



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION & ADOPTION OF CEQA FINDINGS

HEARING DATE: November 18, 2021

Record No.: 2017-012086CUA
Project Address: 770 WOOLSEY STREET
Zoning: RH-1 (Residential House- One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6055/001
Project Sponsor: Eric Tao
988 Market Street, Suite 400
San Francisco, CA 94102
Property Owner: 140 Partners, LLC
988 Market Street, Suite 400
San Francisco, CA 94102
Staff Contact: Kimberly Durandet- (628) 652-7315
Kimberly.Durandet@sfgov.org

Recommendation: Approval with Conditions / Adoption of Findings

Project Description

The Project ("Project") includes demolition of the existing abandoned greenhouse structures and new construction of 31 three-story residential duplex buildings with a height of approximately 35 feet and a total Gross Floor Area of approximately 118,600 square feet with ground floor garage and storage spaces. The Project would construct a total of 62 dwelling units and includes 62 off-street vehicle parking spaces, 93 Class 1 and 12 Class 2 bicycle parking spaces. The Project will also provide approximately 43,300 square feet of open space consisting of approximately 14,900 square feet of private rear yards, approximately 11,200 square feet of common shared spaces for the residential units, and approximately 17,200 square feet will be provided as a publicly accessible open space at the corner of Woolsey and Hamilton Streets. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible.

The Project would also add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create

a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey Streets would be replaced with 10-foot wide sidewalks and would add four new sidewalk bulbouts (one at each corner of the site). The Project would include 31 new curb cuts and provide approximately 28 on-street parking spaces surrounding the Project site. Two on-street car share spaces will be located on Hamilton Street near the proposed publicly accessible open space. A total of approximately 33 street trees would be provided along the perimeter of the block.

Required Commission Action

The following is a summary of actions that the Commission must consider for the Project:

- 1) Adoption of findings under CEQA, including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program (“MMRP”);
- 2) Approval of a Conditional Use Authorization for a Planned Unit Development (PUD), pursuant to Planning Code Sections 209.1, 303, and 304, for the new construction of 31 residential buildings with a total of 62 dwelling units, 62 off-street parking spaces, 93 Class 1 and 12 Class 2 bicycle-parking spaces, 14,900 square feet of private open space, 11,200 square feet of common open space, and approximately 17,200 square feet of publicly-accessible open space at the corner of Woolsey and Hamilton Streets on an approximately 96,000 square foot block within the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District and grant modification to the Planning Code requirements for lot width (Section (Sec.) 121), rear yard (Sec. 134), street frontage (Sec. 144), and car share (Sec. 166).

Issues and Other Considerations

- **Affordable Housing.** The Project Sponsor has submitted an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,” to satisfy the requirements of the Inclusionary Affordable Housing Program the applicant will provide affordable ownership units on site. A complete Environmental Application was submitted on September 15, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the on-site affordable housing is a rate of 20% or 12 units with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual.
- **Greenhouse Retention & Public Open Space.** As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces. The project includes rebuilding of two greenhouses and creation of a publicly accessible open space that could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.
- **Public Comment & Outreach.** The Department has received no correspondence regarding the proposed project. However, the Department is aware of outreach efforts on the Project as mediated by Supervisor Ronen. The Project Sponsor has conducted community meetings and has been working with community groups throughout the project process. Below is a summary of their outreach efforts:

- **May 2017**—Neighborhood canvassing effort sharing original project plans to gather names and contact info of interested neighbors.
- **August 2017**—Project sponsor hosts community meeting at the Imperial Garden Restaurant in Portola.
- **April 2019**—Project sponsor hosts second community meeting at the Imperial Garden Restaurant in Portola.
- **Spring 2019 through Summer 2020**—Over ten small-group meetings held with community leaders, Friends of 770 Woolsey and Supervisor Ronen’s office.

Environmental Review

The Department determined that an environmental impact report (“EIR”) was required for the Project. On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”) for the Project. Publication of the NOP initiated a 30-day public review and comment period that ended on September 25, 2020.

On June 24, 2021, the Department published the Draft Environmental Impact Report (“DEIR”) including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission (“Commission”) public hearing on the DEIR. On August 26, 2021, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on August 26, 2021. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on June 24, 2021.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maximize the use of a currently underdeveloped lot and construct a new residential development within close proximity to public transportation, commercial corridors, and jobs. The Project will provide 62 additional family sized dwelling units to the City’s housing stock on a suitable development lot and contribute 12 Affordable Housing units on site for ownership. The Project will also provide a use compatible with the RH-1 Zoning District and construct 31 residential buildings (or 62 dwelling units) that are compatible with the size, height, and architectural characteristics of the immediate residential neighborhood. The Project will substantially improve the public rights of way surrounding the site with new sidewalks, streetscape improvements and street trees. Furthermore, the Project will provide a large publicly accessible community open space. The

Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion –CEQA Findings

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – MMRP

Exhibit D – Maps and Context Photos

Exhibit E – Inclusionary Affordable Housing Affidavit

Exhibit F– Anti-Discriminatory Housing Affidavit

Exhibit G– First Source Hiring Affidavit



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: November 18, 2021

Record No.: 2017-012086ENV
Project Address: 770 WOOLSEY STREET
Zoning: RH-1 (Residential House- One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6055/001
Project Sponsor: Eric Tao, L37 Partners
988 Market Street, Suite 400
San Francisco, CA 94102
Property Owner: 140 Partners, LLC
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San Francisco, CA 94102
Staff Contact: Kimberly Durandet- (628) 652-7315
Kimberly.Durandet@sfgov.org

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE PLANNED UNIT DEVELOPMENT PROJECT AT 770 WOOLSEY STREET TO DEMOLISH VARIOUS AGRICULTURAL STRUCTURES AND CONSTRUCT 62 RESIDENTIAL UNITS COMPRISED OF 31 3-STORY DUPLEXES (APPROXIMATELY 118,600 SQUARE FEET TOTAL); APPROXIMATELY 43,300 SQUARE FEET OF PRIVATE, COMMON, AND PUBLICLY ACCESSIBLE OPEN SPACE; 105 BICYCLE PARKING SPACES (93 CLASS 1, 12 CLASS 2); AND 62 VEHICULAR PARKING SPACES WITHIN THE RESIDENTIAL HOUSE, ONE-FAMILY (RH-1) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 15, 2017, Jesse Herzog of AGI Avant Group, Inc. (now L37 Partners) (“Project Sponsor”) filed an Environmental Evaluation Application for the Project at 770 Woolsey Street (“Project”) with the San Francisco Planning Department (“Planning Department”). The application was deemed accepted on September 15, 2017 and assigned Case Number 2017-012086ENV. After that date, the Project Sponsor submitted to the Department development applications for conditional use authorization of a Planned Unit Development, under Planning Code Section 304. The conditional use application was accepted on February 8, 2019 and assigned Case Number 2017-012086CUA.

On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”). Publication of the NOP initiated a 30-day public review and comment period that began on August 26, 2020 and ended on September 25, 2020. On June 24, 2021, the Department published the Draft Environmental Impact Report (“DEIR”), including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR and IS for public review and comment and of the date and time of the San Francisco Planning Commission (“Planning Commission”) public hearing on the DEIR; this notice was mailed to the Department’s list of persons requesting such notice. Notices of availability of the DEIR and the date and time of the public hearing were posted near the Project site by the Project Sponsor on June 24, 2021.

On July 21, 2021, the Historic Preservation Commission (“HPC”) held a duly advertised public hearing to review and comment on the DEIR. On July 29, 2021, the Planning Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 10, 2021. The Department prepared responses to comments on environmental issues received during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

On November 18, 2021, the Planning Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. (“CEQA”), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. (“CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code. The FEIR was certified by the Commission on November 18, 2021 by adoption of Motion No. XXXXX.

On November 18, 2021, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the Planned Unit Development conditional use authorization. The Commission heard and considered the testimony presented to it at the public hearing and further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties, and the record as a whole.

Pursuant to this Motion, the Commission hereby makes and adopts findings of fact and decisions regarding the Project description and objectives, significant impacts, significant and unavoidable impacts, mitigation measures and alternatives, and a statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to CEQA, particularly Section 21081 and 21081.5, the CEQA Guidelines, Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code, which findings are found Attachment A of this Motion. The Commission adopts these findings as required by CEQA, separate and apart from the Commission's certification of the Project's Final EIR, which the Commission certified under Motion No. XXXXX, prior to adopting these CEQA findings.

The Planning Department, Jonas P. Ionin, is the custodian of records; all pertinent documents are located in the File for Case No. 2017-012086PRJ, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

This Commission has reviewed the entire record of this proceeding, the CEQA Findings, attached to this Motion as Attachment A, regarding the alternatives, mitigation measures, environmental impacts analyzed in the FEIR, overriding considerations for approving the Project, and the proposed Mitigation Monitoring and Reporting Program ("MMRP") included in the FEIR and attached as Attachment B, which material was made available to the public.

MOVED, that the Commission hereby adopts findings under CEQA, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, and adopts the MMRP attached as Attachment B, based on the findings attached to this Motion as Attachment A, which are incorporated as though fully set forth in this Motion, and based on substantial evidence in the entire record of this proceeding.

I hereby certify that the foregoing Motion was ADOPTED by the Commission at its regular meeting on November 18, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

DATE: November 18, 2021

ATTACHMENT A

770 Woolsey Street Project

California Environmental Quality Act Findings: Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations

SAN FRANCISCO PLANNING COMMISSION

PREAMBLE

In determining to approve the 770 Woolsey Street Project ("Project") described in Section I, Project Description below, the San Francisco Planning Commission ("Commission") makes and adopts the following findings of fact and decisions regarding the significant and unavoidable impacts of the Project, and mitigation measures and alternatives, and adopts the statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), particularly Sections 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the approval actions ("Approval Actions") described in Section I(c), below, as required by CEQA, separate and apart from the Commission's certification of the Project's Final Environmental Impact Report ("FEIR"), which the Commission certified prior to adopting these CEQA findings.

These findings are organized as follows:

- **Section I** provides a description of the Project that was analyzed in the FEIR, the environmental review process for the Project, the Approval Actions to be taken, and the location and custodian of the record.
- **Section II** identifies the Project's less-than-significant impacts that do not require mitigation.
- **Section III** identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures.
- **Section IV** identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level, and describes any applicable mitigation measures as well as the disposition of the mitigation measures.
- **Section V** evaluates the different Project alternatives and the legal, social, economic, technological, and/or other considerations that support approval of the Project and the rejection of the alternatives, or elements thereof.
- **Section VI** presents a statement of overriding considerations pursuant to CEQA Guidelines Section 15093 that sets forth specific reasons in support of the Commission's actions and its rejection of the alternatives not incorporated into the Project.

The Mitigation Monitoring and Reporting Program (“MMRP”) for the mitigation measures that have been proposed for adoption is attached with these findings as **Attachment B** to Planning Commission Motion No. YYYY. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP provides a table setting forth each mitigation measure listed in the FEIR that is required to reduce or avoid a significant adverse impact. Attachment B also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in Attachment B.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report (“DEIR”) or Responses to Comments Document (“RTC”) are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings. Together, the DEIR and the RTC comprise the FEIR.

SECTION I. Project Description and Procedural Background

A. Project Description

The Project site (Assessor’s Block 6055, Lot 001) is a 2.2-acre site bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west. The Project is in the Portola neighborhood, located approximately 0.3 mile west of San Bruno Avenue, the primary retail corridor in the Portola neighborhood. The Project site is within the Residential House, One Family (RH-1) Zoning District, and a 40-X Height and Bulk District.

The Project site slopes from an elevation of approximately 145 feet above sea level at the northwest corner of the site (Bowdoin and Wayland streets) to an elevation of approximately 100 feet above sea level at the southeast corner of the site (Woolsey and Hamilton streets). The site is unpaved, with the perimeter of the site along Bowdoin and Wayland streets lacking a sidewalk.

The site contains existing structures related to the site’s previous agricultural use. The agricultural operations were discontinued in the 1990s and the site is not currently in use. The site includes two long rows of greenhouses (18 in total) arranged along a central, north-south pathway, and associated agricultural accessory structures. The east row contains 10 greenhouses (including two that have partially collapsed) lining the west side of Hamilton Street and the west row contains eight greenhouses (including three that have partially collapsed) lining the east side of Bowdoin Street. Of the greenhouses that have not collapsed or partially collapsed, all are in disrepair. The south end of the project site contains accessory buildings and structures, including a garage/storage building, a mixing shed, water storage and pressure tanks, a boiler house, a pesticide mixing tank, and hand-dug wells. The site contains a series of pipes that were used to convey water, steam, and pesticides to the greenhouses. There are several rose plants located within the greenhouses, which are presumed to have survived from the nursery business. The site is enclosed by a combination of building facades along Woolsey and Hamilton streets and a wooden fence along the rest of the perimeter.

The former agricultural use of the site was instituted in 1922 by the Garibaldi brothers. Initially, both the project site and the adjacent block to the east were used by the Garibaldi brothers for agricultural use; however, the

adjacent block to the east was developed with residential uses between 1922 and 1962. The Garibaldi brothers operated the Project site continuously until closing operations in the early 1990s. The 18 greenhouses were constructed at various times between 1921 and 1951, while the accessory structures described above were added at various times between 1925 and approximately the late 1960s.

L37 Partners (“Project Sponsor”) proposes to demolish the existing structures on the project site and construct 62 dwelling units, comprised of 31 duplexes, totaling approximately 118,600 square feet. Twelve of the units would be affordable housing units. The homes would be three stories and approximately 35 feet in height. The ground level of each duplex building would contain garage and/or storage space. The second and third levels would contain residential spaces consisting of two- and three-bedroom units. The Project would provide 62 parking spaces, 93 Class 1 bicycle parking spaces and 12 Class 2 bicycle parking spaces (62 Class 1 spaces and 12 Class 2 spaces are required by Code; however, the Project includes the additional spaces as part of its Transportation Demand Management plan).

The Project would provide a total of approximately 43,300 square feet of open space. Of that total amount, approximately 14,900 square feet would be private residential open space in the form of rear yards and courtyards, and shared gathering and circulation spaces accessible to residents only, while approximately 11,200 square feet of common space would be provided for residents in the form of shared courtyard spaces, a shared north-south open circulation space (the “spine”), as well as in east-west open spaces walkways (“mews”).

Finally, approximately 17,200 square feet of the site at the corner of Woolsey and Hamilton streets would be programmed as publicly accessible open space. The Project Sponsor proposes to rebuild the boiler house and two greenhouses (Greenhouse Number 1 and Number 2) in the original size and location as part of the open space. The boiler house would be approximately 35 feet long by 19 feet wide. Greenhouse Number 1 would be approximately 80 feet long by 33 feet wide, and Greenhouse Number 2 would be 120 feet long by 30 feet wide. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces, as feasible. As such, the reconstruction of the boiler house and two greenhouses would not meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties (the “Secretary’s Standards”). The publicly accessible open space could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.

The Project would include four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street). The Project would provide approximately 28 on-street parking spaces surrounding the Project site, as well as two on-street car share spaces on Hamilton Street near the proposed publicly accessible open space.

B. Project Objectives

The FEIR discusses the Project Objectives identified by the Project Sponsor. The objectives are as follows:

- Develop a mixed-income residential development consistent with and maximizing housing density pursuant to the planning code within project site constraints and incorporating on-site affordable units.
- Replace an abandoned commercial cut-flower lot with residential uses and design consistent with the surrounding Portola neighborhood.
- Contribute to the city's housing goal as designated in the General Plan of maximizing housing potential on the project site.
- Provide public open space and replicate some site conditions to preserve elements of the historical uses.
- Provide adequate light and air to all housing units in the new development.
- Develop a project that is financially feasible and able to support the equity and debt returns as required by investors and lenders without public subsidy.

C. Project Approvals

The Project requires review and approval by several local decision-making bodies, departments and agencies, including those set forth below.

Actions by the San Francisco Planning Commission

- Certification of the FEIR and adoption of findings under CEQA
- Conditional Use Authorization (Planning Code Sections 209.1, 303 and 304) for a Planned Unit Development (PUD), permitting development of more than one dwelling unit on lots in an RH-1 Zoning District (Section 209.1). Through the PUD, the Project is seeking modifications for not meeting the technical requirements of Planning Code Section 121 for minimum lot width and area, modification of the strict technical requirements for location and dimensions of required rear yards (Section 134), modification to driveway width and street frontage controls (Section 144), modification of technical requirements for car-share spaces to be included on street (Section 166).

