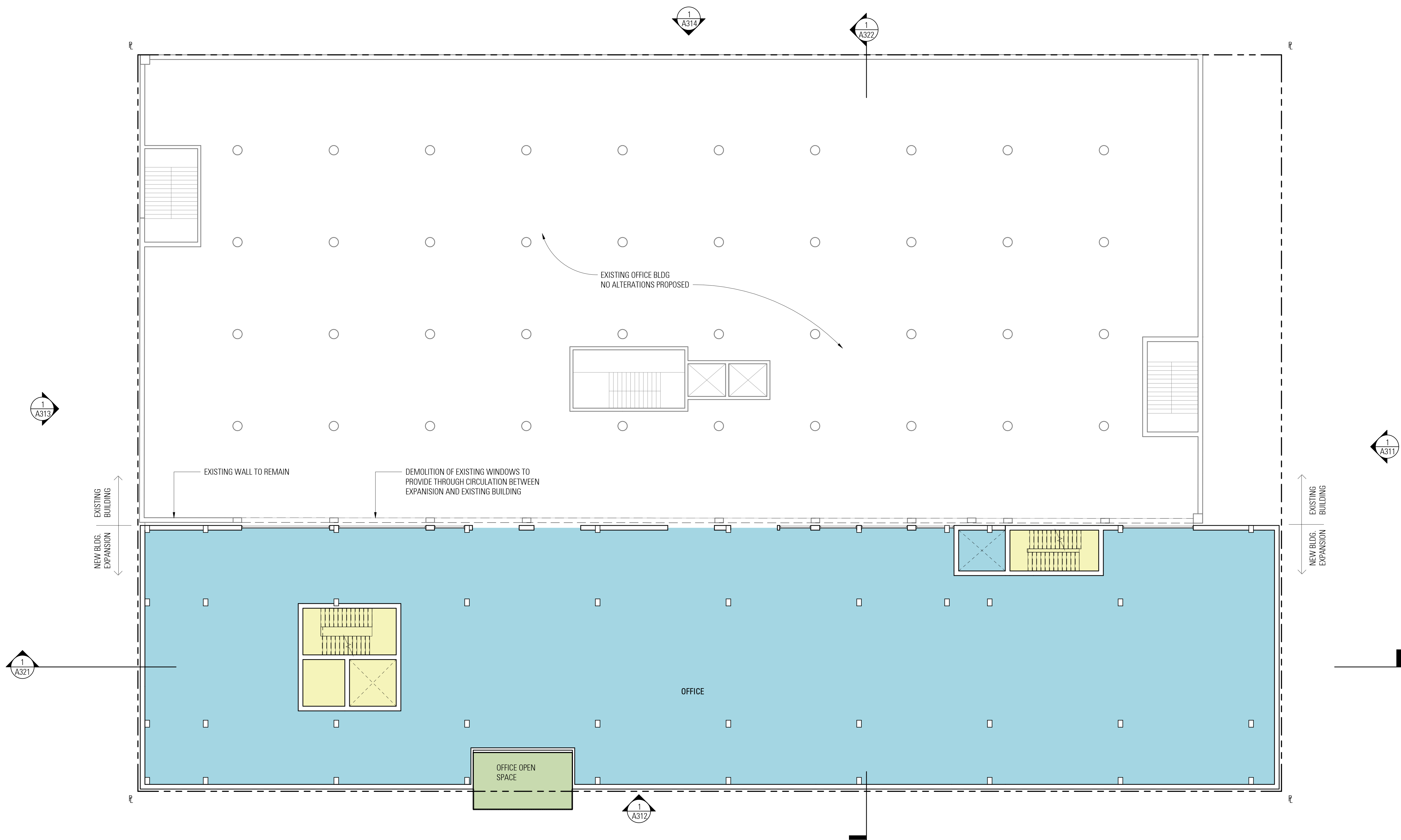


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PLAN LEVEL 1





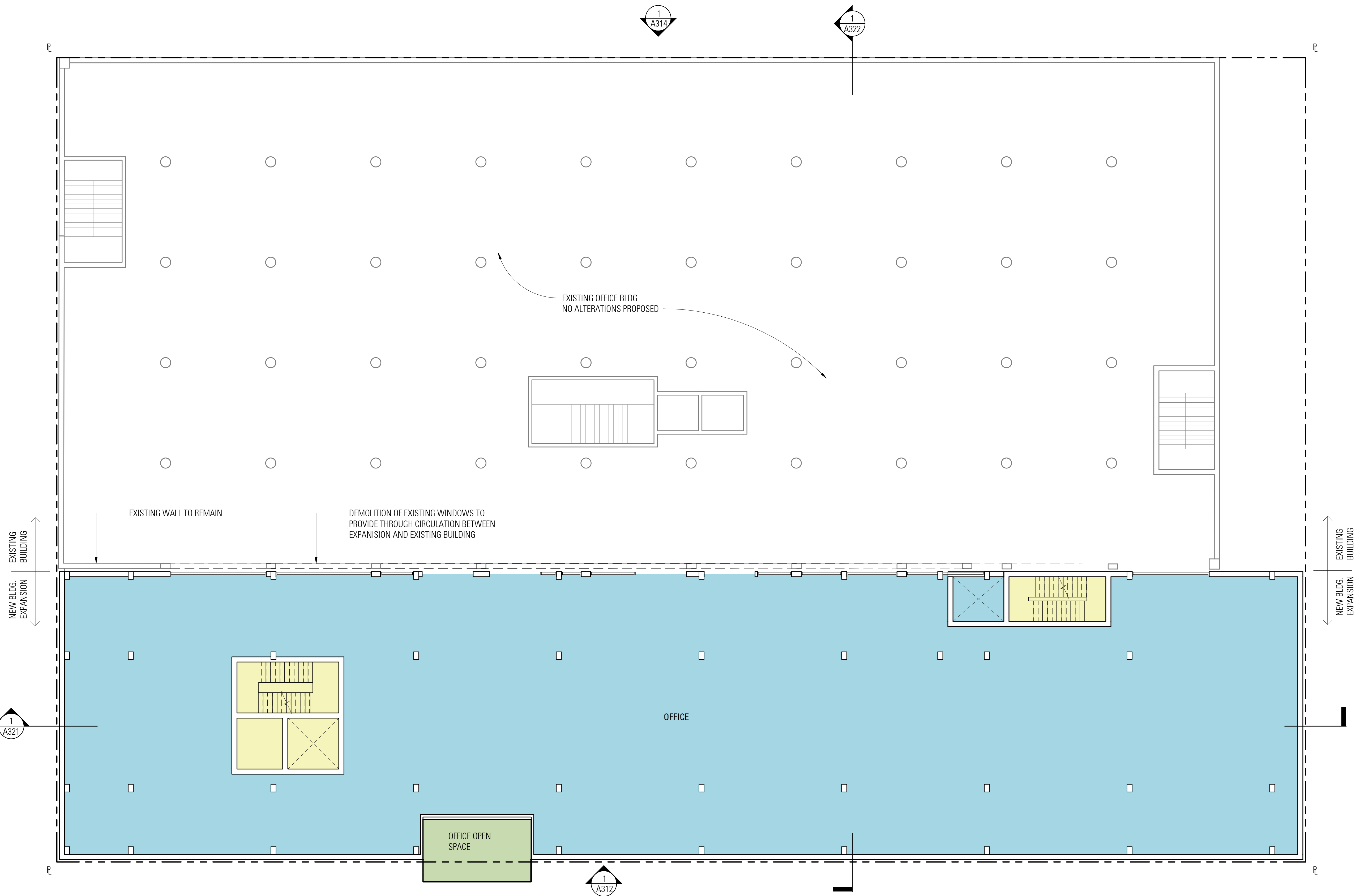
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PLAN LEVEL 2







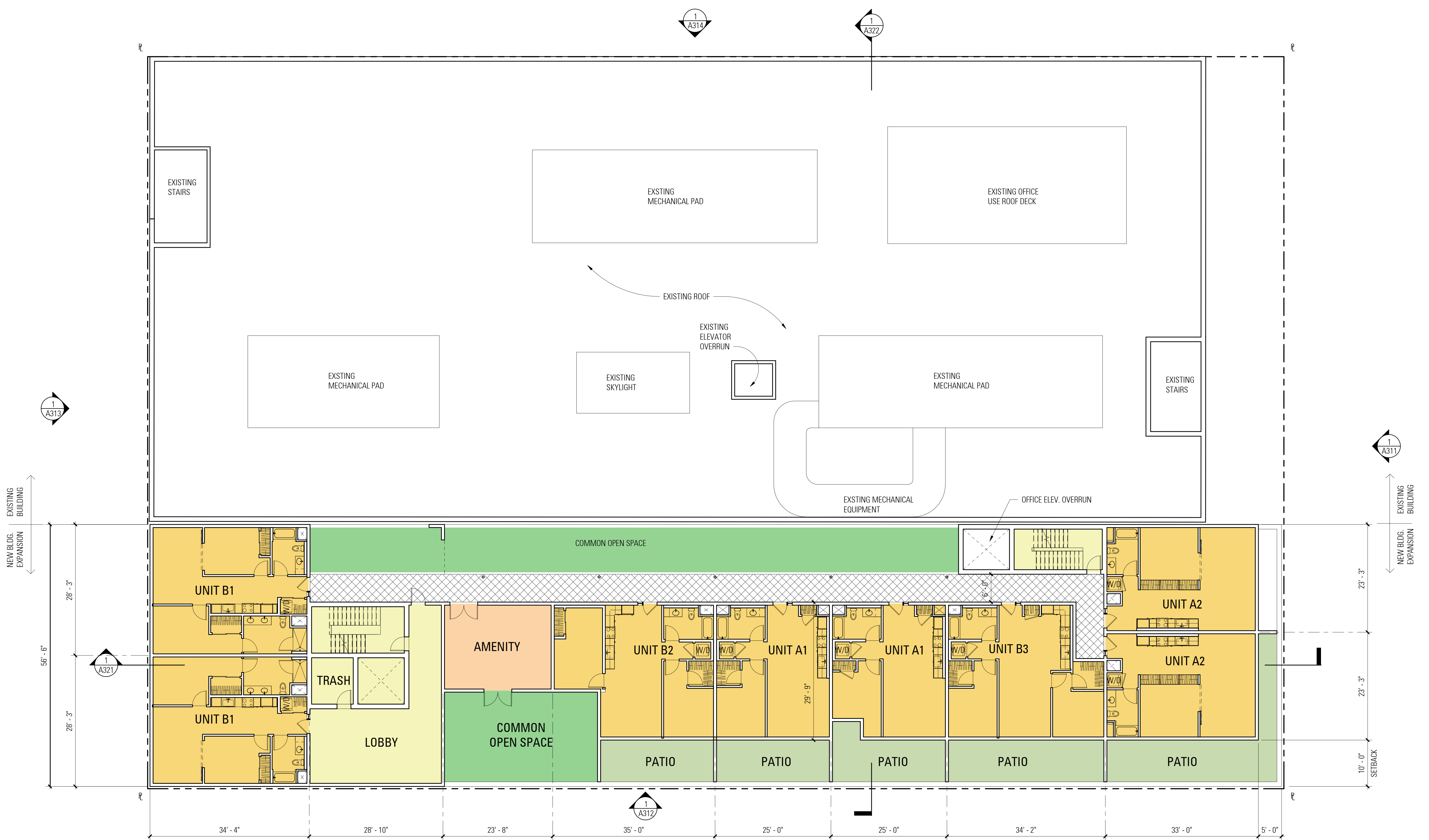
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PLAN LEVEL 3