Actions by Other City Departments and State Agencies

- Approval of demolition, grading, and site construction permits (Department of Building Inspection)
- Approval of nighttime construction noise permit (Department of Building Inspection)
- Subdivision approval to create 31 residential lots, one lot for publicly accessible open space, and lot(s) for common residential open space (e.g. for the "spine" and "mews") (Department of Public Works)
- If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit (Department of Public Works)
- Street and sidewalk permits for modifications to public streets, sidewalks, or curb cuts, including the installation of street trees (Department of Public Works)
- Construction-related approvals, as applicable (SFMTA)

- Review and approval of any changes to sewer laterals, existing publicly owned fire hydrants, water service laterals, water meters, and/or water mains (SFPUC)
- Review and approval of the size and location of new fire, standard, and/or irrigation water service laterals (SFPUC)
- Review and approval of stormwater management approach and required stormwater control plan(s) in accordance with city's 2016 Stormwater Management Requirements and Design Guidelines (SFPUC)
- Review and approval of the project's landscape and irrigation plans per the Water Efficient Irrigation Ordinance and the SFPUC Rules and Regulations Regarding Water Service to Customers (SFPUC)
- Review and approval of a site mitigation plan, in accordance with San Francisco Health Code article 22A (San Francisco Department of Public Health)
- Review and approval of a construction dust control plan, in accordance with San Francisco Health Code article 22B (San Francisco Department of Public Health)

D. Environmental Review

On September 15, 2017, Project Sponsor filed an Environmental Evaluation Application for the Project. On August 26, 2020, the San Francisco Planning Department ("Department") published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP"). Publication of the NOP initiated a 30-day public review and comment period that began on August 26, 2020 and ended on September 25, 2020. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on August 26, 2020.

On June 24, 2021, the Department published the DEIR, including an Initial Study ("IS"), and provided public notice in a newspaper of general circulation of the availability of the DEIR and IS for public review and comment and of the date and time of the Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and owners and occupants of buildings within a 300-foot radius of the project site. Notices of availability of the DEIR and the date and time of the public hearing were posted near the Project site by the Project Sponsor on June 24, 2021.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on June 23, 2021.

On July 21, 2021, the Historic Preservation Commission held a duly advertised public hearing to review and comment on the DEIR. On July 29, 2021, the Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 10, 2021.

The Department prepared responses to comments on environmental issues received during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR.

This material was presented in a RTC document, published on November 5, 2021, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

The FEIR has been prepared by the Department. It consists of the DEIR, any consultations and comments received during the review process, any additional information that became available after publication of the DEIR, and the RTC document, all as required by law. The IS is included as Appendix B to the DEIR and is incorporated by reference thereto.

Project FEIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 49 South Van Ness Avenue, Suite 1400, and are part of the record before the Commission.

On November 18, 2021, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. In certifying the FEIR, the Commission found that none of the comments on the DEIR triggered the need for recirculation of the EIR under CEQA Guidelines Section 15088.5. Nor does approval of the Project of the FEIR trigger the need for a supplemental or subsequent EIR under CEQA Guidelines Section 15162. The FEIR was certified by the Commission on November 18, 2021 by adoption of its Motion No. XXXXX.

E. Content and Location of Record

The record upon which all findings and determinations related to the adoption of the proposed Project are based includes the following:

- The FEIR, and all documents referenced in or relied upon by the FEIR, including the IS;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the FEIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the FEIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and subconsultants who prepared the FEIR, or incorporated into reports presented by the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the Project or the FEIR;
- All applications, letters, testimony, and presentations presented to the City by the Project Sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Project and the FEIR;
- The MMRP; and
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the FEIR received during the public review period, the administrative record, including all studies, materials and background documentation for the

FEIR are located at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco. The Planning Department, Jonas P. Ionin, is the custodian of these documents and materials.

F. Findings about Environmental Impacts and Mitigation Measures

The following Sections II, III and IV set forth the Commission's findings about the FEIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the FEIR and adopted by the Commission as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and hereby adopts, the conclusions in the FEIR, these findings will not repeat the analysis and conclusions in the FEIR, but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings.

In making these findings, the Commission has considered the opinions of the Department and other City staff and experts, other agencies, and members of the public. The Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the City and County of San Francisco; (ii) the significance thresholds used in the FEIR are supported by substantial evidence in the record, including the expert opinion of the FEIR preparers and City staff; and (iii) the significance thresholds used in the FEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project. Thus, the Commission finds the significance determinations in the FEIR to be persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the FEIR. Instead, a full explanation of these environmental findings and conclusions can be found in the FEIR, and these findings hereby incorporate by reference the discussion and analysis in the FEIR supporting the determination regarding the Project impacts and mitigation measures designed to address those impacts. In making these findings, the Commission ratifies, adopts and incorporates in these findings the determinations and conclusions of the FEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

As set forth below, the Commission adopts and incorporates the mitigation measures set forth in the FEIR and the attached MMRP, to reduce the significant impacts of the Project. Accordingly, in the event a mitigation measure recommended in the FEIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect a mitigation measure in the FEIR due to a clerical error, the language of the mitigation measure as set forth in the FEIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the FEIR.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the DEIR, RTC or IS in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

SECTION II. IMPACTS OF THE PROJECT FOUND TO BE LESS THAN SIGNIFICANT AND THUS NOT REQUIRING MITIGATION

Under CEQA, no mitigation measures are required for impacts that are less than significant (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.). Based on the evidence in the whole record of this proceeding, the Planning Commission finds that the Project will not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation. The statements below provide a brief summary of the analyses and explanations contained in the FEIR, and do not attempt to include all of the information that is provided in the FEIR. Such information can be found in FEIR Appendix B (Initial Study or IS), which is incorporated herein by this reference.

The IS determined that the Project would result in a less than significant impact or no impact for the following impact areas and, therefore, these impact areas were not included in the DEIR for further analysis, including those impacts that include a specific impact statement:

- Land Use and Planning – all impacts (IS, p. 11)
- Population and Housing – all impacts (IS, p. 13)
- Cultural Resources
 - Impact C-CR-2: The Project, in combination with cumulative projects, would not result in significant cumulative impacts on archeological resources and human remains (IS, p. 20)
- Tribal Cultural Resources
 - Impact C-TCR-1: The Project, in combination with cumulative projects, would not result in significant cumulative impacts to tribal cultural resources (IS, p. 22)
- Transportation and Circulation – all impacts (IS, p. 22)
- Noise
 - Impact NO-1: Construction activities associated with the Project would not result in a significant temporary increase in ambient noise levels in the project vicinity in excess of established standards (IS, p. 35)
 - Impact NO-2: Construction of the Project would not generate excessive groundborne noise or vibration levels (IS, p. 37)
 - Impact C-NO-1: The Project, in combination with cumulative projects, would result in less-than-significant cumulative impacts related to noise and vibration (IS, p. 39)
- Air Quality
 - Impact AQ-1: The Project would not conflict with or obstruct implementation of 2017 Clean Air Plan (IS, p. 45)
 - Impact AQ-2: The Project's construction activities would generate fugitive dust and criteria air pollutants, but would not result in a cumulatively considerable net increase of non-attainment criteria air pollutants within the air basin (IS, p. 46)
 - Impact AQ-4: The Project would generate toxic air contaminants, including diesel particulate matter, but not at levels that would expose sensitive receptors to substantial air pollutant concentrations (IS, p. 52)
 - Impact AQ-5: The Project would not create objectionable odors that would affect a substantial number of people (IS, p. 52)
- Greenhouse Gas Emissions – all impacts (IS, p. 53-56)
- Wind – all impacts (IS, p. 56-57)

- Shadow – all impacts (IS, p. 57-58)
- Recreation – all impacts (IS, p. 58-60)
- Utilities and Services Systems – all impacts (IS, p. 61-66)
- Public Services – all impacts (IS, p. 67-69)
- Biological Resources
 - Impact BI-2: The Project would not conflict with any local policies protecting biological resources, such as a tree preservation policy or ordinance (IS, p. 76)
 - Impact C-BI-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to biological resources (IS, p. 76)
- Geology and Soils
 - Impact GE-1: The Project would not exacerbate the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic ground shaking, liquefaction, seismically induced ground failure, or landslides (IS, p. 80)
 - Impact GE-2: The Project would not result in substantial loss of topsoil or erosion (IS, p. 81)
 - Impact GE-3: The Project site would not be located on a geologic unit or soil that is unstable, or that could become unstable as a result of the Project (IS, p. 82)
 - Impact GE-4: The Project would not create substantial risks to life or property as a result of being located on expansive soil (IS, p. 82)
 - Impact C-GE-1: The Project, in combination with cumulative projects, would not result in cumulative impacts on geology and soils or paleontological resources (IS, p. 85)
- Hydrology and Water Quality – all impacts (IS, p.86-90)
- Hazards and Hazardous Materials – all impacts (IS, p. 91-97)
- Mineral and Energy Resources – all impacts (IS, p. 98)
- Energy – all impacts (IS, p. 99-100)
- Agriculture and Forest Resources – all impacts (IS, p. 100-101)
- Wildfire – all impacts (IS, p. 101)

Note: Senate Bill (SB) 743 became effective on January 1, 2014. Among other things, SB 743 added Section 21099 to the Public Resources Code and eliminated the requirement to analyze aesthetics and parking impacts for certain urban infill projects under CEQA. The proposed Project meets the definition of a mixed-use residential project on an infill site within a transit priority area as specified by Public Resources Code Section 21099. Accordingly, the FEIR did not discuss the topic of aesthetics, which is no longer considered in determining the significance of the proposed Project's physical environmental effects under CEQA. The FEIR nonetheless provided visual simulations for informational purposes. Similarly, the FEIR included a discussion of parking for informational purposes. This information, however, did not relate to the significance determinations in the FEIR.

SECTION III. FINDINGS OF POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this Section III and in Section IV concern mitigation measures set forth in the DEIR to mitigate the potentially significant impacts of the Project. These mitigation measures are included in the MMRP. A copy of the MMRP is included as Attachment B to the Planning Commission Motion adopting these findings.

The Project Sponsor has agreed to implement the following mitigation measures to address the potential noise, air quality, cultural resources, and geology and soils impacts identified in the IS and/or FEIR. As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the FEIR into the Project to mitigate or avoid significant or potentially significant environmental impacts. These mitigation measures will reduce or avoid the potentially significant impacts described in the FEIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

Additionally, the required mitigation measures are fully enforceable and are included as conditions of approval in the Planned Unit Development Conditional Use Authorization under Planning Code Section 303 and 304, and also will be enforced through conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level. The Planning Commission finds that the mitigation measures presented in the MMRP are feasible and shall be adopted as conditions of project approval.

Cultural Resources+

- **Impact CR-3:** The Project could cause a substantial adverse change in the significance of an archeological resource. With implementation of *Mitigation Measure M-CR-2: Archeological Testing*, Impact CR-3 is reduced to a less-than-significant level. (IS, p. 15)

Project construction requires subsurface excavation. Based on a reasonable presumption that archeological resources may be present within the Project site, the Project has the potential to disturb unknown archeological resources, and these impacts could be significant. Accordingly, to reduce potential impacts to significant archeological resources, the Project would implement *Mitigation Measure M-CR-2: Archeological Testing*, which would require the Project Sponsor to retain the services of an archeologist from the Department Qualified Archeological Consultants List to develop and implement an archeological testing program and, if appropriate, an archeological data recovery plan and other measures set forth in *Mitigation Measure M-CR-2: Archeological Testing*. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-CR-2* would reduce the potential impact to a less-than-significant level.

- **Impact CR-4:** The Project could disturb human remains, including those interred outside of formal cemeteries. With implementation of *Mitigation Measure M-CR-2: Archeological Testing*, Impact CR-4 is reduced to a less-than-significant level. (IS, p. 19)

The inadvertent exposure of previously unidentified human remains, including those interred outside of formal cemeteries, would be considered a significant impact. To reduce this impact to a less-than-significant level, the Project would comply with *Mitigation Measure M-CR-2: Archeological Testing*, which includes the procedures required to address, protect, and treat human remains should any be discovered during construction. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measure M-CR-2*, the Project would have a less-than-significant impact related to the potential disturbance of human remains.

Tribal Cultural Resources

- **Impact TCR-1:** The Project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074. With implementation of *Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program*, Impact TCR-1 is reduced to a less-than-significant level. (IS, p. 21)

Unknown resources may be encountered during construction that could be identified as tribal cultural resources at the time of discovery or at a later date. The Planning Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program*, would reduce potential adverse effects on tribal cultural resources to a less-than-significant level by imposing a consultation process with tribal representatives for determining whether preservation in place through an archeological resource preservation plan would be feasible and effective and, if not, for implementation of a tribal cultural resources interpretation plan.

Noise

- **Impact NO-3:** Operation of the Project could result in a substantial permanent increase in ambient noise levels in the Project vicinity in excess of applicable standards. With implementation of *Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations*, Impact NO-3 is reduced to a less-than-significant level. (IS, p. 38)

Fixed mechanical equipment installed as part of the Project (such as heating, ventilation and air condition equipment like condenser units) could cause existing ambient noise levels at adjacent existing residences by more than 5 dBA and result in a significant operational noise impact. Implementing *Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations*, will require, prior to approval of a building permit, that the Project Sponsor demonstrate to the Environmental Review Officer that proposed fixed mechanical equipment meets the noise limits specific in section 2909 of the city's noise ordinance. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measure M-NO-3*, potential operational noise impacts would be reduced to a less-than-significant level.

Air Quality

- **Impact AQ-3:** The Project's construction and operational activities could generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. With implementation of *Mitigation Measure M-AQ-3: Construction Air Quality*, Impact AQ-3 is reduced to a less-than-significant level. (IS, p. 48)

The Project would require construction activities over a 24-month period, which would result in short-term emissions of diesel particulate matter and other toxic air contaminants. Adjacent sensitive receptors that are downwind of Project construction activities are located in an area that already experiences poor air quality, meaning Project construction would generate additional air pollution affecting those nearby sensitive receptors and resulting in a significant impact. Implementing *Mitigation Measure M-AQ-3: Construction Air Quality*, will require the Project Sponsor's contractor to comply with specified engine type and operation requirements for Project

construction and requires preparation of a construction emissions minimization plan and submission of quarterly monitoring reports for the duration of construction activities. Implementation of these measures can be expected to reduce construction-period emissions by 89 to 94 percent. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-AQ-3* would reduce construction emission impacts on nearby sensitive receptors to a less-than-significant level.

- **Impact C-AQ-1:** The Project, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, could contribute to cumulative health risk impacts on sensitive receptors. With implementation of *Mitigation Measure M-AQ-3: Construction Air Quality*, Impact C-AQ-2 is reduced to a less-than-significant level. (IS, p. 53)

Emissions from cumulative projects contribute to the region's adverse air quality on a cumulative basis. While no single project by itself would be sufficient in size to result in regional nonattainment of ambient air quality standards, cumulative contributions of individual projects can contribute to existing cumulative adverse air quality impacts. The project-level thresholds for criteria air pollutants are based on levels below which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants, meaning the FEIR analyzed cumulative criteria air pollutants in its project-level discussion under impacts AQ-2 and AQ-3. Regarding cumulative health risks, the Project would add new construction-related sources of toxic air contaminants (e.g., construction-related vehicles trips) to an area of the City that does not experience poor air quality. The construction-related component would constitute a significant cumulative impact. However, implementation of *Mitigation Measure M-AQ-3: Construction Air Quality* can be expected to reduce construction-period emissions by as much as 94 percent. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-AQ-3* would reduce the Project's contribution to cumulative air quality impacts to a less-than-significant level.

Biological Resources

- **Impact BI-1:** The Project could have a substantial adverse effect, either directly or indirectly through habitat modifications, on any special-status species and could interfere with the movement of native resident or wildlife species or with established native resident or migratory wildlife corridor, or impede the use of a native wildlife nursery site. With implementation of *Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory Birds and Buffer Areas* and *Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats*, Impact BI-1 is reduced to a less-than-significant level. (IS, p. 71)

The Project site's agricultural structures have been used since the 1990s; however, due to the developed nature of the site and the site's perimeter fencing, only common wildlife species and birds are expected to use the Project site and the site is not considered to serve as a native wildlife nursery or movement corridor for native or migratory wildlife. The Project site is located within 300 feet of an Urban Bird Refuge as designated by the Department, so the design of the Project facade and lighting requires specified compliance with planning code section 139 standards for bird-safe buildings. In addition, the Project site's landscaped areas could provide suitable habitat for nesting birds covered under the Migratory Bird Treaty Act and California Fish and Game Code and, if nesting birds are present, vegetation removal and construction-related activities associated with the Project could adversely affect bird breeding and nest behaviors at the Project site and immediate vicinity, as well as harm eggs or chicks present. Implementation of *Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory*

Birds and Buffer Areas will protect nesting birds and their nests during Project construction by limiting, as feasible, any Project activity involving demolition, ground disturbance, site grading, and/or vegetation trimming or removal to outside the nesting season of January 15 through August 15 or, if such activities cannot feasibly be limited to outside the nesting season, require a qualified wildlife biologist to conduct pre-construction nesting surveys within 14 days prior to the start of construction or demolition activities in areas of the Project site not previously disturbed by Project activities, as well as after any construction breaks of 14 days or more. If active nests are located during the survey, the qualified biologist shall determine and establish appropriate measures to protect the nest(s). In addition, removal or relocation of any inactive nests observed within or adjacent to the Project site at any time throughout the year shall be at the discretion of the qualified biologist in coordination with the Department. As such, the Planning Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-BI-1a* would reduce any potential significant impact on birds to a less-than-significant level.