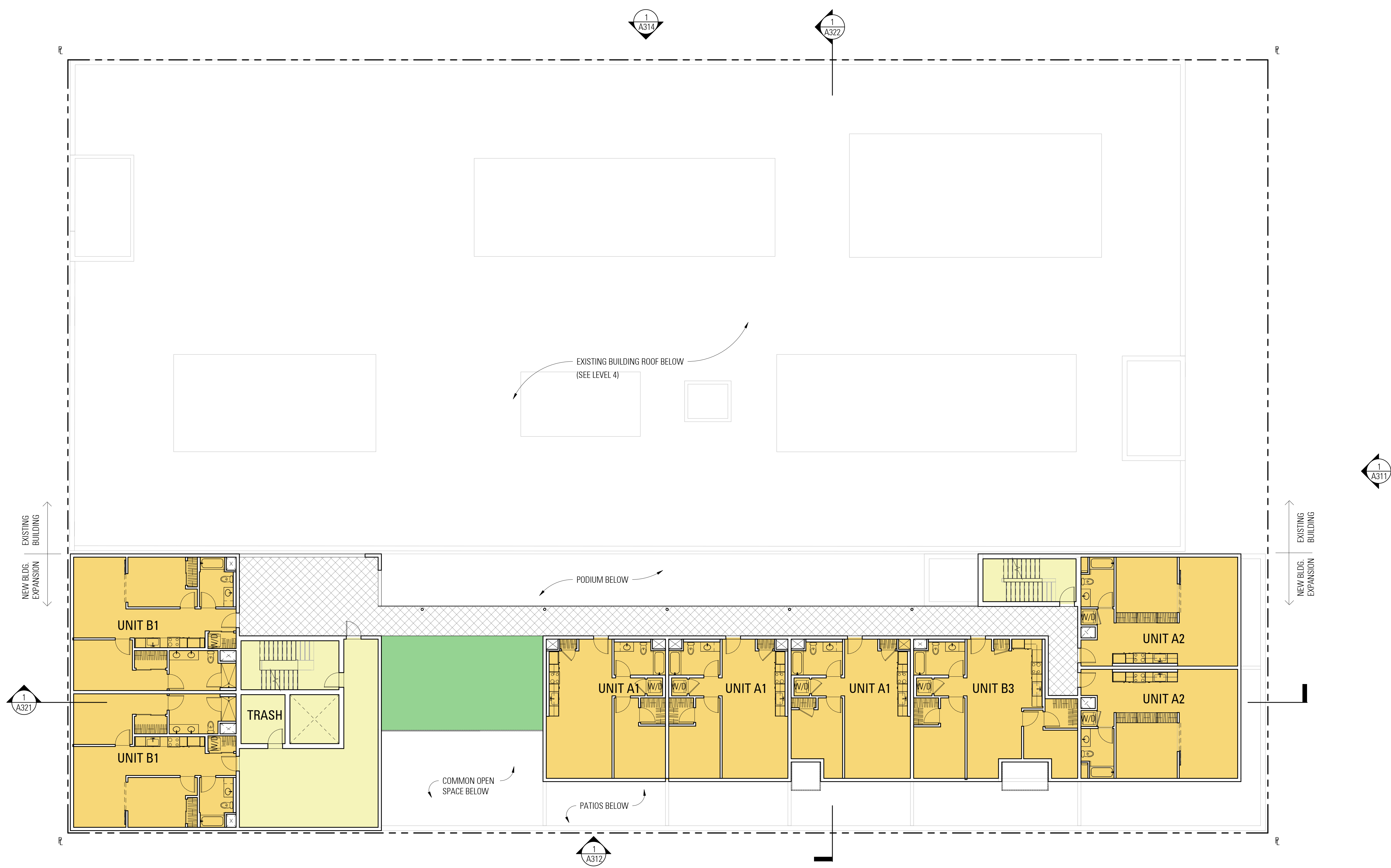
2300 HARRISON ST

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PLAN LEVEL 4



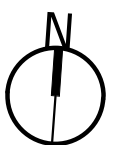




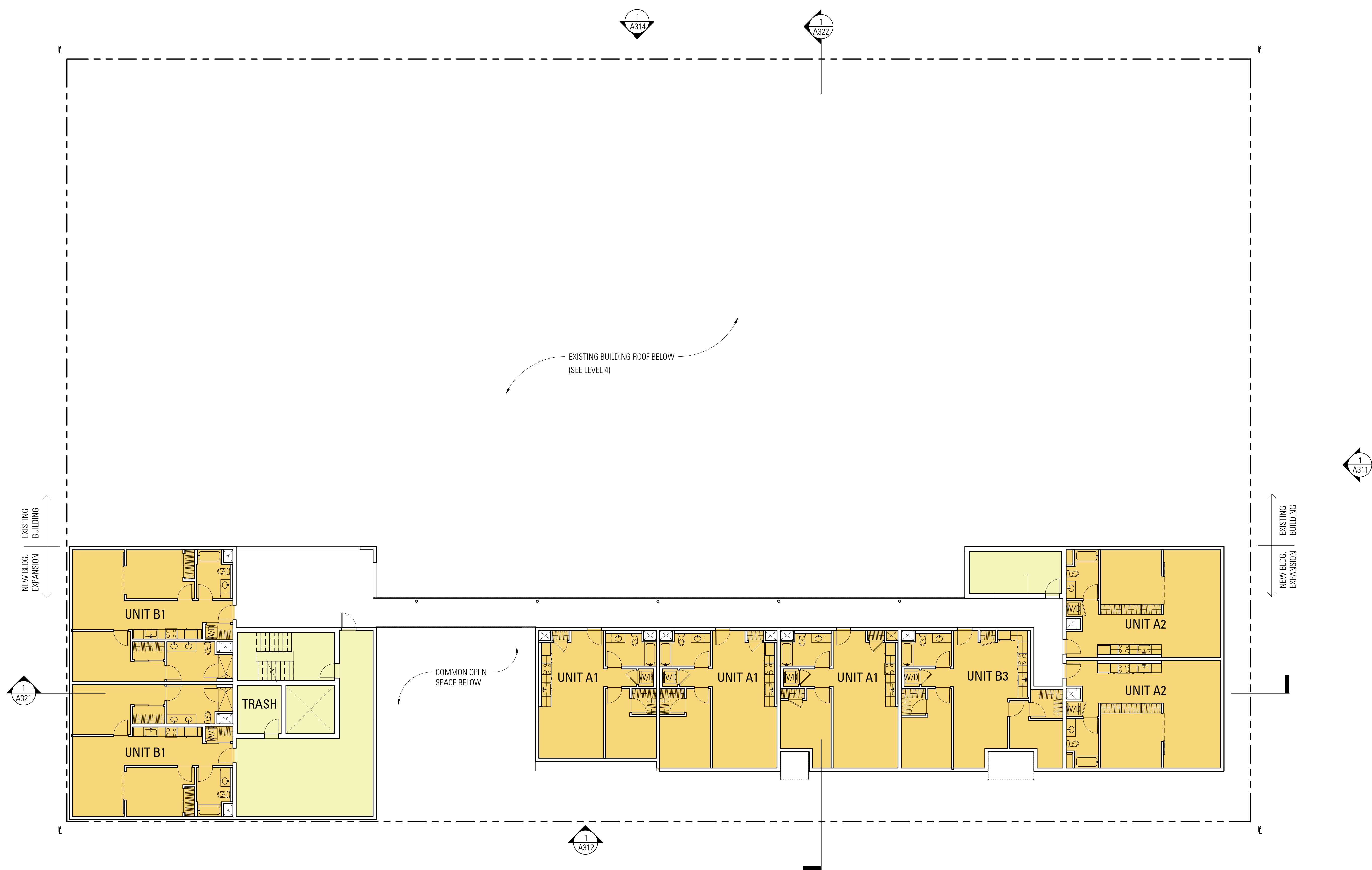
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PLAN LEVEL 5