Removal of the Project site's existing garage/storage and boiler house on the site could disturb one of several common or special-status bat species protected under the California Fish and Game Code. Implementation of *Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats* requires a qualified biologist experienced with bat surveying techniques to conduct a pre-construction habitat assessment of the Project site to characterize potential bat habitat and identify potentially active bat roost sites. Should the survey identify potential roosting habitat or active bat roosts, building demolition or removal of trees containing the potential habitat or active roost shall be limited to seasons not associated with maternity roosting or winter torpor (as that term is defined in the FEIR), approximately March 1 to April 15 and August 15 to October 15, as feasible. The biologist shall also conduct pre-construction surveys of the identified potential habitats or roosts no more than 14 days prior to building demolition or tree trimming/removal around those potential habitats or roosts. If the pre-construction survey identifies evidence of roosting, the qualified biologist shall determine and establish appropriate measures to protect the nest(s), based on the specific circumstances and species present, provided that under no circumstances shall active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season or otherwise becomes inactive, as determined by the qualified biologist. As such, the Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-BI-1b* would reduce any potential significant impact on bats to a less-than-significant level.

Geology and Soils

- **Impact GE-5:** The Project could directly or indirectly destroy a unique paleontological resource or site or geologic feature. With implementation of *Mitigation Measure M-GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities* and *Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities*, Impact GE-5 would be less than significant (IS, p. 83)

The Project would involve excavation to a depth of five feet below ground surface in a vicinity with a moderate potential to yield fossils. Therefore, the Project could disturb paleontological resources if such resources are present within the Project site. *Mitigation Measure M-GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities* would be implemented to ensure Project construction workers associated with ground-disturbing activities are trained on the contents of the Paleontological Resources Alert Sheet, to be provided by the Department's Environmental Review Officer, including immediate stop work

procedures. *Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities* would ensure additional procedures to protect paleontological resources are implemented in the event of the discovery of an unanticipated paleontological resource during construction. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measures M-GE-5a* and *M-GE-5b*, the Project's paleontological impacts would be reduced to a less-than-significant level.

SECTION IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Commission finds that, where feasible, changes or alterations have been required, or incorporated into, the Project to reduce the significant environmental impacts as identified in the Final EIR. The Commission finds that the mitigation measures in the Final EIR and described below are appropriate, and that changes have been required in, or incorporated into, the Project, pursuant to Public Resources Code section 21002 and CEQA Guidelines Section 15091, that may lessen, but do not avoid (i.e., reduce to less-than-significant levels), the potentially significant environmental effects associated with implementation of the Project that are described below. Although all of the mitigation measures set forth in the MMRP, attached as **Exhibit B**, are hereby adopted, for the impact listed below, despite the implementation of feasible mitigation measures, the effects remain significant and unavoidable.

The Commission further finds based on the analysis contained within the FEIR, other considerations in the record, and the significance criteria identified in the FEIR, that feasible mitigation measures are not available to reduce the significant Project impact to a less-than-significant level, and thus the impact remains significant and unavoidable. The Commission also finds that, although measures were considered in the FEIR that could reduce some of the significant impact, the impact remains significant and unavoidable or potentially significant and unavoidable.

Thus, the following significant impact on the environment, as reflected in the FEIR, is unavoidable. But, as more fully explained in Section VI, below, under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and 15093, the Commission finds that, for the significant and unavoidable impact described below, the legal, environmental, economic, social, technological and other benefits of the Project override any remaining significant adverse impact of the Project. This finding is supported by substantial evidence in the record of this proceeding.

The FEIR identifies the following impact for which no feasible mitigation measures were identified that would reduce the impact to a less than significant level:

Impacts to Cultural Resources – Impact CR-1: The Project would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5. (DEIR, Chapter 3)

The Project would demolish all 18 greenhouses, the garage/storage building and attached mixing shed, the boiler house, two hand-dug wells, the water pressure tank, the mixing tank, the irrigation system (above and below ground), the water storage tank, and the water drainage channel along the central pathway. Following site demolition, Greenhouses 1 and 2, as well as the boiler house, would be reconstructed in their original size and location within the publicly accessible open space, using materials from the existing building on the project site as feasible; however, the reconstruction would not necessarily be completed consistent with the Secretary's

Standards, as the exact design and programmatic elements for the greenhouses and boiler house have yet to be determined. While some character-defining features of the Project site would remain or be relocated, the significant majority of the site's character-defining features conveying the site's historical significance with regard to the Italian farming community, the Portola neighborhood and the site serving as a rare surviving property type that was once common in the Portola and Excelsior neighborhoods of San Francisco would be eliminated. As such, the Project would materially impair the significance of a historical resource, as defined in CEQA Guidelines Section 15064.5(b). No feasible mitigation measures were identified that would reduce this impact to a less than significant level after consideration of several potential mitigation measures.

- *Mitigation Measure M-CR-1a: Documentation of Historical Resources.* Prior to the issuance of any demolition permit, an architectural historian and professional videographer shall prepare written, photographic and videographic documentation of identified historic resources existing on the site, subject to review and approval by the Planning Department (DEIR, p. 3.A-22);
- *Mitigation Measure M-CR-1b: Salvage Plan.* Prior to the issuance of any demolition permit that would remove character-defining features or demolish historic architectural resources on the project site, a qualified architectural historian or historic architect shall prepare a salvage plan for review and approval by Planning Department staff. The Project Sponsor shall make good faith effort to salvage materials of historical interest for utilization as part of the interpretative program and for reconstruction of the boiler house, greenhouses 1 and 2, and fencing (DEIR, p. 3.A-23);
- *Mitigation Measure M-CR-1c: Interpretive Program.* The Project Sponsor shall facilitate development of an interpretive program regarding history of project site, including a planning department-reviewed plan for proposed reconstruction of greenhouses 1 and 2 and the boiler house. The detailed content, media, and other characteristics of such an interpretive program, including a maintenance plan, shall be coordinated with the retention of the surviving rose plants (Mitigation Measure M-CR-1d) and approved by planning department staff prior to issuance of a temporary certificate of occupancy. (DEIR, p. 3.A-24); *and*
- *Mitigation Measure M-CR-1d: Retention Rose Plants.* Prior to the issuance of any demolition permit, the Project Sponsor shall prepare a planning department-approved relocation and care plan for the surviving rose plants located within and around the greenhouses. This plan shall be prepared by a qualified horticultural expert or other landscape professional knowledgeable in the transplant and care of roses. (DEIR, p. 3.A-24)

The Commission finds that, for the reasons set forth in the FEIR, although implementation of *Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1d* would reduce the cultural resources impact of demolition of the existing agricultural structures on the Project site, this impact would nevertheless remain significant and unavoidable. As described in detail in the discussion of preservation and partial preservation alternatives in Section V below, the preservation alternatives were determined to be infeasible per CEQA Guidelines Section 15091(a)(3). Therefore, this impact would be significant and unavoidable even with identified mitigation.

SECTION V. Evaluation of Project Alternatives

A. Alternatives Analyzed in the FEIR

This section describes the FEIR alternatives and the reasons for rejecting the alternatives as infeasible. CEQA mandates that an environmental impact report evaluate a reasonable range of alternatives to a project or the

project location that would feasibly attain most of the project's basic objectives, but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. An environmental impact report is not required to consider every conceivable alternative to a proposed project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. CEQA requires that every environmental impact report also evaluate a "No Project" alternative. Alternatives provide a basis of comparison to the Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the project.

The Department considered a range of alternatives to the Project in Chapter 5 of the FEIR. The FEIR analyzed the No Project Alternative (Alternative A), the Full Preservation Alternative (Alternative B), and the Partial Preservation Alternative (Alternative C). Each alternative is discussed and analyzed in these findings, in addition to being analyzed in Chapter 5 of the FEIR.

The Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the FEIR and in the record. The FEIR reflects the Commission's and the City's independent judgment as to the alternatives.

The Commission finds that the Project provides the best balance between satisfaction of Project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the FEIR.

B. Evaluation of Project Alternatives

CEQA provides that alternatives analyzed in an environmental impact report may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible ... the project alternatives identified in the EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the FEIR that would reduce or avoid the impacts of the Project and finds that there is substantial evidence in the record, including evidence of specific economic, legal, social, technological and other considerations that make these Alternatives infeasible, for the reasons set forth below. In making these determinations, the Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." (CEQA Guidelines § 15364.) The Commission is also aware that under CEQA case law the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The following alternatives were fully considered and compared in the FEIR:

1. No Project Alternative (Alternative A)

Under the No Project Alternative, the Project Site would foreseeably remain in its existing condition. The structures on the Project site and its character-defining features would be retained. The No Project Alternative has been identified as the overall environmentally superior alternative. The No Project Alternative would reduce the

impacts of the project because no new development would occur. None of the significant and unavoidable impacts associated with the project would occur. The No Project Alternative would have less-than-significant impacts or no impacts on topics determined in the Final EIR or initial study to be either less than significant or less than significant with mitigation under the project, and would not require mitigation measures.

This alternative would not preclude development of another project on the project site, should such a proposal be put forth by the Project Sponsor or another entity.

The Commission rejects the No Project Alternative as infeasible because it would not meet the Project Objectives, as described in Section 5.C.1 and Table 5-1 of the FEIR, or the City's policy objectives for reasons including, but not limited to, the following:

- 1) The No Project Alternative would not meet any of the Project Sponsor's or City's objectives;
- 2) The No Project Alternative would be inconsistent with key goals of the General Plan with respect to housing production. With no construction of new housing created on the Project site, the No Project Alternative would not increase the City's housing stock of either market rate or affordable housing, would not create new job opportunities for construction workers, and would not expand the City's property tax base.
- 3) The No Project Alternative would leave the Project site physically unchanged, and thus would not achieve any of the objectives regarding the redevelopment of a large underutilized site, creation of the maximum number of new residential dwelling units (including housing for families with children), and provision of publicly accessible open space.

For these reasons, the Commission rejects the No Project Alternative because it would not meet the basic objectives of the Project and, therefore, is not a feasible alternative.

2. Proposed Project Full Preservation Alternative (Alternative B)

Under the Full Preservation Alternative (Alternative B), 24 dwelling units would be constructed on the northwest portion of the Project site, fronting Bowdoin and Wayland streets. Construction of the 24 dwelling units would require the demolition of greenhouses 12 through 18; however, the majority of the otherwise character-defining features on the remainder of the Project site, including 11 greenhouses and the other individual buildings and structures would be retained and rehabilitated in accordance with the Secretary's Standards, with a total of approximately 1.45 acres being converted into publicly accessible open space (with potential programming similar to that proposed in the Project's publicly accessible open space). Similar to the Project, surviving rose plants would be preserved and replanted on the Project site.

The height of the dwelling units would be the same as the Project (approximately 35 feet), as would be the unit layout (12 duplexes, with a curb cut providing access to a garage in each duplex structure). The amount of Class 1 and Class 2 bicycle parking would be proportional to the Project's (*i.e.*, compliant with the planning code, with additional bicycle parking provided as part of Alternative B's transportation demand management plan). The Full Preservation Alternative would include three on-site affordable dwelling units (the on-site amount required by the planning code for projects proposing fewer than 25 units). As such, while the Full Preservation would include 61%

less overall housing than the Project (24 units compared to 62 units), it would include 75% less affordable housing than the Project (three units compared to 12 units).

Though the Full Preservation Alternative would demolish seven of the existing greenhouses, thereby altering the historical resource's overall layout and replacing some of the character-defining features of the Project site with new construction, the character of the historical resource would remain evident. Further, by rehabilitating all existing structures except seven of the greenhouses, the Full Preservation Alternative would not introduce conjectural features or architectural elements from other building in a way that could create a false sense of historical development. Though programming for the rehabilitated structures would not be the same as the structures' historic use, the publicly accessible nature of the potential programming would be a compatible use with the historic agricultural uses on the site, such as a community garden space. Further, the layout of the 12 new residential duplexes would be consistent with the existing footprints of greenhouses 12 through 18, while introducing a clearly differentiated and contemporary design. Notably, three of the seven greenhouses that would be demolished have already partially collapsed, minimizing the impact of the new housing in terms of demolishing existing historic structures with evident character-defining features. Therefore, unlike the Project, the Full Preservation Alternative would not result in a significant and unavoidable impact related to the demolition of a historical resource. Only *Mitigation Measure M-CR-1d: Retention of Rose Plants* would be required for the Full Preservation Alternative, to ensure the surviving rose plants are protected and replanted (i.e., *Mitigation Measures M-CR-1a, M-CR-2b, and M-CR-1c* would not be necessary).

A discussion of other environmental impacts under the Full Preservation Alternative in comparison to the Project is contained in FEIR Section 5.C.2. In summary, the construction and operational impacts of Alternative B under each of the Initial Study environmental topics would be similar to those of the proposed project but reduced due to reduced development intensity, reduced excavation and ground-disturbing activity and reduced residential density. However, all mitigation measures except Mitigation Measures M-CR-1a through M-CR-1c, as described above, would still apply to Alternative B.

The Commission rejects Alternative B because, even though it would eliminate the significant and unavoidable impact of the Project, it would not meet the Project Objectives, as described in FEIR Table 5-1 and Section 5.C.2, or the City's policy objectives, or would meet those objectives to a lesser extent than the Project, for reasons including, but not limited to, the following:

- 1) Alternative B would limit the Project to 24 units, whereas the Project would provide 62 units to the City's housing stock (approximately 61% less new housing than proposed by the Project) and maximize the creation of new residential units in a manner consistent with the pattern of development in the surrounding Portola neighborhood on a currently abandoned commercial lot.
- 2) Alternative B would also reduce the Project's provision of on-site below-market-rate units under the City's Inclusionary Housing Program by 75%, in that the Project would include 12 on-site below-market rate units, whereas Alternative B would only include three on-site below-market rate units.
- 3) Alternative B would not further the City's housing policies to create more housing, particularly affordable housing opportunities to the same extent as the Project.

- 4) Alternative B would not further the City's housing policies to create more housing suitable for families with children (*i.e.*, multi-bedroom units), to the same extent as the Project.
- 5) A peer-reviewed¹ financial feasibility analysis prepared by the Project Sponsor² and available as part of the case record demonstrates supports that Alternative B would not generate any investment return and rather would result in significant financial losses, supporting that it would be infeasible to obtain construction financing for Alternative B.

For the foregoing reasons, the Planning Commission rejects Alternative B as infeasible.

3. Partial Preservation Alternative (Alternative C)

Under the Partial Preservation Alternative (Alternative C), 40 dwelling units would be constructed on the northern portion of the Project site (requiring demolition of the majority of existing greenhouses on the Project site). The character-defining features at the south end of the Project site, including six greenhouses and the non-greenhouse buildings and structures, would be retained and rehabilitated in accordance with the Secretary of the Interior's Standards. A total of approximately 0.9 acre would be converted into publicly accessible open space with potential programming similar to that proposed in the Project's publicly accessible open space. Similar to the Project, surviving rose plants would be preserved and replanted on the Project site.

The height of the dwelling units would be the same as the Project (approximately 35 feet), as would be the unit layout (20 duplexes, with a curb cut providing access to a garage in each duplex structure). The amount of Class 1 and Class 2 bicycle parking would be proportional to the Project's (*i.e.*, compliant with the planning code, with additional bicycle parking provided as part of Alternative C's transportation demand management plan). The Partial Preservation Alternative would include eight on-site affordable dwelling units, meaning the Partial Preservation would include approximately 34% less overall housing, including 33% fewer on-site below-market rate units.

Though the Partial Preservation Alternative would retain more character-defining features than the Project, it would still result in a significant alteration to the historic site. The majority of the existing greenhouses would be demolished and the characteristic spatial organization of the contributing buildings and structures would be only partially retained, resulting in a substantial change to the distinctive materials, features, and special relationships that characterize the existing historic site. In particular, the overall scale of the historic nursery and distinctive repetitive massing of the gable-roofed greenhouses would be significantly diminished through the demolition of the majority of the greenhouses along Hamilton Street. As such, the Partial Preservation Alternative would still cause material impairment to the existing historical resource, resulting in an impact that would be significant and unavoidable, although to a lesser extent than the Project. The same mitigation measures as the Project (*i.e.*, *Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1d*) would be applicable.