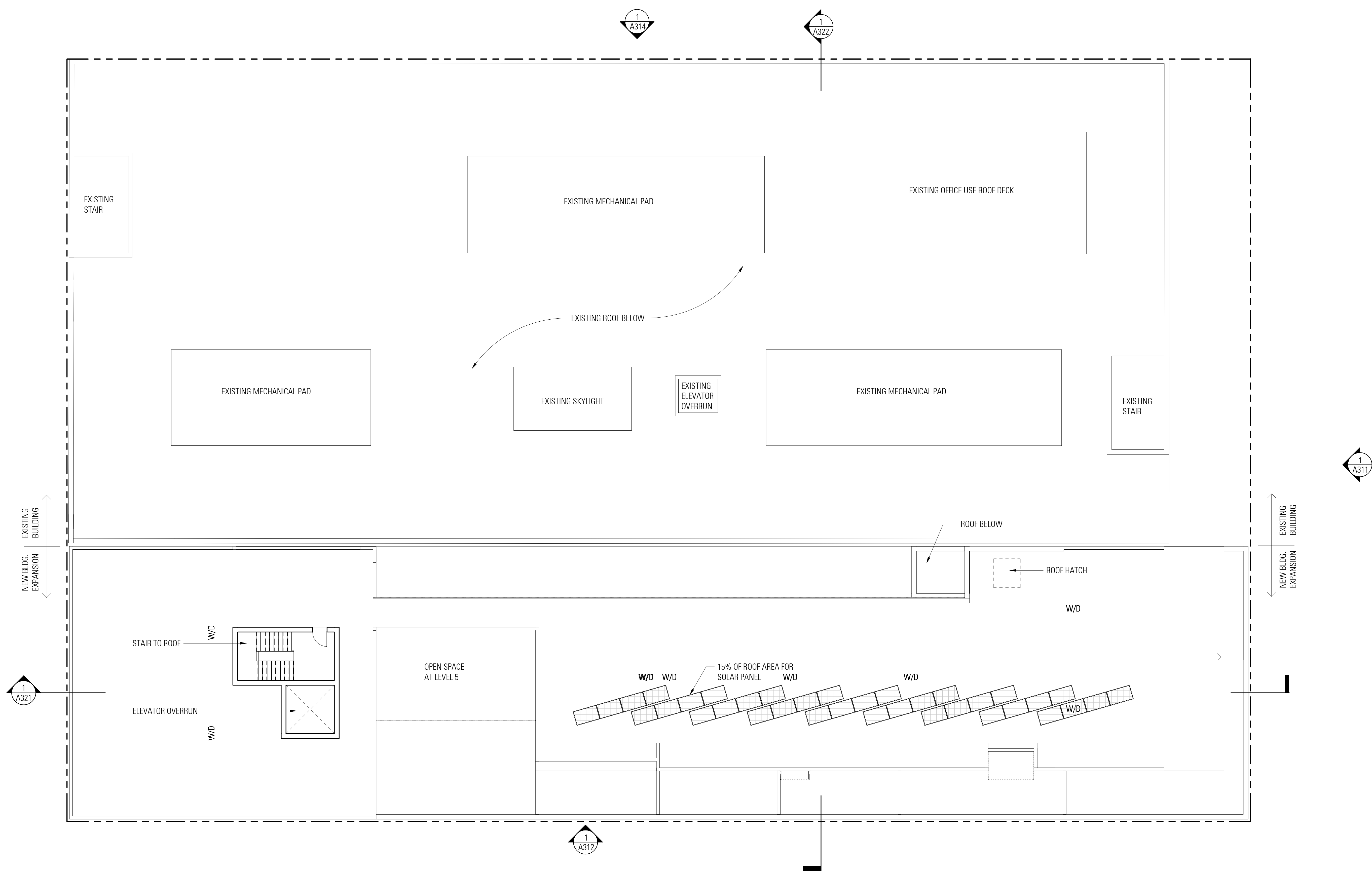




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## PLAN LEVEL 6

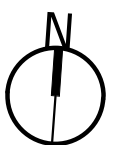




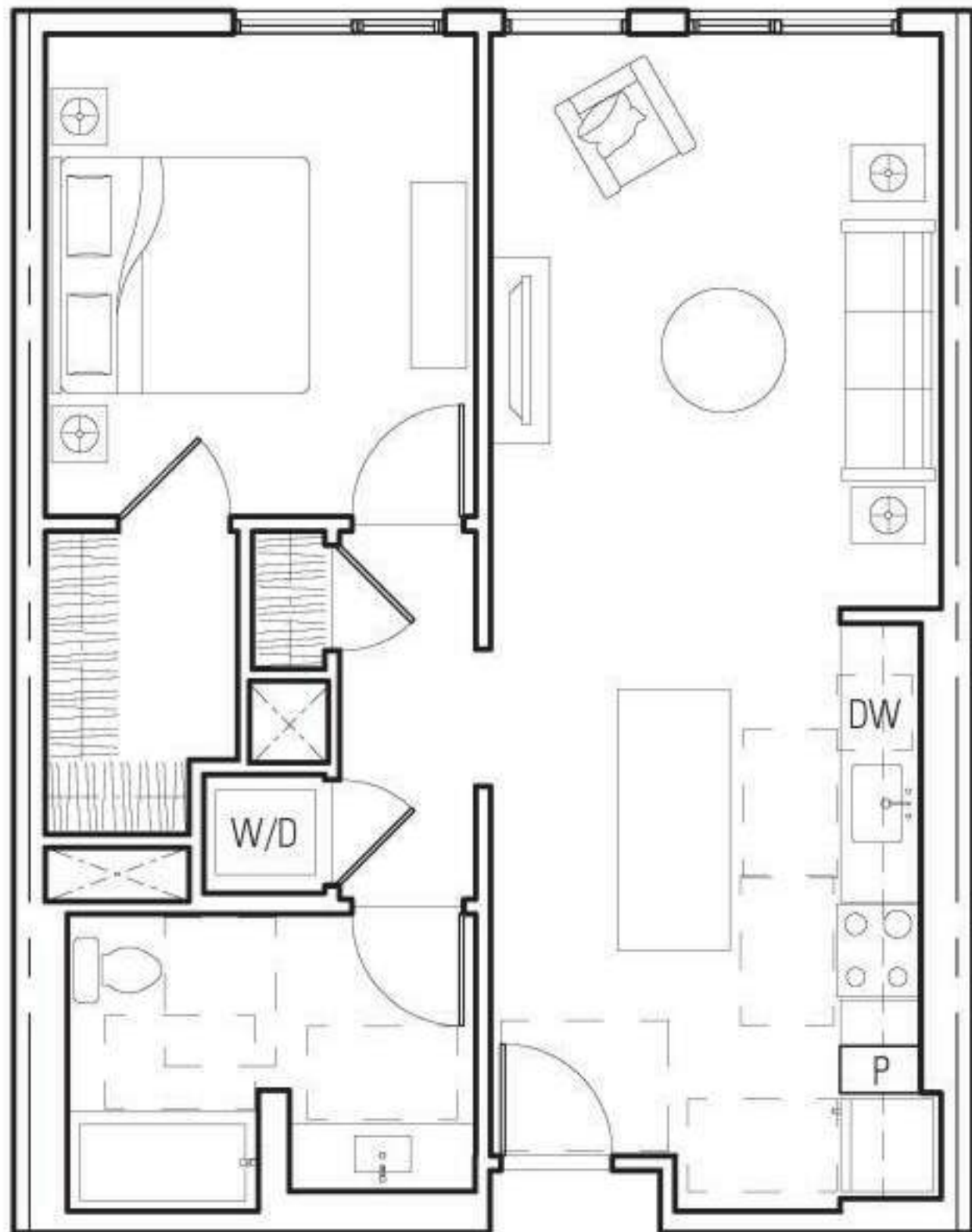
2300 HARRISON ST

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ROOF PLAN





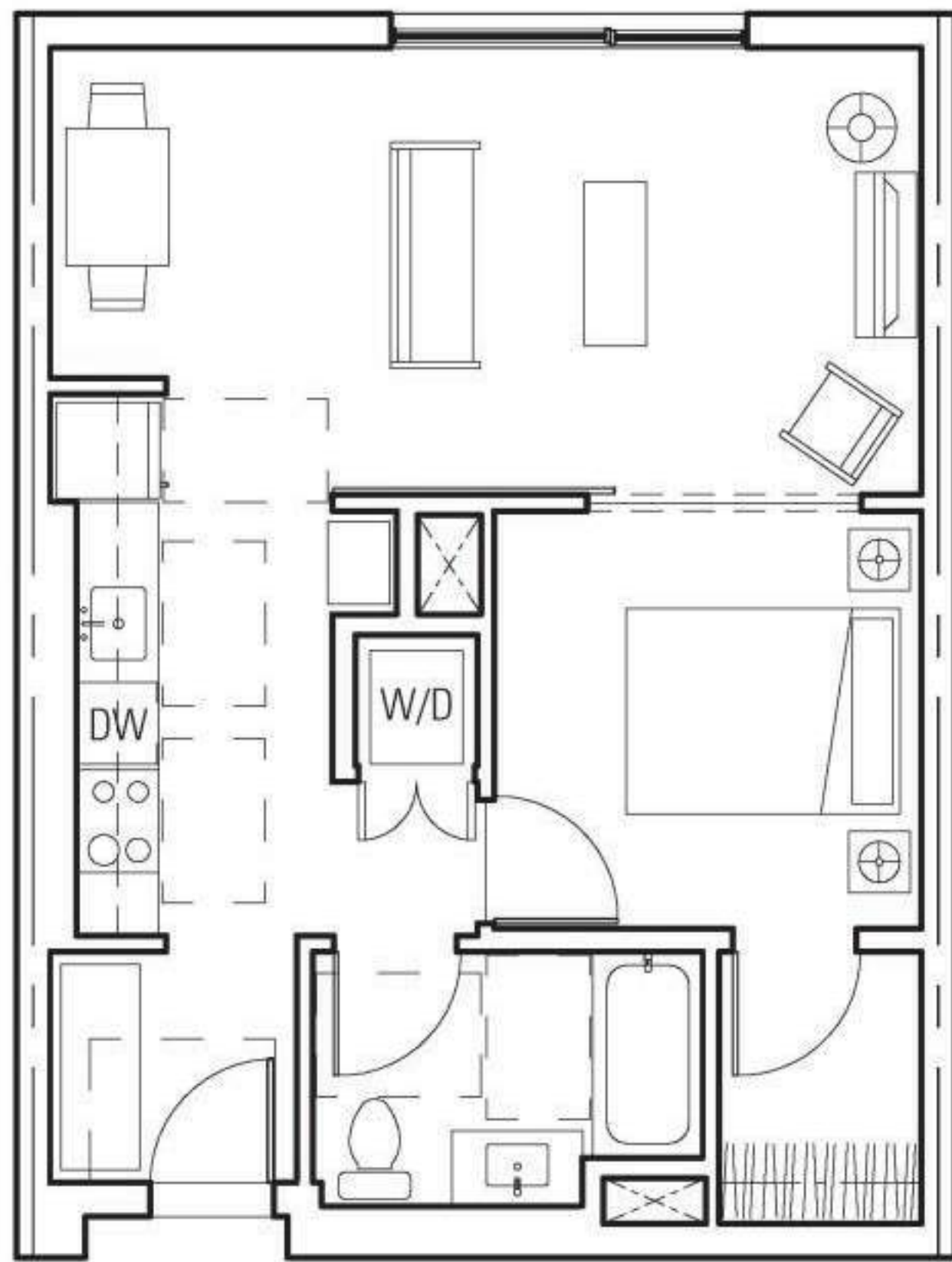


**1 BED, 1 BATH**

ALCHEMY BY ALTA  
San Francisco, CA

810 GSF  
710 NSF

- "TRADITIONAL" 1 BEDROOM
- PRIVATIZED BATHROOM ACCESS



**JR 1 BED, 1 BATH**

ONE HENRY ADAMS  
San Francisco, CA

660 GSF  
580 NSF

- "NESTED" BED ALCOVE WITH CLOSET
- MAXIMIZES POTENTIAL FOR LIGHT IN LIVING AREA
- DIRECT BATHROOM ACCESS
- LIVES LIKE A FULL 1 BR



UNIT PLANS ON SHEETS A210 AND A211 ARE FROM OTHER RECENTLY BUILT MULTI-FAMILY DEVELOPMENTS IN SAN FRANCISCO, DESIGNED BY BAR ARCHITECTS. THEY ARE REPRESENTATIVE OF RESIDENTIAL UNITS SIMILAR IN LAYOUT TO THE UNIT DESIGNS IN THIS PROJECT.

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RELEVANT UNIT PLANS

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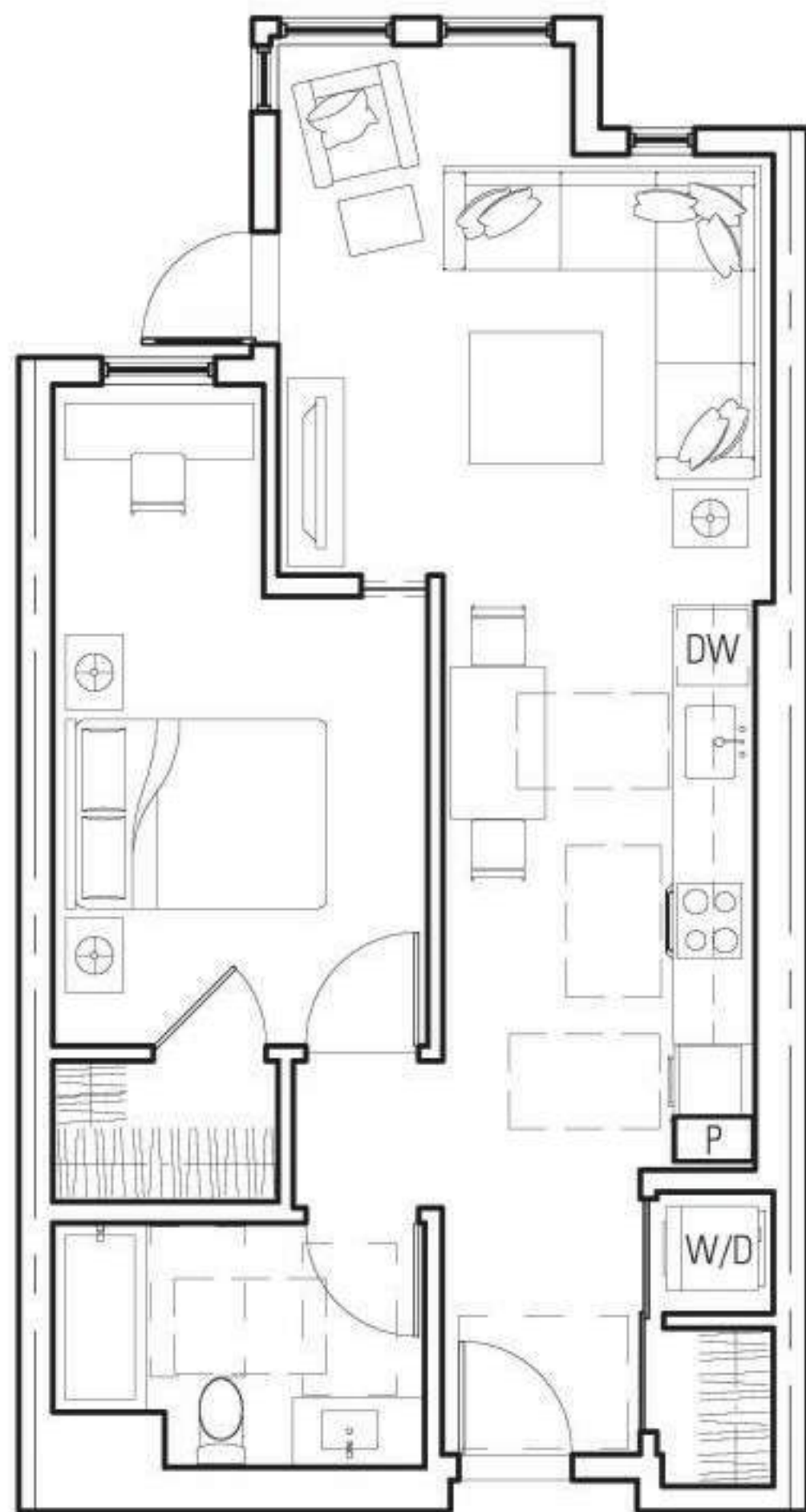
08/22/19