¹ Century Urban, Strategic Real Estate Advisory Services, "770 Woolsey- Economic Analysis with Historic Preservation" (November 8, 2021).

² 140 Partners LLC, "Construction Proforma Summary Full Preservation Alternatives B (24 Units) & C (40 Units)- 770 Woolsey PUD" (October 8, 2021).

A discussion of other environmental impacts under the Full Preservation Alternative in comparison to the Project is contained in FEIR Section 5.C.3. In summary, the construction and operational impacts of Alternative C under each of the Initial Study environmental topics would be similar to those of the proposed project but reduced due to reduced development intensity, reduced excavation and ground-disturbing activity and reduced residential density. However, all mitigation measures, including Mitigation Measures M-CR-1a through M-CR-1d, as described above, would still apply to Alternative C.

The Commission rejects Alternative C because it would not eliminate the significant and unavoidable impact of the Project, and it would not meet the Project Objectives, as described in FEIR Table 5-1 and Section 5.C.3, or the City's policy objectives, or would meet those objectives to a lesser extent than the Project, for reasons including, but not limited to, the following:

- 1) Alternative C would limit the Project to 40 units, whereas the Project would provide 62 units to the City's housing stock and maximize the creation of new residential units in a manner consistent with the pattern of development in the surrounding Portola neighborhood on a currently abandoned commercial agricultural lot.
- 2) Alternative C would also reduce the Project's provision of on-site below-market-rate units under the City's Inclusionary Housing Program in that the Project would include 12 on-site below-market rate units, whereas Alternative C would only include eight on-site below-market rate units.
- 3) Alternative C would not further the City's housing policies to create more housing, particularly affordable housing opportunities to the same extent as the Project.
- 4) Alternative C would not further the City's housing policies to create more housing suitable for families with children (*i.e.*, multi-bedroom units) to the same extent as the Project.
- 5) A peer-reviewed financial feasibility analysis prepared by the Project Sponsor and available as part of the case record demonstrates that Alternative C would not be reasonably predicted to generate a sufficient investment rate of return, supporting that it would be infeasible to obtain construction financing for Alternative C.

For the foregoing reasons, the Commission rejects Alternative C as infeasible.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Commission finds that, notwithstanding the imposition of all feasible mitigation measures, one impact related to cultural resources will remain significant and unavoidable. Pursuant to CEQA section 21081 and CEQA Guidelines Section 15093, the Commission hereby finds, after consideration of the FEIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological and other benefits of the Project as set forth below independently and collectively outweighs this significant and unavoidable impact and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission determines that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the Final EIR and the preceding findings,

which are incorporated by reference into this Section, and in the documents found in the administrative record, as described in Section I.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impact, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approvals, significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures identified in the FEIR and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Commission determines that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific individual and collective overriding economic, technological, legal, social, and other considerations. In addition, the Project provides additional benefits as described in the reasons for rejecting alternatives in Section V, which are incorporated herein by reference.

The Project will have the following benefits:

1. The Project would add 62 dwelling units (28 2-bedroom units, and 34 3-bedroom units) to the City's housing stock on a currently underutilized site. The City's policy objective as expressed in Policy 1.1 of the Housing Element of the General Plan is to increase the housing stock whenever possible to address a shortage of housing in the City.
2. The Project further promotes the objectives and policies of the General Plan by providing types of dwelling units that will serve families with children in a neighborhood well suited for families with children.
3. The Project would bring additional housing into a neighborhood that is served by public transit.
4. The Project would not displace any housing because the existing structures on the project site are commercial agricultural structures no longer in use.
5. The Project would increase the stock of permanently affordable housing, by complying with the requirements of Planning Code section 415 and providing 12 on-site below-market rate units as part of the Project. The 12 on-site below-market rate units provide a type of housing suitable for families with children, addressing an important need.
6. The Project would construct a desirable new publicly accessible open space that incorporates two rebuilt greenhouses and the boiler room that celebrates the history of the project site.
7. The Project would promote the objectives and policies of the General Plan by replacing the existing underdeveloped and former commercial agricultural use (unused since 1990) with the maximum amount of residential uses permitted under the planning code, while also providing a new publicly accessible open space on a site currently closed to the public. This new development will greatly enhance the character of the existing neighborhood. In addition, the Project would have sidewalks on all street frontages and active street frontages, which would improve pedestrian and neighborhood safety. These

changes would enhance the attractiveness of the site for pedestrians and bring this site into conformity with principles of good urban design.

8. The Project would construct a development that is in keeping with the scale, massing and density of other structures in the immediate vicinity, and with that envisioned for the site under the planning code and General Plan.
9. The Project will substantially increase the assessed value of the Project site, resulting in corresponding increases in tax revenue to the City.
10. The Project provides approximately 93 Class 1 secure indoor bicycle parking spaces and 12 Class 2 sidewalk bicycle rack spaces, both in excess of the number required by the planning code. Further, the Project proposes a suitable amount of new vehicular parking (one space per dwelling unit), whereas a significant amount more parking is allowed under the planning code. This desirable mix of vehicular and bicycle parking will encourage residents and visitors to access the site (including its new publicly accessible open space) by non-automotive means when practicable.
11. The Project promotes a number of City urban design and transportation policies, including enhancing pedestrian safety via implementation of new bulbouts; providing street trees, landscaping, seating, bike racks and other street furniture for public use and enjoyment; widening and/or creating new sidewalks, using high-quality materials; and activating the street frontage on a long-abandoned and largely dilapidated site.
12. The Conditions of Approval for the Project include all the mitigation measures set forth in the FEIR to mitigate the Project's potentially significant impacts identified in the Initial Study to a less-than-significant level.
13. The Project will create temporary construction jobs. These jobs will provide employment opportunities for San Francisco residents and provide additional payroll tax revenue to the City, providing direct and indirect economic benefits to the City.

Having considered the above, the Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the FEIR, and that those adverse environmental effects are therefore acceptable.



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: November 18, 2021

Record No.: 2017-012086CUA
Project Address: 770 WOOLSEY STREET
Zoning: RH-1 (Residential House- One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6055/001
Project Sponsor: Eric Tao
988 Market Street, Suite 400
San Francisco, CA 94102
Property Owner: 140 Partners, LLC
988 Market Street, Suite 400
San Francisco, CA 94102
Staff Contact: Kimberly Durandet- (628) 652-7315
Kimberly.durandet@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO PLANNING CODE SECTION 209.1, 303, AND 304 FOR THE DEMOLITION OF THE EXISTING ABANDONED GREENHOUSE STRUCTURES ON THE SITE AND NEW CONSTRUCTION OF 31 THREE-STORY RESIDENTIAL DUPLEX BUILDINGS WITH A TOTAL OF 62 DWELLING UNITS AT A HEIGHT OF APPROXIMATELY 35 FEET AND A TOTAL GROSS FLOOR AREA OF APPROXIMATELY 118,600 SQUARE FEET INCLUDING GROUND FLOOR GARAGE AND STORAGE SPACES. THE PROJECT INCLUDES 62 OFF-STREET VEHICLE PARKING SPACES, 93 CLASS 1 AND 12 CLASS 2 BICYCLE PARKING SPACES. THE PROJECT WILL ALSO PROVIDE APPROXIMATELY 43,300 SQUARE FEET OF OPEN SPACE WHICH INCLUDES APPROXIMATELY 17,200 SQUARE FEET OF PUBLICLY ACCESSIBLE OPEN SPACE AT THE CORNER OF WOOLSEY AND HAMILTON STREETS. THE PROJECT IS LOCATED AT 770 WOOLSEY STREET, LOT 001 IN ASSESSOR'S BLOCK 6055, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT. THE PLANNED UNIT DEVELOPMENT IS SEEKING TO MAXIMIZE RESIDENTIAL DENSITY ON THE SITE AND INCLUDES THE FOLLOWING REQUEST FOR MODIFICATIONS: 1) LOT WIDTH (SECTION 121), 2) REARYARD (SECTION 134), 3) STREET FRONTAGE (SECTION 144), 4) CAR SHARE (SECTION 166). THE PROJECT ALSO SEEKS ADOPTION OF FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PREAMBLE

On September 15, 2017, Jesse Herzog of AGI Avant Group, Inc. (now L37 Partners) (“Project Sponsor”) filed an Environmental Evaluation Application for the Project at 770 Woolsey Street (“Project”) with the San Francisco Planning Department (“Planning Department”). The application was deemed accepted on September 15, 2017 and assigned Case Number 2017-012086ENV.

After that date, the Project Sponsor submitted to the Department development applications for Conditional Use Authorization of a Planned Unit Development, under Planning Code Sections 209.1, 303 and 304 and a Transportation Demand Management Application which were accepted on February 8, 2019 and assigned Case Numbers 2017-012086CUA and 2017-012086TDM, respectively.

The Department determined that an environmental impact report (“EIR”) was required for the Project. On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”) for the Project. Publication of the NOP initiated a 30-day public review and comment period that ended on September 25, 2020.

On June 24, 2021, the Department published the Draft Environmental Impact Report (“DEIR”) including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission (“Commission”) public hearing on the DEIR. On August 26, 2021, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on August 26, 2021. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on June 24, 2021.

On July 21, 2021, the Historic Preservation Commission (“HPC”) held a duly advertised public hearing to review and comment on the DEIR.

On July 29, 2021, the Planning Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 10, 2021. The Department prepared responses to comments on environmental issues received during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period and corrected clerical errors in the DEIR.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

The Commission reviewed and considered the FEIR for the Project and found the FEIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission,

and that the summary of comments and responses contained no significant revisions to the Draft EIR and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

On November 18, 2021 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Applications Nos.2017-012086CUA and 2017-012086ENV to consider approval for the project and CEQA Findings.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-012086UA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. No.2017-012086CUA, 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 (“Project”) includes demolition of the existing abandoned greenhouse structures and new construction of 31 three-story residential duplex buildings with a height of approximately 35 feet and a total Gross Floor Area of approximately 118,600 square feet with ground floor garage and storage spaces. The Project would construct a total of 62 dwelling units with a mix of 28 two-bedroom units and 34 three-bedroom units. Of the 62 dwelling units, 12 units will be provided as on-site affordable dwelling units. The Project includes 62 off-street vehicle parking spaces, 93 Class 1 and 12 Class 2 bicycle parking spaces. The Project will also provide approximately 43,300 square feet of open space. Of that total amount, approximately 14,900 square feet will be private rear yards, approximately 11,200 square feet will be common shared spaces for the residential units, and approximately 17,200 square feet will be provided as a publicly accessible open space at the corner of Woolsey and Hamilton Streets. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces. The publicly accessible open space could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.

The Project would also add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot wide sidewalks and would add four new sidewalk bulbouts (one at each corner of the site). The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets each and three on Woolsey Street) and provide approximately 28 on-street parking spaces surrounding the Project site. Two on-street car share spaces will be located on Hamilton Street near the proposed publicly accessible open space. A total of approximately 33 street trees would be provided along the perimeter of the block.

- 3. Site Description and Present Use.** The Project site (Assessor’s Block 6055, Lot 001) is a 96,000 square feet (2.2-acre) site bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west. The Project site slopes from an elevation of approximately 145 feet above sea level at the northwest corner of the site (Bowdoin and Wayland streets) to an elevation of approximately 100 feet above sea level at the southeast corner of the site (Woolsey and Hamilton streets). The site is unpaved, with the perimeter of the site along Bowdoin and Wayland streets lacking a sidewalk. The site contains existing structures related to the site’s previous agricultural use. The agricultural operations were discontinued in the 1990s and the site is not currently in use. The site includes two long rows of greenhouses (18 in total). The east row contains 10 greenhouses (including two that have partially collapsed) lining the west side of Hamilton Street and the west row contains eight greenhouses (including three that have partially collapsed) lining the east side of Bowdoin Street. Of the greenhouses that have not collapsed or partially collapsed, all are in disrepair. The south end of the project site contains

accessory buildings and structures, including a garage/storage building, a mixing shed, water storage and pressure tanks, a boiler house, a pesticide mixing tank, and hand-dug wells. The site contains a series of pipes that were used to convey water, steam, and pesticides to the greenhouses. There are several rose plants located within the greenhouses, which are presumed to have survived from the nursery business. The site is enclosed by a combination of building facades along Woolsey and Hamilton streets and a wooden fence along the rest of the perimeter.

- 4. Surrounding Properties and Neighborhood.** The Project is in the Portola neighborhood, located approximately 0.3 mile west of San Bruno Avenue, the primary retail corridor in the Portola neighborhood. The Project site is located within the Residential House, One Family (RH-1) Zoning District, and a 40-X Height and Bulk District. Other zoning districts in the vicinity of the project site include: P (Public), RH-2 (Residential House-Two Family), and the San Bruno Avenue NC (Neighborhood Commercial) Zoning District. The project site is bounded by two-story, single-family residential development to the north, east, and south. The University Mound Reservoir consists of two 10-acre water basins and is located adjacent to the west side of the project site (Bowdoin Street). The University Mound Reservoir is owned and operated by the San Francisco Public Utilities Commission (SFPUC) and bounded by University Street to the west, Felton Street to the north, Bowdoin Street to the east, and Woolsey Street to the south. The project site is located approximately 0.25 mile east of John McLaren Park, a 310-acre park owned and operated by the San Francisco Recreation and Park Department consisting of playgrounds, trails, picnic areas and game courts, a golf course, and natural areas.
- 5. Public Outreach and Comments.** The Department has received no correspondence regarding the proposed project. However, the Department is aware of outreach efforts on the Project as mediated by Supervisor Ronen. The Project Sponsor has conducted community meetings and has been working with community groups throughout the project process. Below is a summary of their outreach efforts:

 - **May 2017**—Neighborhood canvassing effort sharing original project plans to gather names and contact info of interested neighbors.
 - **August 2017**—Project sponsor hosts community meeting at the Imperial Garden Restaurant in Portola.
 - **April 2019**—Project sponsor hosts second community meeting at the Imperial Garden Restaurant in Portola.
 - **Spring 2019 through Summer 2020**—Over ten small-group meetings held with community leaders, Friends of 770 Woolsey and Supervisor Ronen’s office.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

 - A. Use and Dwelling Unit Density (Sections 207 and 209.1).** Pursuant to Planning Code Sections 207 and 209.1, properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot area or conditionally permitted to contain one dwelling unit per 3,000 square feet of lot area with no more than three units per lot. However, pursuant to Planning Code Section 304, Planned Unit Development (PUD) allows for a residential density that is equal to the density of the zoning district

immediately above the development parcel's underlying zoning, less one unit. In this case, the density permitted in the Residential-House, Two- Family (RH-2) Zoning District less one unit would apply. Pursuant to Planning Code Section 209.1, the RH-2 Zoning District permits one dwelling unit per every 1,500 sq ft of lot area with the issuance of Conditional Use Authorization.

The subject property is a 96,000 square foot lot, and therefore is permitted up to 63 dwelling units pursuant to Planning Code Section 304, Planned Unit Development. The Project is proposing 62 dwelling units. The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."

- B. Minimum Lot Width (Section 121).** The Planning Code requires that properties within all zoning districts other than RH-1(D) have a minimum lot width of 25 feet.

The Project proposes to subdivide the block into parcels that are slightly less than 25 feet in width approximately 24' 6" and therefore is seeking a modification from the minimum lot width requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."

- C. Front Setback (Section 132).** The Planning Code requires that properties within the RH-1 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

As there are no existing conditions to average, the Project is not required to provide front setbacks. However, the Project is proposing front setbacks which vary in depth. The Project will provide landscaping equal to 20 percent and permeable surfaces equal to 50 percent of the property's front setback area.

- D. Rear Yard (Section 134).** The Planning Code requires that properties within the RH-1 Zoning District that filed a development application prior to January 15, 2019, maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet.

The subject property is an approximately 96,000 square foot, regular shaped lot that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 24,000 square feet in size and parallel to the rear property lines of the subject property. The Project will construct 17 buildings within the subject property's required rear yard. The Project will create individual lots with varying depths--the smallest is 73 feet which would require a rear yard of 18 feet 3 inches while the largest is 110 feet which would require a rear yard of 26 feet 3 inches. The Project is providing rear yards that vary from approximately 15-18 feet and therefore is seeking a modification from the rear yard requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."

- E. Usable Open Space (Section 135).** The Planning Code requires that each dwelling unit within the RH-

1 Zoning District possess at a minimum 300 square feet of private usable open space or at minimum 400 square feet of common usable open space.

The Project will comply with this requirement. 34 dwelling units will provide access to a minimum 300 square feet of private usable open space and 28 dwelling units will provide access to a minimum 400 square feet of common usable open space. Furthermore, the Project will be providing a publicly accessible open space at the corner of Woolsey and Hamilton Streets.

- F. **Streetscape and Pedestrian Improvements (Section 138.1).** The Planning Code requires that projects located on a site greater than one-half acre provide streetscape improvements consistent with the Better Streets Plan. Under Section 138.1(c).

The Project Sponsor shall comply with this requirement. The Project would include four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot-wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot-wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot-wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street). The Project would provide approximately 28 on-street parking spaces surrounding the Project site, as well as two car share spaces on Hamilton Street near the proposed publicly accessible open space. The Project would also not result in any new bus stops or changes to existing bus stops in the vicinity of the project site.

- G. **Standards for Bird-Safe Buildings (Section 139).** The Planning Code outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The Project Site is located near an Urban Bird Refuge as defined in Section 139. As such, the Project will include location and feature-related standards. Therefore, the Project complies with Section 139.

- H. **Dwelling Unit Exposure (Section 140).** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor, a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

The Project will comply with requirement for all dwelling units. The dwelling units that are on the interior of the block will face a mews that is at least 25 feet in width in addition to their proposed rear yards.

- I. **Street Frontages (Section 144).** The Planning Code requires that all entrances to off-street parking be minimized to no more than one-third the width of the ground story along the front lot line.

The Project proposes new garage doors at a width of 16 feet which is more than one-third the width of the lot and therefore is seeking a modification from the street frontage requirement under the Planned

Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."

- J. **Off-Street Parking (Section 151).** The Planning Code does not require off-street auto parking spaces. However, each dwelling unit is principally permitted to contain at 1.5 off-street parking spaces.

The Project will comply with this requirement. A total of 62 dwelling units and 62 off-street parking spaces are proposed, below the maximum number of principally permitted off-street parking spaces of 93.

- K. **Residential Bicycle Parking (Section 155.1, 155.2).** The Planning Code requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

The subject building will provide a 93 Class 1 bicycle parking spaces, each dwelling unit will have access to at least one bicycle parking space. Therefore, the Project complies with this requirement.

- L. **Car Sharing (Section 166).** The Planning Code establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of residential or office use. One car share space is required for any project with between 50-200 residential units. The car-share spaces must be made available to a certified car-share organization at the building site or within 800 feet of it.

The Project requires one off-street car share space for the residential use (62 dwelling units). The Project does not include an off-street car-share space and is seeking a modification from the off-street car share requirement under the Planned Unit Development (PUD). The Project proposes to provide two on-street car share spaces at the building site. The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."

- M. **Unbundled Parking (Section 167).** The Planning Code requires all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more, or in new conversions of non-residential buildings to residential use of 10 dwelling units or more, shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space.

The Project will lease or sell all accessory off-street parking spaces separately from the rental or purchase fees for dwelling units for the life of the dwelling units. Therefore, the Project complies with Section 167.

- N. **Transportation Demand Management (TDM) Plan (Section 169).** The Planning Code requires applicable projects to finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit.

The Project submitted a completed Environmental Evaluation Application on September 15, 2017. Therefore, the Project must achieve 75% of the point target (18) established in the TDM Program

Standards, resulting in a required target of 13.5 points. As currently proposed, the Project will achieve a total of 17 points through the following TDM measures:

- *Bicycle Parking (Option C)*
- *Bicycle Repair Station*
- *Car-share Parking (Option B)*
- *Family TDM Package*
- *Improve Walking Conditions (Option A)*
- *Multimodal Wayfinding Signage*
- *Tailored Transportation Marketing Services (Option C)*
- *On-Site Affordable Housing*
- *Unbundled Parking (Location B)*

Therefore, the Project complies with Section 169.

- O. **Dwelling Unit Mix (Section 207.7).** The Planning Code requires that no less than 25% of the total number of proposed dwelling units shall contain at least two bedrooms and that no less than 10% of the total number of proposed dwelling units shall contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units and units counted towards the three-bedroom requirement may also count towards the requirement for units with two or more bedrooms.

The Project will provide the following dwelling unit mix: 28 two-bedroom units (45%) and 34 three-bedroom units (55%). With 100% of the dwelling units containing at least two bedrooms, the Project meets the dwelling unit mix requirement. Therefore, the Project complies with Section 207.7.

- P. **Building Height (Sections 260 and 261).** Pursuant to the Planning Code, the subject property is limited to a building height of 35 feet in height.

The Project will comply with this requirement. The proposed residential buildings will measure no more than 35 feet in height.

- Q. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units.

The Project includes a Gross Floor Area of approximately 118,565 square feet of new residential use associated with the new construction of 62 dwelling units. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

- R. **Residential Child-Care Impact fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes a Gross Floor Area of approximately 118,565 square feet of new residential use associated with the new construction of 62 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- S. **Inclusionary Affordable Housing Program (Section 415).** The Planning Code sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee (“Fee”). This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application.

The Project Sponsor has submitted an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,” to satisfy the requirements of the Inclusionary Affordable Housing Program the applicant will provide affordable units on site. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Environmental Application was submitted on September 15, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the on-site affordable housing is a rate of 20% or 12 units with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual.

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

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

The Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underdeveloped lot and will provide 62 additional dwelling units to the City’s housing stock on a suitable development lot. Furthermore, the Project will provide a use compatible with the RH-1 Zoning District and construct 31 residential buildings that are compatible with the size, height, and architectural characteristics of the immediate residential neighborhood. The Project meets the Residential Design Guidelines and is architecturally appropriate with the surrounding neighborhood. Most of surrounding buildings are modest single- family buildings under 40 feet in height, similar to the proposed residential buildings in the proposed Project.

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project will develop housing on an approximately 96,000 square foot block that has been underutilized and abandoned as an agricultural use. The Project occupies the block bounded

by Woolsey, Bowdoin, Wayland and Hamilton Streets and organizes new residences along the perimeter with a pedestrian alley off of Woolsey Street. The Project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The development will be compatible with the immediate residential neighborhood and designed to reflect the overall neighborhood context. The configuration of the development with a publicly accessible open space will add to the health and well-being of those residing in the neighborhood.

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

The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of both off- and on-street parking spaces. The Project would include thirty-one new curb cuts, (twelve on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street) to provide access to a total of sixty-two off-street parking spaces, at minimum one space for each new dwelling unit. The number of available on-street parking spaces is expected to be approximately twenty-eight and two car share spaces. Additionally, the Project site is served by public transit. The subject property is located along the 54 bus line.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.

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

The Project will provide common and private usable open space, pedestrian walkways, landscaping, permeable surfaces, and trees at the development site. A landscape architect will ensure that the appropriate landscaping and trees are incorporated into the development's design. Appropriate lighting, signage, fencing, and buffers are incorporated into the design that will enhance privacy and help transition between the immediate neighborhood and proposed development. Additionally, the Project will configure the development to provide access to and screen all off-street parking spaces appropriately.

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

The Project complies with all relevant requirements and standards of the Planning Code including modifications granted through the Planned Unit Development Authorization and is consistent with objectives and policies of the General Plan, as detailed below.

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

The Project is consistent with the stated purpose of the RH-1 (Residential-House, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed residential buildings will be consistent with the characteristics of the listed Zoning District.

8. Planned Unit Development. Planning Code Section 304 establishes procedures for Planned Unit Developments (PUD), which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

A. **Modifications.** The Project requests modifications from Planning Code Sections 121 (lot width), 134 (rear yard), 144 (street frontage) and 166 (car share). Each modification is discussed below.

(1) Lot Width. *Planning Code Section 121 requires that properties within all zoning districts other than RH-1(D) have a minimum lot width of 25 feet. The Project proposes to subdivide the block into parcels that are slightly less than 25 feet in width (approximately 24 feet 6 inches). This is a minor reduction in lot size and still provides the scale and rhythm of the surrounding residential development of the area. Therefore, the Commission finds the proposed modification is justified.*

(2) Rear Yard. *Planning Code Section 134 requires that properties within the RH-1 Zoning District that filed a development application prior to January 15, 2019, maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet. The subject property is an approximately 96,000 square foot, regular shaped block that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 24,000 square feet in size and parallel to the rear property lines of the subject property. The Project will construct 17 building within the subject property's required rear yard. The Project will create individual lots of varying depths the smallest is 73 feet which would require a rear yard of 18 feet 3 inches and the largest is 110 feet which would require a rear yard of 26 feet 3 inches. The Project is providing rear yards that vary from approximately 15-18 feet. All rear yards are at least the minimum 15 feet, with 17 lots abutting the common open space mews while not specifically counted as the rear yard adds to the light and air that these dwellings units will benefit. There is also additional space for the passage (spine) that runs from Bowdoin to Hamilton Streets. This will add light and air to the properties fronting on Wayland Street. Lastly the properties fronting on Woolsey Street are directly adjacent to the publicly accessible open space. Therefore, the Commission finds the proposed modification is justified.*

(3) Street Frontage. *Pursuant to Planning Code Section 144, all entrances to off-street parking must be minimized to no more than one-third the width of the ground story along the front lot line. The Project is proposing garage doors at a width of 16 feet which is more than one-third the width of the lot. In order to keep a harmonious design that was compatible with the surrounding area, the use of individual garages was determined to be the best option for this Project. The addition of a common subterranean garage was not feasible for the site and would have diminished the amount of open space and depth of soil for the landscaping. Therefore, the Commission finds the proposed modification is justified.*

(4) Car Share. *The Planning Code establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of residential or office use. One car share space is required for any project with between 50-200 residential units. The car-share spaces must be made available to a certified car-share organization at the building site. The Project requires one off-street car share space for the residential use (62 dwelling units). As the proposed parking is all within the duplexes and is not part of a common garage, the off-street car share parking space was not feasible. The project sponsor proposed two on-street dedicated car share spaces near the publicly accessible open space. Therefore, the Commission finds the proposed modification is justified.*

B. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promote applicable objectives and policies of the General Plan;

The Project complies with the objectives and policies of the General Plan, as stated in Item No. 9 "General Plan Compliance."

- 2) Provide off-street parking appropriate to the occupancy proposed and not exceeding principally permitted maximum amounts;

Pursuant to Planning Code Section 151, 1.5 off-street parking spaces are principally permitted per dwelling unit. The Project will provide 62 dwelling units and 62 off-street parking spaces which is the less than the maximum number of principally permitted off-street parking spaces and is appropriate for the proposed residential occupancy.

- 3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The Project will provide an ample amount of usable open space. Approximately 14,894 square feet of private and 11,216 square feet of common usable open space in the form of rear yards and a mews. The Project will also provide a pedestrian walkway from Bowdoin Street to Hamilton with a connection to the center of the development as means to support pedestrian connectivity to the neighborhood. Furthermore, the Project will provide a 17,171 square foot publicly accessible open space at the corner of Woolsey and Hamilton Streets. This feature will provide a strong connection to the past agricultural use and will be a strong community benefit.

- 4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

In this case, the density permitted in the Residential-House, Two-Family (RH-2) Zoning District less one unit would apply. Pursuant to Planning Code Section 209.1, the RH-2 Zoning District permits one dwelling unit per every 1,500 sq ft of lot area with the issuance of Conditional Use Authorization. The

subject property is a 96,000 square foot block, and therefore is permitted up to 63 dwelling units pursuant to Planning Code Section 304, Planned Unit Development. The Project will provide 62 dwelling units, and therefore the Project will not be substantially equivalent to a reclassification of the subject property.

- 5) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

The Project does not include any commercial uses.

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

The subject property is located within the RH-1 Zoning District and 40-X Height and Bulk District, and therefore is limited to a building height of 35 feet pursuant to Planning Code Section 261. The proposed residential buildings will be approximately 35 feet in height, and therefore comply with the applicable building height limit of 35 feet.

- 7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

Not Applicable. The subject property is located within the RH-1 Zoning District and not within an NC Zoning District.

- 8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

Not Applicable. The subject property is located within the RH-1 Zoning District and not within an NC Zoning District.

- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

Not Applicable. The subject property is located within the RH-1 Zoning District and not within an RTO or NCT Zoning District.

- 10) Provide street trees as per the requirements of Section 138.1 of the Code.

The Project will provide street trees as deemed appropriate by the Director of Public Works pursuant

to Article 16 of the Public Works Code.

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132(g) and (h).

The Project will provide landscaping and permeable surfaces as required by the Planning Code.

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 1.10

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 4.5

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.

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.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 23:

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT AND SAFE MOVEMENT.

Policy 23.5:

Establish and enforce a set of sidewalk zones that provides guidance for the location of all pedestrian and streetscape elements, maintains sufficient unobstructed width for passage of people, strollers and wheelchairs, consolidates raised elements in distinct areas to activate the pedestrian environment, and allows sufficient access to buildings, vehicles, and streetscape amenities.

POLICY 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

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 1.5

Emphasize the special nature of each district through distinctive landscaping and other features.

The Project is a low-scale residential development providing 62 new dwelling units in a residential area. The Project includes 12 on-site affordable housing units for ownership, which assist in meeting the City's affordable housing goals. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale, neighborhood fabric and historic use of the property as agricultural green houses. The Project provides for a high-quality designed exterior, which features a variety of materials, colors and textures. The Project will provide approximately 14,894 square feet of private and 11,216 square feet of common usable open space in the form of rear yards and a mews. The Project will also provide a pedestrian walkway from Bowdoin Street to Hamilton with a connection to the center of the development as means to support pedestrian connectivity to the neighborhood. Furthermore, the project will provide a 17,171 square foot publicly accessible open space at the corner of Woolsey and Hamilton Streets.

The Project would include public benefits to the streetscape by the addition of four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot-wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot-wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot-wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project is located along a Muni bus line 54-Felton, and is within walking distance of additional Muni bus lines, 29 Sunset, 56 Rutland, 8 Bayshore and 9 San Bruno. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

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.

The project site does not possess any neighborhood-serving retail uses. The Project provides 62 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

- 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 possess any existing housing. The Project would provide 62 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and relates well to the scale and form of 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 does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 12 below-market rate dwelling units for ownership. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project is located along a Muni bus line 54-Felton, and is within walking distance of the 29 Sunset, 56 Rutland, 8 Bayshore and 9 San Bruno. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

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

The Project does not include commercial office development. Although the Project would remove a former agricultural use, the Project does provide new housing, which is a top priority for the City.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks. Although the Project would demolish some of the existing historic greenhouses, the Project would memorialize and retain two of the structures, if feasible, to pay homage to the history of the site.

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

The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

- 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 (Administrative Code Section 83.11), 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 Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-012086CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 17, 2021 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 improvement and mitigation measures identified in the FEIR and contained in the MMRP are included as Conditions of Approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 18, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: November 18, 2021

EXHIBIT A

Authorization

This authorization is for a Conditional Use for a Planned Unit Development (PUD) for the construction of 31 residential buildings with a total of 62 dwelling units, 62 off-street parking spaces, 93 Class 1 and 12 Class 2 bicycle-parking spaces, and square feet of private and common usable open space on an approximately 96,000 square foot block located at 770 Woolsey Street, Block 6055, Lot 001 pursuant to Planning Code Sections 209.1, 303, and 304 within the RH-1 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated September 17, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2017-012086CUA and subject to conditions of approval reviewed and approved by the Commission on November 18, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 18, 2021 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.org

- 6. Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, www.sfplanning.org

- 8. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, www.sfplanning.org

- 10. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, www.sfplanning.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 628.652.7315, www.sfplanning.org

- 12. 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. If transformer vaults are required for the Project they 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 628.271.2000, www.sfpublishworks.org

- 13. 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 628.652.7315, www.sfplanning.org

- 14. Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, www.sfplanning.org

- 15. Landscaping, Permeability.** Pursuant to Planning Code Section 156, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 20% of the parking lot shall be surfaced with permeable materials and further indicating that parking lot landscaping, at a ratio of one tree, of a size comparable to that required for a street tree and of an approved species, for every 5 parking stalls, shall be provided. Permeable surfaces shall be graded with less than a 5% slope. 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 628.652.7315, www.sfplanning.org

Parking and Traffic

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

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

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7300, www.sfplanning.org

17. 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 628.652.7463, www.sfplanning.org

18. 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 628.652.7463, www.sfplanning.org

19. Bicycle Parking. The Project shall provide no fewer than 62 Class 1 and 3 Class 2 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

20. Parking Maximum. Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than sixty-two (62) off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 21. 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 628.652.7463, www.sfplanning.org

Provisions

- 22. 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 628.652.7315, www.sfplanning.org

- 23. 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

- 24. 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 628.652.7315, www.sfplanning.org

- 25. 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 628.652.7315 www.sfplanning.org

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

- A. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. The Project contains 62 units; therefore, 12 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 12 affordable units on-site. If the number of market-rate units change, the number of required

affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- B. **Unit Mix.** The Project contains 28 two-bedroom, and 34 three-bedroom units; therefore, the required affordable unit mix is 5 two-bedroom, and 7 three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- C. **Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 10% of the proposed dwelling units as affordable to qualifying households at a rental rate of 80% 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 (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- D. **Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6, 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 (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- E. **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.*

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- F. **Phasing.** *If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than XXXXX percent (XX%) 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 (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- G. **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 (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- H. **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.*

- I. **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.*

- J. **20% below market sales prices.** *Pursuant to PC Section 415.6, the maximum affordable sales price shall be no higher than 20% below market sales prices for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable rents and sales prices, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood sales prices on an annual basis.*

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

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

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

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building 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 Planning Code and Procedures Manual.*
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.*
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.*
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.*
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.*
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415 to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.*
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project'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.