NOT TO SCALE



A210



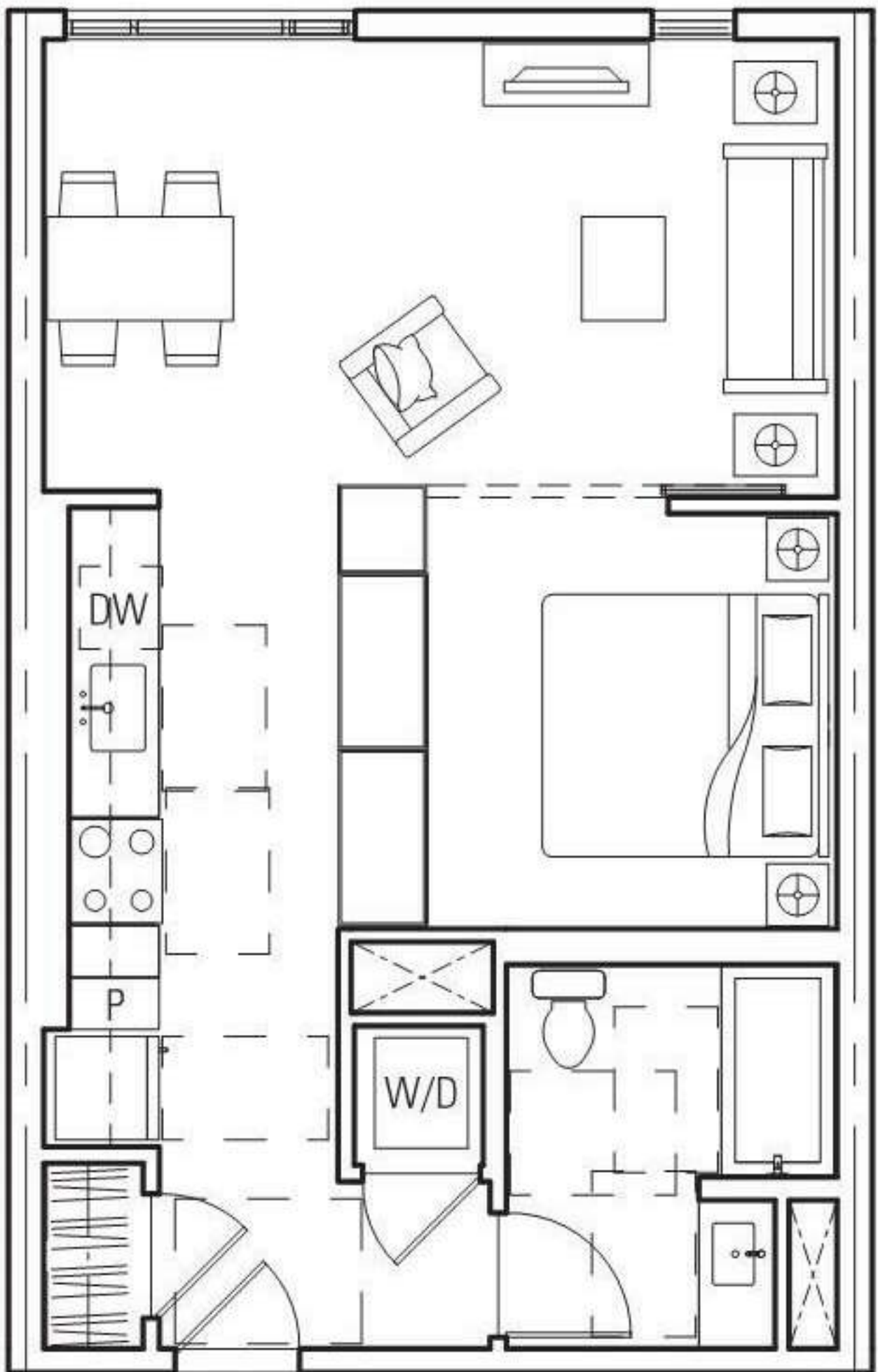


**1 BED, 1 BATH**

**99 RAUSCH**  
San Francisco, CA

720 GSF  
640 NSF

- “YING YANG” PLAN MAXIMIZES BUILDING EFFICIENCY
- UNIT MINIMIZED WIDTH
- BONUS ALCOVE IN BEDROOM
- BUILDING FACADE ARTICULATION



**1 BED, 1 BATH**

**ALCHEMY BY ALTA**  
San Francisco, CA

660 GSF  
580 NSF  
2010 CBC  
WITH SLEEPING ALCOVE



UNIT PLANS ON SHEETS A210 AND A211 ARE FROM OTHER RECENTLY BUILT MULTI-FAMILY DEVELOPMENTS IN SAN FRANCISCO, DESIGNED BY BAR ARCHITECTS. THEY ARE REPRESENTATIVE OF RESIDENTIAL UNITS SIMILAR IN LAYOUT TO THE UNIT DESIGNS IN THIS PROJECT.

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**RELEVANT UNIT PLANS**

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**A211**



- MATERIALS KEY**
- 1. METAL PANEL
  - 2. CEMENT PLASTER
  - 3. METAL CANOPY
  - 4. STOREFRONT WINDOW SYSTEM
  - 5. ALUMINUM WINDOW
  - 6. METAL BASE
  - 7. METAL GUARDRAIL
  - 8. METAL COLUMN
  - 9. MURAL AREAS



2300 HARRISON ST

SAN FRANCISCO, CA

EAST EXTERIOR ELEVATION



- MATERIALS KEY**
- 1. METAL PANEL
  - 2. CEMENT PLASTER
  - 3. METAL CANOPY
  - 4. STOREFRONT WINDOW SYSTEM
  - 5. ALUMINUM WINDOW
  - 6. METAL BASE
  - 7. METAL GUARDRAIL
  - 8. METAL COLUMN
  - 9. MURAL AREAS



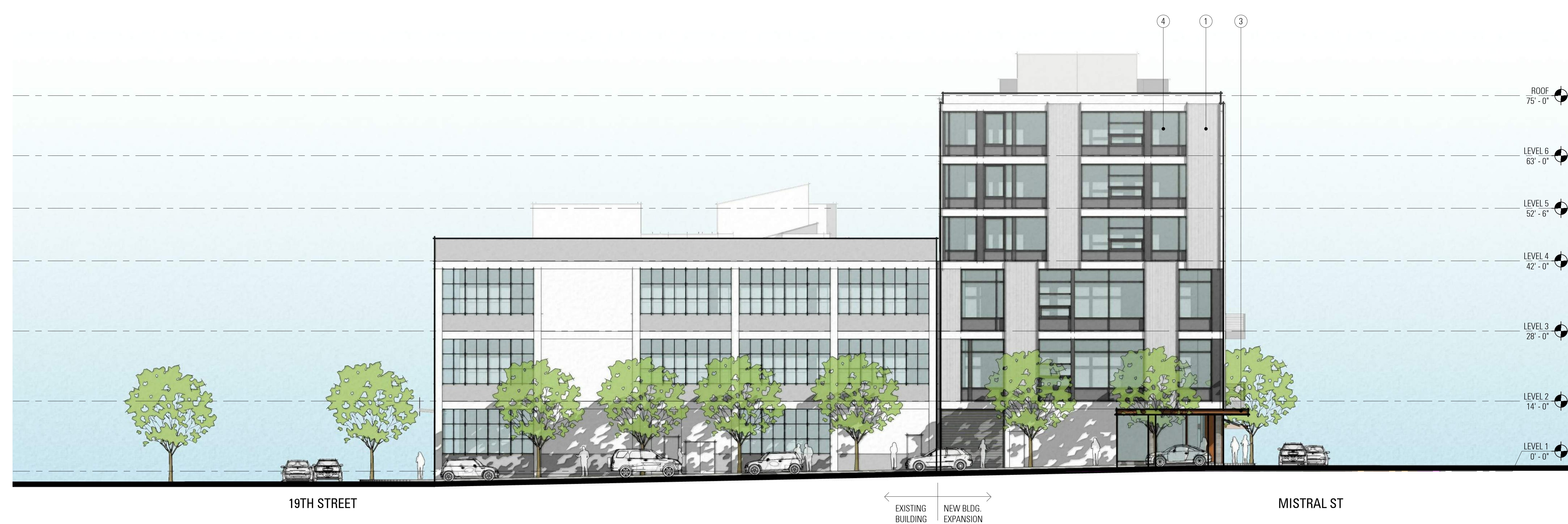
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SOUTH EXTERIOR ELEVATION



- MATERIALS KEY**
- 1. METAL PANEL
  - 2. CEMENT PLASTER
  - 3. METAL CANOPY
  - 4. STOREFRONT WINDOW SYSTEM
  - 5. ALUMINUM WINDOW
  - 6. METAL BASE
  - 7. METAL GUARDRAIL
  - 8. METAL COLUMN
  - 9. MURAL AREAS



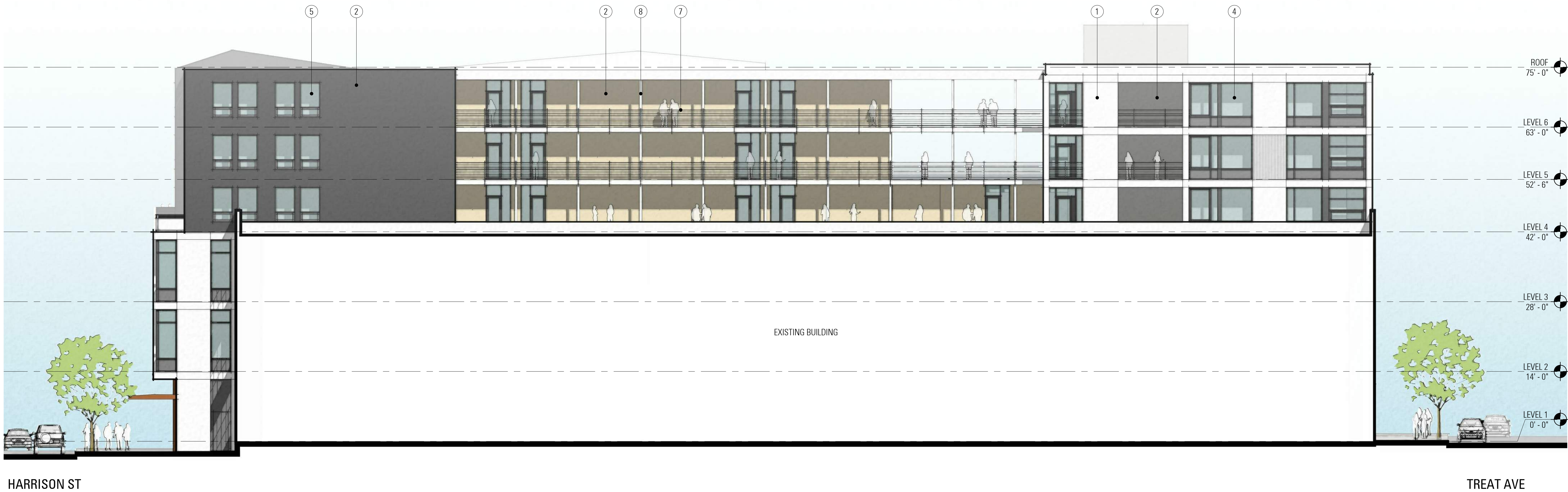
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WEST EXTERIOR ELEVATION



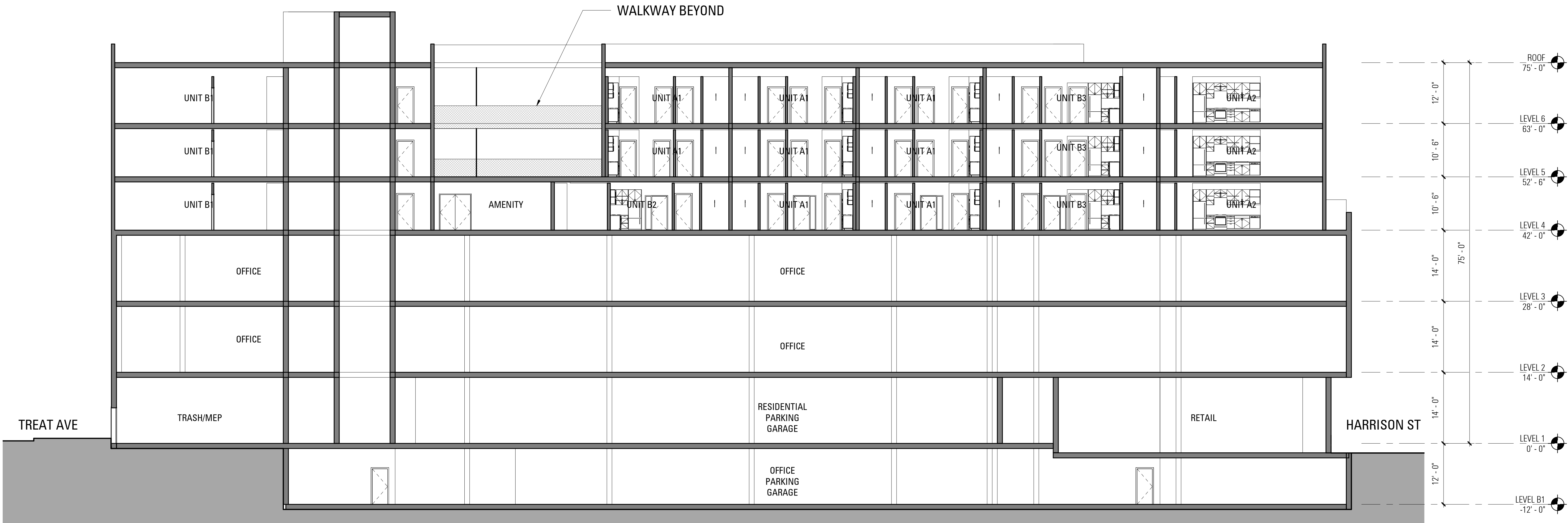
- MATERIALS KEY**
- 1. METAL PANEL
  - 2. CEMENT PLASTER
  - 3. METAL CANOPY
  - 4. STOREFRONT WINDOW SYSTEM
  - 5. ALUMINUM WINDOW
  - 6. METAL BASE
  - 7. METAL GUARDRAIL
  - 8. METAL COLUMN
  - 9. MURAL AREAS



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NORTH EXTERIOR ELEVATION



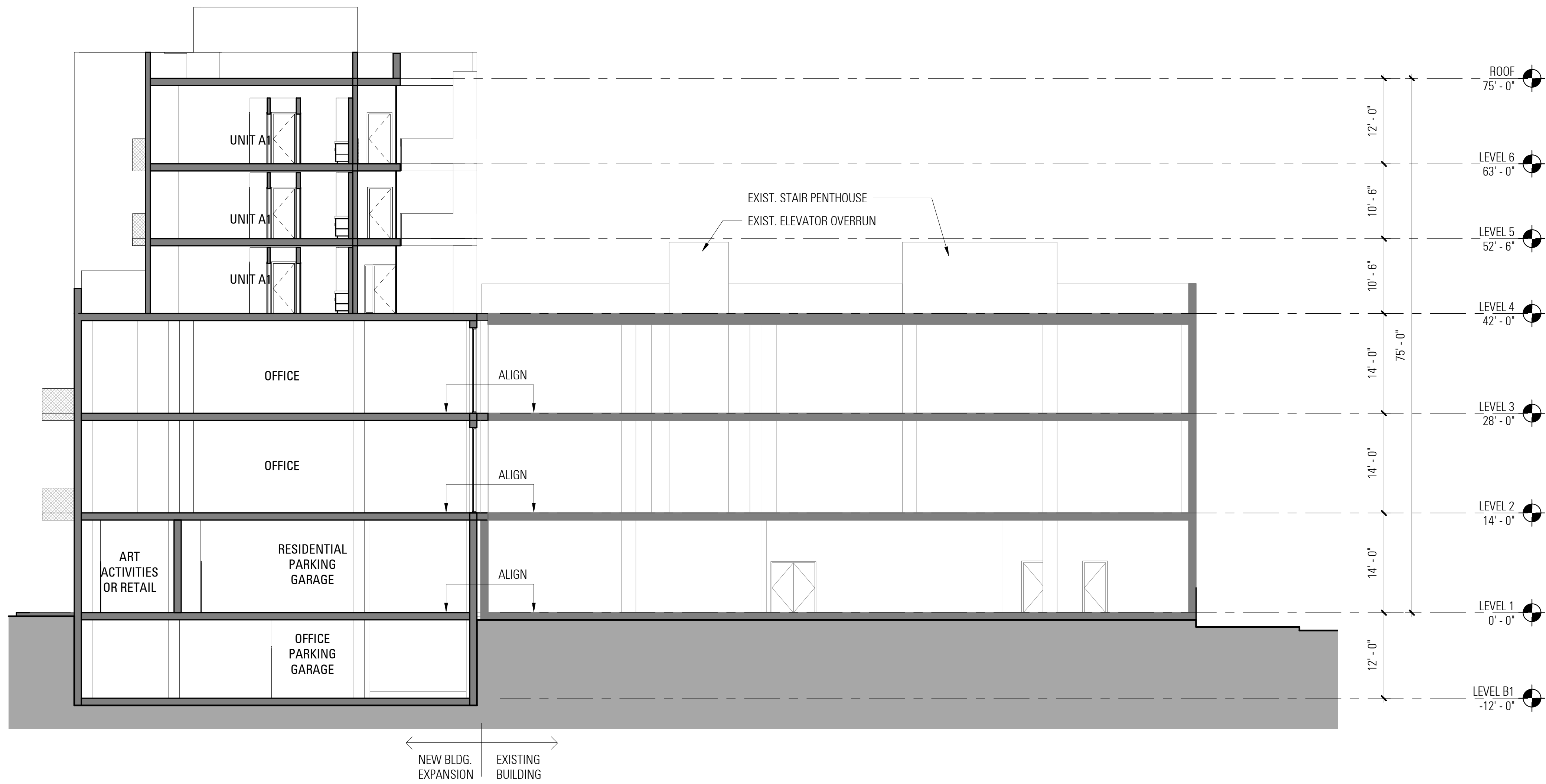


1 LONGITUDINAL SECTION  
A321 1" = 10'-0"

2300 HARRISON ST | SAN FRANCISCO, CA

BUILDING SECTIONS





1 CROSS SECTION  
A322 1" = 10'-0"

2300 HARRISON ST

SAN FRANCISCO, CA

BUILDING SECTIONS

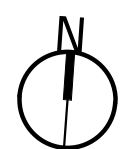
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REV. 04/25/19  
08/22/19