Monitoring - After Entitlement

27. 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 628.652.7463, www.sfplanning.org

28. 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 628.652.7463, www.sfplanning.org

Operation

29. 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, 628.271.2000, www.sfpublishworks.org

30. 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 628.652.7463, www.sfplanning.org

31. 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 628.652.7463, www.sfplanning.org

32. Publicly Accessible Open Space Improvements. The Project includes an approximately 17,170 square foot publicly accessible open space voluntarily proposed on the Site's southeast corner as shown in the approved plans attached as Exhibit B (the "Publicly Accessible Open Space"). As further detailed in the Project's MMRP attached as Exhibit C, the Publicly Accessible Open Space shall be improved with two reconstructed greenhouse structures and a reconstructed boiler house structure, the reconstruction of which shall not be required to comply with the Secretary's Standards for Historic Rehabilitation. Potential programming for the Publicly Accessible Open Space could include open air community event space in the reconstructed greenhouses, open lawn with flex space, seating areas, and/or areas for community members to grow and cultivate plants. Prior to or concurrent with the temporary certificate of occupancy for all dwelling units on the Site, the Project Sponsor shall have obtained a temporary certificate of occupancy for the two reconstructed greenhouses and reconstructed boiler house and shall otherwise have completed landscape improvements such that the Publicly Accessible Open Space is ready for use.

33. Publicly Accessible Open Space Operation. The Project Sponsor may, at its sole discretion, demise and sell the Publicly Accessible Open Space to a community 501(c)(3) nonprofit organization; however, in the event Project Sponsor retains ownership of the Publicly Accessible Open Space, the following conditions shall apply to the use, maintenance and operation of the Publicly Accessible Open Space, which shall be incorporated into Conditions Covenants and Restrictions recorded against title for the Site and become effective no later than the date on which the Project Sponsor obtains a certificate of occupancy for a dwelling unit on the Site:

- Management. Any homeowner or management organization formed to manage the remainder of the Site shall manage the Publicly Accessible Open Space as part of a common interest development.
- Use by Members of the Public. Except as otherwise set forth in these conditions of approval, the Publicly Accessible Open Space shall be offered, in perpetuity, for the use, enjoyment and benefit of members of the public for open space, recreational and/or community gardening uses only, including leisure, social activities, picnics, playgrounds, sports, and authorized community events.
- Reasonable Restrictions on Access for Community Gardening. To the extent that any portion of the Publicly Accessible Open Space is used for community gardening, Project Sponsor may reasonably restrict access to such community garden spaces to members of the general public, provided reasonable measures are in place to ensure that any member of the public may have the opportunity to participate in community gardening activities. The Project Sponsor may establish written and publicly available regulations for community gardening activities in the Publicly Accessible Open Space, including but not limited to reasonable provisions for allotment of garden plots, and use of shared tools and utilities. Such regulations may also include reasonable provisions for Project Sponsor to require liability waivers and impose reasonable cost recovery fees associated with the cost of utilities, repairs, maintenance, improvements and security for use of the community garden facilities.
- No Discrimination. Project Sponsor shall not discriminate against or segregate any person or group of persons, on account of race, color, religion, creed, national origin, gender, ancestry, sex, sexual orientation,

age, disability, medical condition, marital status, or acquired immune deficiency syndrome, acquired or perceived, in the use, occupancy, tenure, or enjoyment of the Publicly Accessible Open Space.

- Maintenance Standard. Project Sponsor shall operate, manage and maintain the Publicly Accessible Open Space in a clean and safe condition in accordance with the anticipated and foreseeable use thereof.
- Temporary Closure of Publicly Accessible Open Space. Project Sponsor shall have the right to temporarily close any or all of the Publicly Accessible Open Space to general members of the public from time to time for one of the four following reasons. In each instance, such temporary closure shall continue for as long as Project Sponsor reasonably deems necessary to address the circumstances below.
 - *Emergency*. In the event of an emergency or danger to the public health or safety created from whatever cause (including, but not limited to, flood, storm, fire, earthquake, explosion, accident, criminal activity, riot, civil disturbances, civil unrest, unlawful assembly), Project Sponsor may temporarily close the Publicly Accessible Open Space (or affected portions thereof) in any manner deemed necessary or desirable to promote public safety, security, and the protection of persons and property.
 - *Maintenance and Repairs*. Project Sponsor may temporarily close the Publicly Accessible Open Space (or affected portions thereof) in order to make any repairs or perform any maintenance as Project Sponsor, in its reasonable discretion, deems necessary or desirable to repair, maintain, or operate the Publicly Accessible Open Space; provided such closure may not impede any required emergency vehicle access.
 - *Construction, Maintenance & Repair on Project Site*. Project Sponsor may from time-to-time use the Publicly Accessible Open Space for temporary construction staging necessary for initial construction of the Project and for on-going maintenance, repair and improvement to adjacent private improvements on the Site (during which time the Project Sponsor may reasonably restrict public access to some or all of the Publicly Accessible Open Space as necessary to ensure the safe and timely completion of such maintenance, repair or improvement work).
 - *Community and Recreation Events*. Project Sponsor shall have the right to temporarily restrict general public access to all or any portion of the Publicly Accessible Open Space in connection with the use of the Publicly Accessible Open Space (including the two greenhouse and boiler house structures and any flex lawn space) for a community or recreation event such as a group exercise event, nonprofit or political fundraisers, community or family picnics, weddings and neighborhood-scale concerts. Any such community or recreation event must comply with all applicable laws and is subject to any required approvals or permits from applicable City agencies with jurisdiction over such event. Prior to closing all or any portion of the Publicly Accessible Open Space, a notice of the closure shall be posted at the Publicly Accessible Open Space's boundary with Hamilton and Woolsey streets for a period of forty-eight (48) hours prior to the event. The Project Sponsor may establish written and publicly available regulations for scheduling use of the Publicly Accessible Open Space for a community or recreation event. Such regulations may include reasonable provisions for Project Sponsor to impose insurance and indemnity

requirements and cost recovery fees reasonably associated with the scheduled use, including but not limited to the provision of utilities, cleaning, and security.

- Hours of Operation. Except as otherwise stated herein, the Publicly Accessible Open Space shall, at a minimum, be open and accessible seven (7) days per week from 8 am until 6 pm. The Publicly Accessible Open Space's hours of operations shall be prominently posted on the Publicly Accessible Open Space.
- Security. Project Sponsor shall have the right to install permanent architectural features to serve as security devices, such as gates and fences, which may be closed and secured at times the Publicly Accessible Open Space is not open to the public. The Project Sponsor shall also have the right to install and operate security devices and maintain security personnel in and around the Publicly Accessible Open Space.
- Removal of Obstructions and Temporary Structures. The Project Sponsor shall have the right to remove and dispose of, in any lawful manner it deems appropriate, any object, including personal belongings or equipment, left, deposited, abandoned or adversely maintained in the Publicly Accessible Open Space.
- Reasonable Access, Use, and Safety Regulations. The Project Sponsor shall have the right to promulgate reasonable access, use, and safety regulations, including but not limited to prohibitions of smoking, consumption of drugs and alcohol, public intoxication, disturbing the peace, destructive behavior, improper emission, ejection or deposit of human body substances, littering and dumping, soliciting, willful obstruction of free passage, possession or use of weapons or fireworks, use or parking of unpermitted vehicles, posting of signs, fires, violation of noise regulations, and graffiti. Project Sponsor's regulations governing access, use, and safety may take into consideration that the Publicly Accessible Open Space is located immediately adjacent to residential uses located on the ground and first floors of the Site. Project Sponsor may adopt reasonable rules governing access and use (including regulation of noise) protective of the residential uses, independent of whether such use constitutes a public nuisance..
- Removal from Publicly Accessible Open Space. Project Sponsor shall have the right, but not the obligation, to use lawful means to effect the removal of any person who creates a public nuisance or otherwise violates the law or reasonable regulations allowed or set forth herein. Circumstances meriting removal include but are not limited to:
 - *Loitering*. Remaining, staying or loitering in the Publicly Accessible Open Space outside of the hours of operations.
 - *Public Intoxication*. Public intoxication by liquor, any drug or any "controlled substance" as that term is defined and described in the California Health and Safety code (including any combination thereof) that renders an individual in such a condition that he or she is unable to exercise care for his or her own safety or the safety of others or interferes with or obstructs or prevents the free use of the Publicly Accessible Open Space.
 - *Prohibited Use of Controlled Substance*. Consumption of an alcoholic beverage, any drug or controlled substance (as defined above) in contravention of the law or any reasonable regulations allowed hereunder.



770
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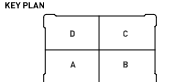
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CIVIL ENGINEER
SANDIS ENGINEERS
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 OAKLAND, CA 94607
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IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2019
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/21/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP



SCALE: N.T.S.
 DRAWN BY: MS, BZ, CS, MK
 EAR PROJECT NO: 1701

COVER SHEET

FAMILY HOMES: PLANNED UNIT DEVELOPMENT AT 770 WOOLSEY STREET
 APPLICATION TO THE SAN FRANCISCO PLANNING DEPARTMENT

PROJECT INFORMATION

PROJECT DESCRIPTION:

THE PROJECT SITE IS LOCATED IN THE PORTOLA NEIGHBORHOOD ON THE BLOCK BOUNDED BY WAYLAND STREET TO THE NORTH, HAMILTON STREET TO THE EAST, BOWDOIN STREET TO THE WEST, AND WOOLSEY STREET TO THE SOUTH. THE PROJECT SITE CONTAINS EXISTING STRUCTURES RELATED TO THE SITE'S PREVIOUS AGRICULTURAL USE, INCLUDING 16-18 GREENHOUSES AND AGRICULTURAL ACCESSORY BUILDINGS. AGRICULTURAL OPERATIONS ON THE PROJECT SITE WERE DISCONTINUED IN THE EARLY 1990s. THE PROJECT SITE IS WITHIN THE RESIDENTIAL, HOUSE, ONE FAMILY (RH-1) ZONING DISTRICT, WITHIN THE 40-X HEIGHT AND BULK DISTRICT, AND ENCOMPASSES A FULL CITY BLOCK (BLOCK 6055, LOT 001) APPROXIMATELY 96,000 SQUARE FEET (2.2 ACRES).

THE PROJECT PROPOSES TO DEMOLISH THE EXISTING STRUCTURES ON THE PROJECT SITE, ALONG WITH THE PERIMETER WOOD FENCE, AND CONSTRUCT (62) DWELLING UNITS, COMPRISED OF (31) DUPLEXES. THE PROJECT PROPOSES TO RECLAIM AND RE-PURPOSE MATERIALS FROM THE DEMOLISHED STRUCTURES TO REBUILD (2) OF THE EXISTING GREENHOUSES AND THE EXISTING SMOKE-STACK STRUCTURE. EACH DUPLEX DWELLING UNIT WOULD PROVIDE ONE VEHICLE PARKING SPACE (62 TOTAL) THAT WOULD ACCESS THE SITE THROUGH (51) NEW CURB CUTS (PROJECT WILL FILL (5) EXISTING CURB CUTS) WITH (8) ON WAYLAND STREET, (8) ON HAMILTON STREET, (12) ON BOWDOIN STREET, AND (3) ON WOOLSEY STREET. THE PROJECT SPONSOR PROPOSES TO REGRADE THE PROJECT SITE AND IMPROVE THE RIGHT OF WAY ALONG THE BLOCK'S STREET FRONTAGES PER THE SF BETTER STREETS PLAN, WHICH WOULD INCLUDE BULB-OUTS, ADDING A SIDEWALK ALONG WAYLAND STREET, FILLING THE TRENCH ALONG BOWDOIN STREET AS WELL AS ADDING A SIDEWALK AND CURB, AND PLANTING STREET TREES ALONG THE PERIMETER OF THE BLOCK.

THE PROJECT SPONSOR IS SEEKING APPROVAL OF A PLANNED UNIT DEVELOPMENT AUTHORIZING THE DEVELOPMENT OF THE PROJECT INCLUDING THE FOLLOWING MODIFICATIONS TO PLANNING CODE DEVELOPMENT STANDARDS: (1) SECTION 121 TECHNICAL STANDARDS FOR LOT WIDTH; (2) SECTION 134 TECHNICAL STANDARDS AND DIMENSIONS FOR REQUIRED REAR YARD; (3) SECTION 144 DRIVEWAY WIDTH STANDARDS; (4) SECTION 209.1 DENSITY LIMITS IN RH-1 ZONING DISTRICT; (5) PROVISION OF CARSHARE SPACES.

PROPERTY INFORMATION:

ADDRESS: 770 WOOLSEY STREET, SAN FRANCISCO, CA 94134
 BLOCK/LOT(S): 6055/001
 ZONING DISTRICT: RH-1
 LOT AREA: 95,997 SF
 HEIGHT/BULK DISTRICT: 40-X
 PROPOSED LOTS: 31
 VARIES: SEE DIAGRAM ON SHEET G0.3
 PROPOSED DWELLING UNITS: 62
 SEE DIAGRAM ON SHEET G1.4.A
 USABLE OPEN SPACE: 43,281 SF
 SEE DIAGRAM ON SHEET G1.4.B
 OFF-STREET PARKING: 62 (94 PERMITTED)
 SEE DIAGRAM ON SHEET G1.4.A
 BIKE PARKING (CLASS I): 93 (62 REQUIRED)
 SEE DIAGRAM ON SHEET G1.4.A
 BIKE PARKING (CLASS II): 12 (4 REQUIRED)
 SEE DIAGRAM ON SHEET G1.4.A

BUILDING DATA:

BUILDING USE: RESIDENTIAL
 OCCUPANCY TYPES: R-3
 STORIES OF CONSTRUCTION: 3
 CONSTRUCTION TYPE: VB
 BIRD SAFETY: UNSHOWN GLAZED SEGMENTS NOT TO EXCEED 24 SQUARE FEET AT FREE-STANDING GLASS WALLS, WIND BARRIERS, AND BALCONIES ON ROOFTOPS.

PROJECT DIRECTORY

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 L37 PARTNERS, LLC
 500 SANSOME STREET
 SAN FRANCISCO, CA 94111

CONTACT:
 MAYA THEUER
 may@l37partners.com
 415.394.9012

ARCHITECT:
 IWAMOTOSCOTT ARCHITECTURE
 128 TEXAS STREET
 SAN FRANCISCO, CA 94107

CONTACT:
 MARK SHKOLNIKOV
 mark@iwamotoscott.com
 415.843.7773

LANDSCAPE ARCHITECT:
 FLETCHER STUDIO
 2325 THIRD STREET, S. 413
 SAN FRANCISCO, CA 94107

CONTACT:
 JESSICA PILON
 jpilon@fletcherstudio.com
 415.431.7978

CIVIL:
 SANDS ENGINEERING
 636 NINTH STREET
 OAKLAND, CA 94607

CONTACT:
 RON SANZO
 rsanzo@sandsis.net
 510.590.3421

GROSS FLOOR AREA SUMMARY (SEE FULL TABLE ON SHEET G0.03)

TOTAL RESIDENTIAL GFA: 118, 565 SF

SHEET INDEX

GENERAL SHEETS	
G0.1	COVER SHEET
G0.2	PROJECT INFORMATION
G0.3	UNIT SUMMARY
G1.1A	CONTEXT PHOTOS
G1.2	SURVY
G1.3	PLOT PLAN
G1.4	PLANNING DIAGRAMS
G1.4B	PLANNING DIAGRAMS
G1.4C	PLANNING DIAGRAMS
G1.5A	RENDERINGS - STREET VIEWS
G1.5B	RENDERINGS - SITE SECTION PERSPECTIVE

LANDSCAPE	
L1.00	UNIQUE EXISTING CONDITIONS PLAN
L1.00	SITE PLAN
L1.20	LANDSCAPE PLAN
L3.01	RENDERED VIEWS
L3.02	RENDERED VIEWS
L3.03	RENDERED VIEWS
L3.04	RENDERED VIEWS

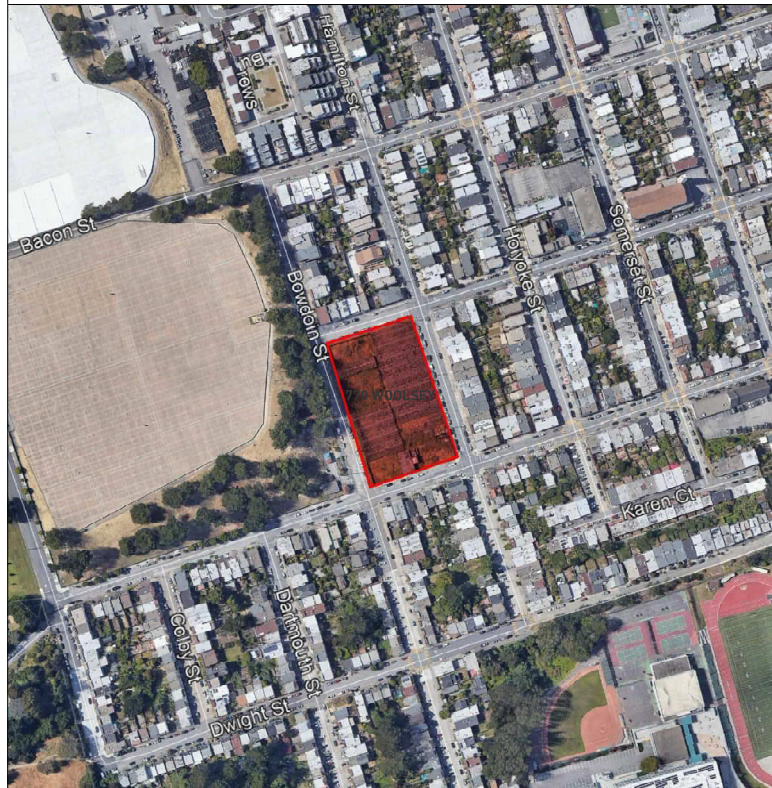
ARCHITECTURE

A2.1	SITE PLAN - LEVEL 1
A2.1.A	FLOOR PLAN - LEVEL 1 - AREA A
A2.1.B	FLOOR PLAN - LEVEL 1 - AREA B
A2.1.C	FLOOR PLAN - LEVEL 1 - AREA C
A2.1.D	FLOOR PLAN - LEVEL 1 - AREA D
A2.2	SITE PLAN - LEVEL 2
A2.2.A	FLOOR PLAN - LEVEL 2 - AREA A
A2.2.B	FLOOR PLAN - LEVEL 2 - AREA B
A2.2.C	FLOOR PLAN - LEVEL 2 - AREA C
A2.2.D	FLOOR PLAN - LEVEL 2 - AREA D
A2.3	SITE PLAN - LEVEL 3
A2.3.A	FLOOR PLAN - LEVEL 3 - AREA A
A2.3.B	FLOOR PLAN - LEVEL 3 - AREA B
A2.3.C	FLOOR PLAN - LEVEL 3 - AREA C
A2.3.D	FLOOR PLAN - LEVEL 3 - AREA D
A2.4	SITE PLAN - ROOF
A2.4.A	FLOOR PLAN - ROOF - AREA A
A2.4.B	FLOOR PLAN - ROOF - AREA B
A2.4.C	FLOOR PLAN - ROOF - AREA C
A2.4.D	FLOOR PLAN - ROOF - AREA D
A5.1.A	EXTERIOR ELEVATION - WEST - BOWDOIN STREET
A5.1.B	EXTERIOR ELEVATION - EAST - COMMONS SPINE
A5.2	EXTERIOR ELEVATION - NORTH - WAYLAND STREET
A5.2	EXTERIOR ELEVATION - SOUTH - WOOLSEY STREET
A5.3.A	EXTERIOR ELEVATION - EAST - HAMILTON STREET
A5.3.B	EXTERIOR ELEVATION - WEST - COMMONS SPINE
A6.1	SITE CROSS SECTION
A6.2	SITE LONGITUDINAL SECTION
A6.3	STREET SECTIONS
A10.1	DETAIL S

GENERAL NOTES

- CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWING. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- COORDINATE EXACT LOCATION OF ALL ELECTRICAL FIXTURES, CONTROLS, DEVICES AND OUTLETS WITH ARCHITECT IN THE FIELD.
- COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH ARCHITECTURAL DRAWINGS.
- INSTALL ALL MATERIALS, EQUIPMENT, AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER.
- PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR: LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION.
- ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA GREEN CODE, AND ALL CITY OF SAN FRANCISCO AMENDMENTS.

VICINITY MAP



770
WOOLSEY ST.
 SAN FRANCISCO, CA

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 L37 PARTNERS
 500 SANSOME STREET, SUITE 750
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 (415)394-7027

ARCHITECT
 IWAMOTOSCOTT ARCHITECTURE
 128 TEXAS STREET
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 (415)843-7773

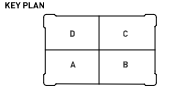
LANDSCAPE ARCHITECT
 FLETCHER STUDIO
 2325 3RD STREET, SUITE 413
 SAN FRANCISCO, CA 94107
 (415)431-7878

CIVIL ENGINEER
 SANDS ENGINEERS
 636 NINTH STREET
 OAKLAND, CA 94607
 (916)996-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/27/2019
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP



SCALE: N.T.S.
DRAWN BY: MS, BZ, CS, MK
SAR PROJECT NO: 1701

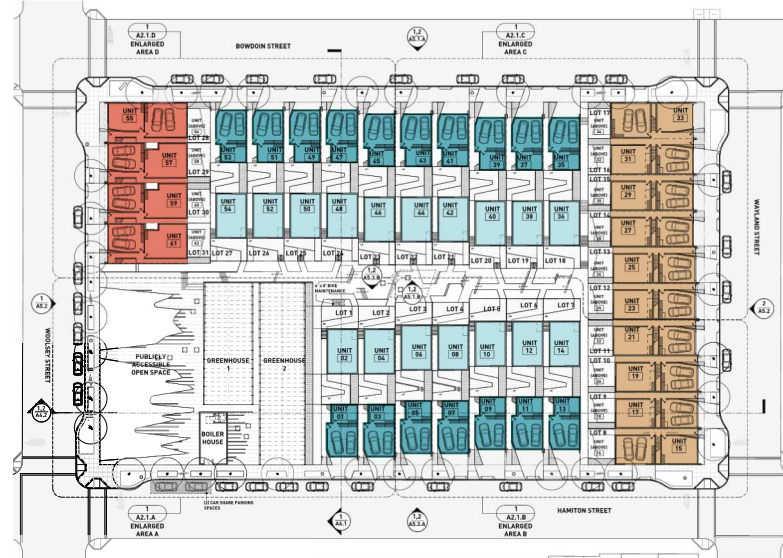
PROJECT INFORMATION, GENERAL NOTES & DRAWING INDEX

GO.2

EXPANDED UNIT SUMMARY

UNIT MIX - SUMMARY TABLE

LOT	LOT WIDTH	LOT DEPTH	LOT AREA (SF)	UNIT #	UNIT TYPE	BEDROOMS	BATHROOMS	CAR PARKING	CLASS I BIKE PARKING	RESIDENTIAL UNIT GFA (NOT INCL. GARAGE & GROUND FLOOR STORAGE (SF))	GROUND FLOOR STORAGE (SF)	GARAGE GFA (SF)	GFA PER LOT (SF)
1	36'	105'	3675 SF	1	A.1	3	3	1	1	1516	220	462	4141
2	24'-6"	105'	2573 SF	2	A.2	3	3	1	1	1323	620	462	4141
3	24'-6"	107'-6"	2634 SF	3	A.1	3	3	1	1	1516	220	462	4141
4	24'-6"	107'-6"	2634 SF	4	A.2	3	3	1	1	1323	620	462	4141
5	24'-6"	107'-6"	2634 SF	5	A.1	3	3	1	1	1516	220	462	4141
6	24'-6"	107'-6"	2634 SF	6	A.2	3	3	1	1	1323	620	462	4141
7	24'-6"	110"	2695 SF	7	A.1	3	3	1	1	1516	220	462	4141
8	24'-6"	110"	2695 SF	8	A.2	3	3	1	1	1323	620	462	4141
9	24'	77'	1848 SF	9	A.1	2	2	1	1	1199	507	505	3410
10	24'	77'	1848 SF	10	B.2	2	2	1	1	1199	507	505	3410
11	24'	77'	1848 SF	11	B.1	2	2	1	1	1199	507	505	3410
12	24'	77'	1848 SF	12	B.2	2	2	1	1	1199	507	505	3410
13	24'	77'	1848 SF	13	B.1	2	2	1	1	1199	507	505	3410
14	24'	77'	1848 SF	14	B.2	2	2	1	1	1199	507	505	3410
15	24'	77'	1848 SF	15	B.1	2	2	1	1	1199	507	505	3410
16	24'	77'	1848 SF	16	B.2	2	2	1	1	1199	507	505	3410
17	24'	77'	1848 SF	17	B.1	2	2	1	1	1199	507	505	3410
18	24'	77'	1848 SF	18	B.2	2	2	1	1	1199	507	505	3410
19	24'-6"	110"	2695 SF	19	A.1	3	3	1	1	1516	220	462	4141
20	24'-6"	110"	2695 SF	20	A.2	3	3	1	1	1323	620	462	4141
21	24'-6"	110"	2695 SF	21	A.1	3	3	1	1	1516	220	462	4141
22	24'-6"	110"	2695 SF	22	A.2	3	3	1	1	1323	620	462	4141
23	24'-6"	107'-6"	2634 SF	23	A.1	3	3	1	1	1516	220	462	4141
24	24'-6"	107'-6"	2634 SF	24	A.2	3	3	1	1	1323	620	462	4141
25	24'-6"	105'	2573 SF	25	A.1	3	3	1	1	1516	220	462	4141
26	24'-6"	105'	2573 SF	26	A.2	3	3	1	1	1323	620	462	4141
27	24'-6"	105'	2573 SF	27	A.1	3	3	1	1	1516	220	462	4141
28	24'-6"	105'	2573 SF	28	A.2	3	3	1	1	1323	620	462	4141
29	28'-6"	73'	1947 SF	29	G.1	2	2	1	1	1210	677	462	3517
30	28'-6"	73'	1947 SF	30	G.2	2	2	1	1	1168	677	462	3517
31	28'-6"	73'	1947 SF	31	G.1	2	2	1	1	1210	677	462	3517
TOTALS						189	188	62	62	81235	21829	14271	118545



UNIT MIX - SITE PLAN

UNIT MIX - SITE AXON



770 WOOLSEY ST. SAN FRANCISCO, CA

OWNER
L37 PARTNERS
 500 SANSOME STREET, SUITE 750
 SAN FRANCISCO, CA 94111
 (415)396-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
 129 1544 1/2 STREET
 SAN FRANCISCO, CA 94107
 (415)842-7979

LANDSCAPE ARCHITECT
FLETCHER STUDIO
 2325 3RD STREET, SUITE 413
 SAN FRANCISCO, CA 94107
 (415)431-7878

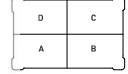
CIVIL ENGINEER
SANDIS ENGINEERS
 630 9TH STREET
 OAKLAND, CA 94607
 (510)890-3423

IWAMOTOSCOTT ARCHITECTURE

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/21/2019
2	SF PLANNING RESUBMISSION REV 2	11/26/2019
3	SF PLANNING RESUBMISSION REV 3	10/21/2020
4	SF PLANNING RESUBMISSION REV 4	5/28/2021
	SF PLANNING RESUBMISSION REV 4	9/17/2021

STAMP

KEY PLAN



SCALE: N.T.S.
 DRAWN BY: M5, BZ, CS, MK
 ISAR PROJECT NO: 1701

UNIT SUMMARY

GO.3

770
WOOLSEY ST.
 SAN FRANCISCO, CA

OWNER
L37 PARTNERS
 500 SANSOME STREET, SUITE 750
 SAN FRANCISCO, CA 94111
 (415)394-7027

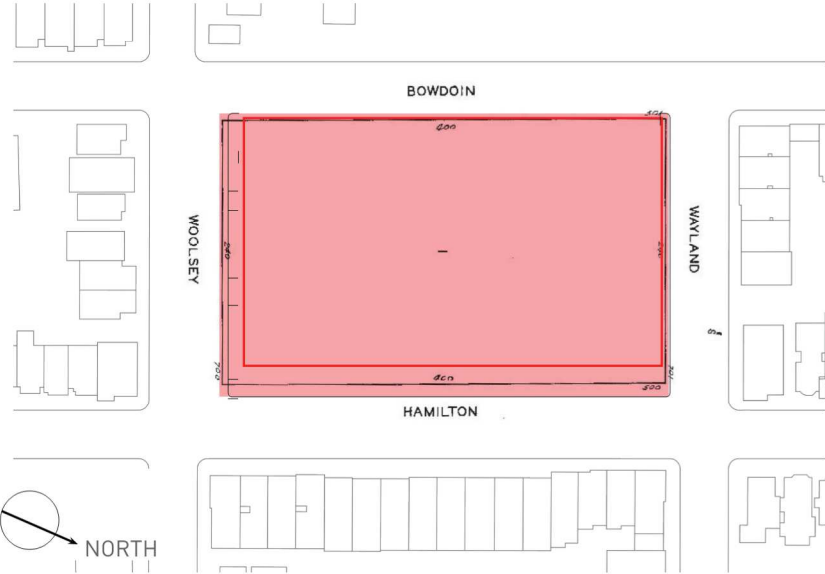
ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
 128 15th STREET
 SAN FRANCISCO, CA 94107
 (415)443-7779

LANDSCAPE ARCHITECT
FLETCHER STUDIO
 2325 3RD STREET, SUITE 413
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 (415)431-7979

CIVIL ENGINEER
SANDIS ENGINEERS
 609 9TH STREET
 OAKLAND, CA 94607
 (510)599-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2019
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021



STAMP

KEY PLAN



SCALE: N.T.S.
 DRAWN BY: MS, BZ, CS, MK
 ISAR PROJECT NO: XXXXX

CONTEXT PHOTOS

G1.1.A

770
WOOLSEY ST.
SAN FRANCISCO, CA

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590 SANSOME STREET, SUITE 750
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LANDSCAPE ARCHITECT
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(415)431-7878

CIVIL ENGINEER
SANDIS ENGINEERS
435 9TH STREET
OAKLAND, CA 94607
(510)996-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2019
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP

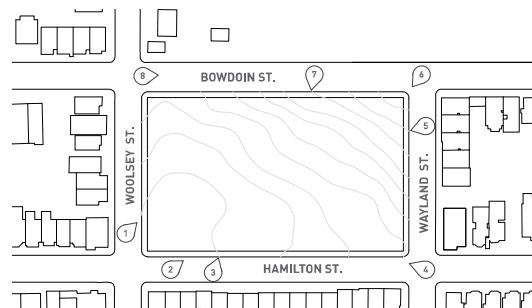
KEY PLAN



SCALE: N.T.S.
DRAWN BY: MS, BZ, CS, MK
BAR PROJECT NO: XXXXX

SITE PHOTOS

G1.1.B



OWNER
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 500 SANSOME STREET, SUITE 750
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 SAN FRANCISCO, CA 94107
 (415)843-9770

LANDSCAPE ARCHITECT
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 (415)431-7878

CIVIL ENGINEER
SANDS ENGINEERS
 638 19th STREET
 OAKLAND, CA 94607
 (510)896-3423

ALTA/NSPS LAND TITLE SURVEY
 #770 WOOLSEY STREET,
 SAN FRANCISCO, CALIFORNIA

REFER TO:
 FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT
 TITLE NO.: FSN-20170029-24
 DATED: DECEMBER 15, 2016 AT 7:30 A.M.