5 20  
0 10  
SCALE: 1" = 10'-0"



A322



## 2300 Harrison Project Benefits

- 1 additional on-site BMR unit at 120% AMI (plus 3 required BMR units at 50% AMI).
- Leasing 1,200 sf of ground-floor arts activity/retail space along Mistral as community-serving space, at BMR, ideally to a Mission-based arts organization or artist to prevent displacement, at \$2/sf (plus triple net, and annual CPI adjustments) for term of 10 years plus 2 x 5-year options.
- Funding for two murals along Mistral for up to \$15,000 total, reflecting the historic Latino/Chicano experience.
- Allowing Carnaval to use the remaining surface parking area near the 19th and Harrison corner, subject to insurance and indemnification.
- Design revisions based on USM's requests.
- Commitment to have La Cocina as the tenant for the corner 2,300sf retail space. Project sponsor is willing to pay tenant improvements for the buildout of the retail space per La Cocina's specs up to \$488,000 (approximately \$200/sf), and to lease the space at \$1.27/sf (plus triple net, and annual CPI adjustments) for a term of 10 years, plus 2 x 5-year options.

**2300 HARRISON ST**

SAN FRANCISCO, CA

**PROJECT BENEFITS**





## APPENDIX A



**MISTRAL ST. ELEVATION - FROM LPA**



**MISTRAL ST. ELEVATION - REVISED**  
(REVISED 9/27/18 - PER PLANNING COMMENTS)

2300 HARRISON STREET | **PLANNING/COMMUNITY MEETINGS UPDATES**

March 12, 2019

**BAR**architects

1

# 2300 HARRISON ST

# SAN FRANCISCO, CA

# PLANNING/COMM MEETINGS UPDATES

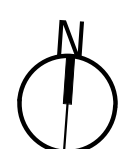
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08/22/19

NOT TO SCALE



## A502



# APPENDIX A



**F. COMMENT:**  
CREATE MASSING/MATERIAL CHANGE AT SOUTHWEST CORNER

**RESPONSE:**  
KEEP EXISTING DESIGN AS IS. MASSING AND ARTICULATION CONSISTENT WITH COMMERCIAL BLDGS IN THE NEIGHBORHOOD. SCALE IS APPROPRIATE IN RELATION TO EXISTING BLDG. PLANNING APPROVES CURRENT DESIGN DIRECTION.

**E. COMMENT:**  
PROVIDE ADDITIONAL AMENITY OUTDOOR SPACE

**RESPONSE:**  
PROVIDED OPERABLE DOORS AT AMENITY SPACE TO MAXIMIZE USE OF INDOOR AND OUTDOOR SPACE (460 SF INDOOR + 638 SF OUTDOOR = 1,068 SF TOTAL)

**D. COMMENT:**  
CREATE MORE DEPTH ON RESIDENTIAL FACADE

**RESPONSE:**  
ADDED BALCONIES AT RECESSED FACADES TO CREATE MORE DEPTH AND RESIDENTIAL CHARACTER

**MISTRAL ST. ELEVATION - REVISED**  
(REVISED 9/27/18 - PER PLANNING COMMENTS)

**C. COMMENT:**  
ADD ADDITIONAL MULLION AT COMMERCIAL FACADE TO FURTHER REDUCE SCALE OF GLASS

**RESPONSE:**  
ADDED HORIZONTAL MULLION



**A. COMMENT:**  
PROVIDE BULKHEAD/BASE AT ARTISAN SPACES CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

**RESPONSE:**  
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AND RECESSED ENTRY DOORS 3' FROM PROPERTY LINE

**B. COMMENT:**  
PROVIDE BULKHEAD/BASE AT RETAIL SPACE CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

**RESPONSE:**  
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AT RETAIL STOREFRONT. CREATED HEAVIER BANDING TO BREAK STOREFRONT INTO SMALLER COMPONENTS.

**MISTRAL ST. ELEVATION - REVISED**  
(REVISED 3/12/19 - PER USM COMMENTS)

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March 12, 2019

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## 2300 HARRISON ST

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## PLANNING/COMM MEETINGS UPDATES

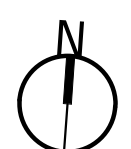
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### A503



## APPENDIX A



ARTISAN SPACE - FROM LPA



ARTISAN SPACE - PER PLANNING COMMENTS



ARTISAN SPACE - PER USM COMMENTS

**A. COMMENT:**  
PROVIDE BULKHEAD/BASE AT ARTISAN SPACES CONSISTENT WITH  
GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

**RESPONSE:**  
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AND RECESSED  
ENTRY DOORS 3' FROM PROPERTY LINE

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# PLANNING/COMM MEETINGS UPDATES

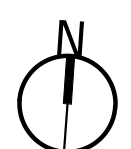
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## A504



## APPENDIX A



RETAIL STOREFRONT - FROM LPA



RETAIL STOREFRONT - PER PLANNING COMMENTS



RETAIL STOREFRONT - PER USM COMMENTS



- B. COMMENT:**  
PROVIDE BULKHEAD/BASE AT RETAIL SPACE CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD
- RESPONSE:**  
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AT RETAIL STOREFRONT. CREATED HEAVIER BANDING TO BREAK STOREFRONT INTO SMALLER COMPONENTS.

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# PLANNING/COMM MEETINGS UPDATES

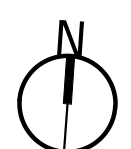
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APPENDIX A



COMMERCIAL FACADE - FROM LPA

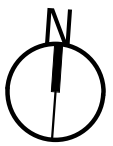


COMMERCIAL FACADE - PER PLANNING COMMENTS



COMMERCIAL FACADE - PER USM COMMENTS

**C. COMMENT:**  
ADD ADDITIONAL MULLION AT COMMERCIAL FACADE TO FURTHER  
REDUCE SCALE OF GLASS  
**RESPONSE:**  
ADDED HORIZONTAL MULLION





APPENDIX A



RESIDENTIAL FACADE - FROM LPA

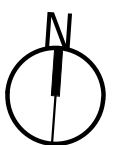


RESIDENTIAL FACADE - PER PLANNING COMMENTS



RESIDENTIAL FACADE - PER USM COMMENTS

**D. COMMENT:**  
CREATE MORE DEPTH ON RESIDENTIAL FACADE  
**RESPONSE:**  
ADDED BALCONIES AT RECESSED FACADES TO  
CREATE MORE DEPTH AND RESIDENTIAL CHARACTER





APPENDIX A



AMENITY SPACE - FROM LPA



AMENITY SPACE - PER PLANNING COMMENTS



AMENITY SPACE - PER USM COMMENTS

**E. COMMENT:**  
PROVIDE ADDITIONAL AMENITY OUTDOOR SPACE

**RESPONSE:**  
PROVIDED OPERABLE DOORS AT AMENITY SPACE TO MAXIMIZE  
USE OF INDOOR AND OUTDOOR SPACE (460 SF INDOOR + 638 SF  
OUTDOOR = 1,068 SF TOTAL)