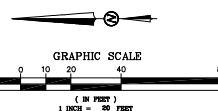


TABLE "A" OPTIONAL ITEMS:

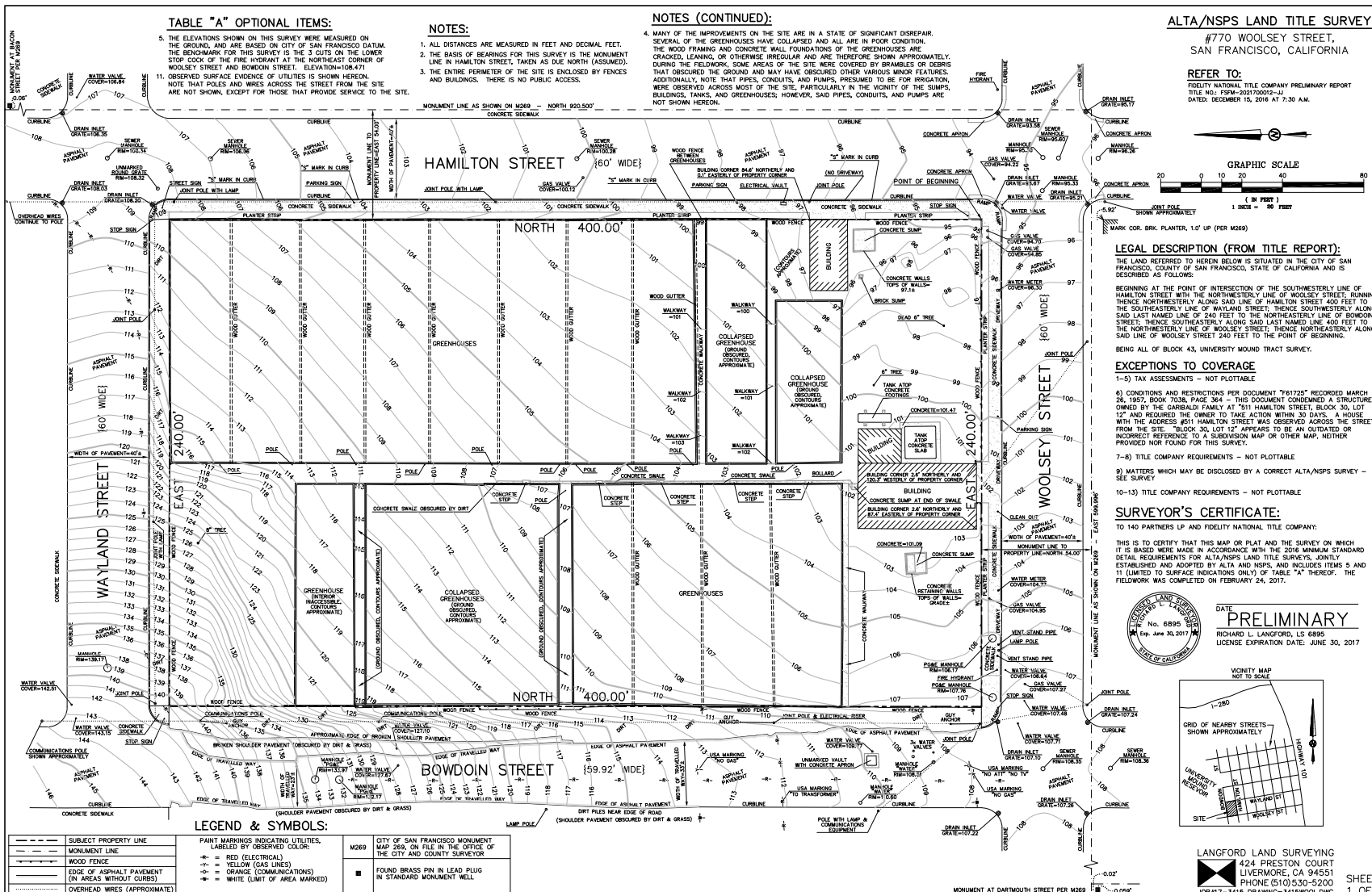
- THE ELEVATIONS SHOWN ON THIS SURVEY WERE MEASURED ON THE GROUND, AND ARE BASED ON CITY OF SAN FRANCISCO DATUM. THE BENCHMARK FOR THIS SURVEY IS THE 3 CUTS ON THE LOWER STOP COCK OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF WOOLSEY STREET AND BOWDOIN STREET. ELEVATION=108.471
- OBSERVED SURFACE EVIDENCE OF UTILITIES IS SHOWN HEREON. NOTE THAT POLES AND WIRES ACROSS THE STREET FROM THE SITE ARE NOT SHOWN, EXCEPT FOR THOSE THAT PROVIDE SERVICE TO THE SITE.

NOTES:

- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE IN THE HAMILTON STREET, TAKEN AS DUE NORTH (ASSUMED).
- THE ENTIRE PERIMETER OF THE SITE IS ENCLOSED BY FENCES AND BUILDINGS. THERE IS NO PUBLIC ACCESS.

NOTES (CONTINUED):

- MANY OF THE IMPROVEMENTS ON THE SITE ARE IN A STATE OF SIGNIFICANT DISREPAIR. SEVERAL OF THE GREENHOUSES HAVE COLLAPSED AND ALL ARE IN POOR CONDITION. THE WOOD FRAMING AND CONCRETE WALL FOUNDATIONS OF THE GREENHOUSES ARE CRACKED, LEANING, OR OTHERWISE IRREGULAR AND ARE THEREFORE SHOWN APPROXIMATELY. DURING THE FIELDWORK, SOME AREAS OF THE SITE WERE COVERED BY BRAMBLES OR DEBRIS THAT OBSCURED THE GROUND AND MAY HAVE OBSCURED OTHER VARIOUS MINOR FEATURES. ADDITIONALLY, NOTE THAT PIPES, CONDUITS, AND PUMPS, PRESUMED TO BE FOR IRRIGATION WERE OBSERVED ACROSS MOST OF THE SITE, PARTICULARLY IN THE VICINITY OF THE SUMPS, BUILDINGS, TANKS, AND GREENHOUSES; HOWEVER, SAID PIPES, CONDUITS, AND PUMPS ARE NOT SHOWN HEREON.



LEGAL DESCRIPTION (FROM TITLE REPORT):

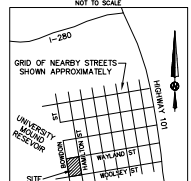
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF HAMILTON STREET WITH THE NORTHWESTERLY LINE OF WOOLSEY STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF HAMILTON STREET 400 FEET TO THE SOUTHEASTERLY LINE OF WAYLAND STREET; THENCE SOUTHWESTERLY ALONG SAID LAST NAMED LINE OF WAYLAND STREET 141 FEET TO THE NORTHEASTERLY LINE OF BOWDOIN STREET; THENCE SOUTHEASTERLY ALONG SAID LAST NAMED LINE 400 FEET TO THE NORTHWESTERLY LINE OF WOOLSEY STREET; THENCE NORTHEASTERLY ALONG SAID LINE OF WOOLSEY STREET 240 FEET TO THE POINT OF BEGINNING.

- BEING ALL OF BLOCK 43, UNIVERSITY MOUND TRACT SURVEY.
- EXCEPTIONS TO COVERAGE**
 1-3) TAX ASSESSMENTS - NOT PLOTTABLE
 4) CONDITIONS AND RESTRICTIONS PER DOCUMENT "E17122" RECORDED MARCH 26, 1957, BOOK 7038, PAGE 364 - THIS DOCUMENT CONDEMNATED A STRUCTURE OWNED BY THE CARBALDO FAMILY AT 751 HAMILTON STREET, BLOCK 30, LOT 12 AND REQUIRED THE OWNER TO TAKE ACTION WITHIN 30 DAYS. A HOUSE WITH THE ADDRESS #511 HAMILTON STREET WAS OBSERVED ACROSS THE STREET FROM THE SITE. "BLOCK 30, LOT 12" APPEARS TO BE AN OUTDATED OR INCORRECT REFERENCE TO A SUBDIVISION MAP OR OTHER MAP, NEITHER PROVIDED NOR FOUND FOR THIS SURVEY.
 7-8) TITLE COMPANY REQUIREMENTS - NOT PLOTTABLE
 9) MATTERS WHICH MAY BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY - SEE SURVEY
 10-13) TITLE COMPANY REQUIREMENTS - NOT PLOTTABLE

SURVEYOR'S CERTIFICATE:

TO 140 PARTNERS LP AND FIDELITY NATIONAL TITLE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 5 AND 11 (LIMITED TO SURFACE INDICATORS ONLY) OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 24, 2017.

DATE: **PRELIMINARY**
 RICHARD L. LANGFORD, JUN 30, 2017
 LICENSE EXPIRATION DATE: JUNE 30, 2017



LANGFORD LAND SURVEYING
 424 PRESTON COURT
 LIVERMORE, CA 94551
 PHONE (510)530-5200
 JOB#17-3415 DRAWING#-0415WOOL.DWG

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KEY PLAN

D	C
A	B

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 SITE SURVEY

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WOOLSEY ST.
 SAN FRANCISCO, CA

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L37 PARTNERS
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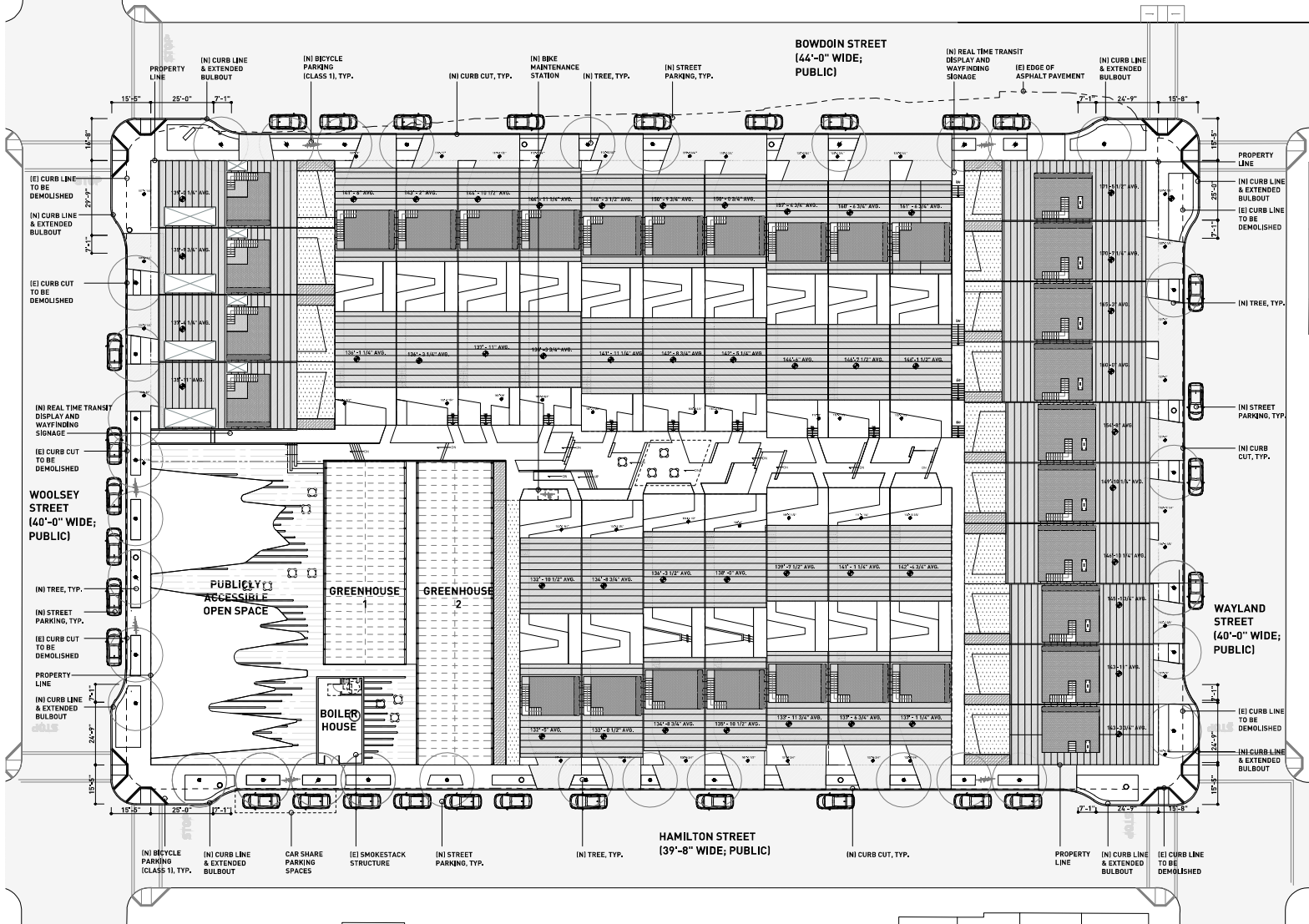
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IWAMOTOSCOTT ARCHITECTURE
 128 E 34th STREET
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 (415)643-7779

LANDSCAPE ARCHITECT
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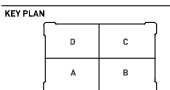
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	SF PLANNING RESUBMISSION	10/21/2019
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3	SF PLANNING RESUBMISSION REV 3	5/28/2021
4	SF PLANNING RESUBMISSION REV 4	9/19/2021



1 PLOT PLAN

1:200

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PLOT PLAN

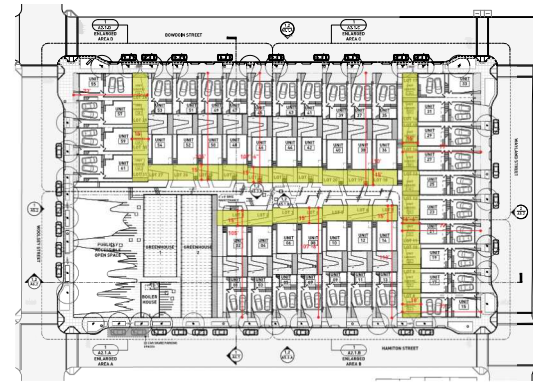
G1.3

**Gross Floor Area
Level 01**



Rear Yard Diagram

Project does not meet strict dimensional requirements of Code Section 134 for project with a development application submitted prior to January 15, 2019. Planned Unit Development modification proposed, which includes reduced rear yards for each lot, as well as, substantial private open space, the Sign/Misc, and the publicly accessible open space at the corner of Woolsey and Hamilton.
(See Open Space Diagram on the Following Sheet)



**Gross Floor Area
Level 02**



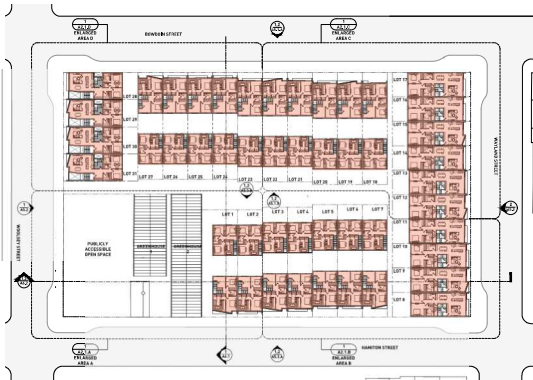
Site Plan - Parking

- Off-Street Car Parking: 62
- Car Share Parking: 2
- Bike Parking Class 1: 93 (62 Req'd, SFPC 155.21)
- Bike Parking Class 2: 12 (6 Req'd, SFPC 155.21)

Total OFA is under 100,000, there is no off-street loading required.
Planned Unit Development exception regarding Section 144 Driveway separation standards requested. See Sheet A2.1 for more detail.

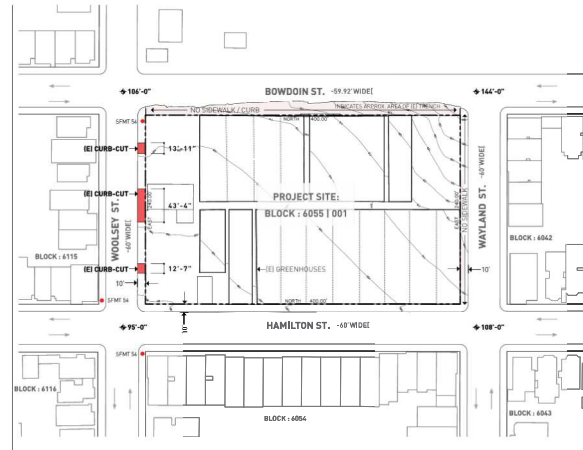


**Gross Floor Area
Level 03**



(E) Site Plan

EXISTING CURB CUT TOTAL = 69'-10"
EXISTING LENGTH OF 'NO SIDEWALK' = 603'-0"



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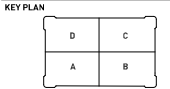
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PLANNING DIAGRAMS

G1.4.A

HISTORICAL SITE CONTEXT



GREENHOUSE RECENT PHOTO: The Former 'University Mound Nursery'



GREENHOUSE HISTORICAL PHOTO: The Former 'University Mound Nursery'
Photo Credit: Gerald Garibaldi and David Gabriner

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CURRENT SITE CONTEXT ANALYSIS



Rhythm of Repetitive/ Layered Rectangular Fenestration with Proportionally Less Glass.

Carved / Sculptural Volume

Naturalistic Landscaping / Soft Edges

Varied Rhythm of Varied Gables

Asymmetrical Gable

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KEY PLAN



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PLANNING DIAGRAMS

G1.4.C

VIEW FROM THE CORNER OF WAYLAND STREET AND HAMILTON STREET



VIEW ALONG HAMILTON STREET



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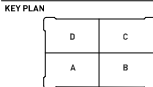
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RENDERINGS

G1.5.A

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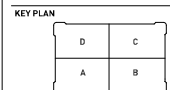
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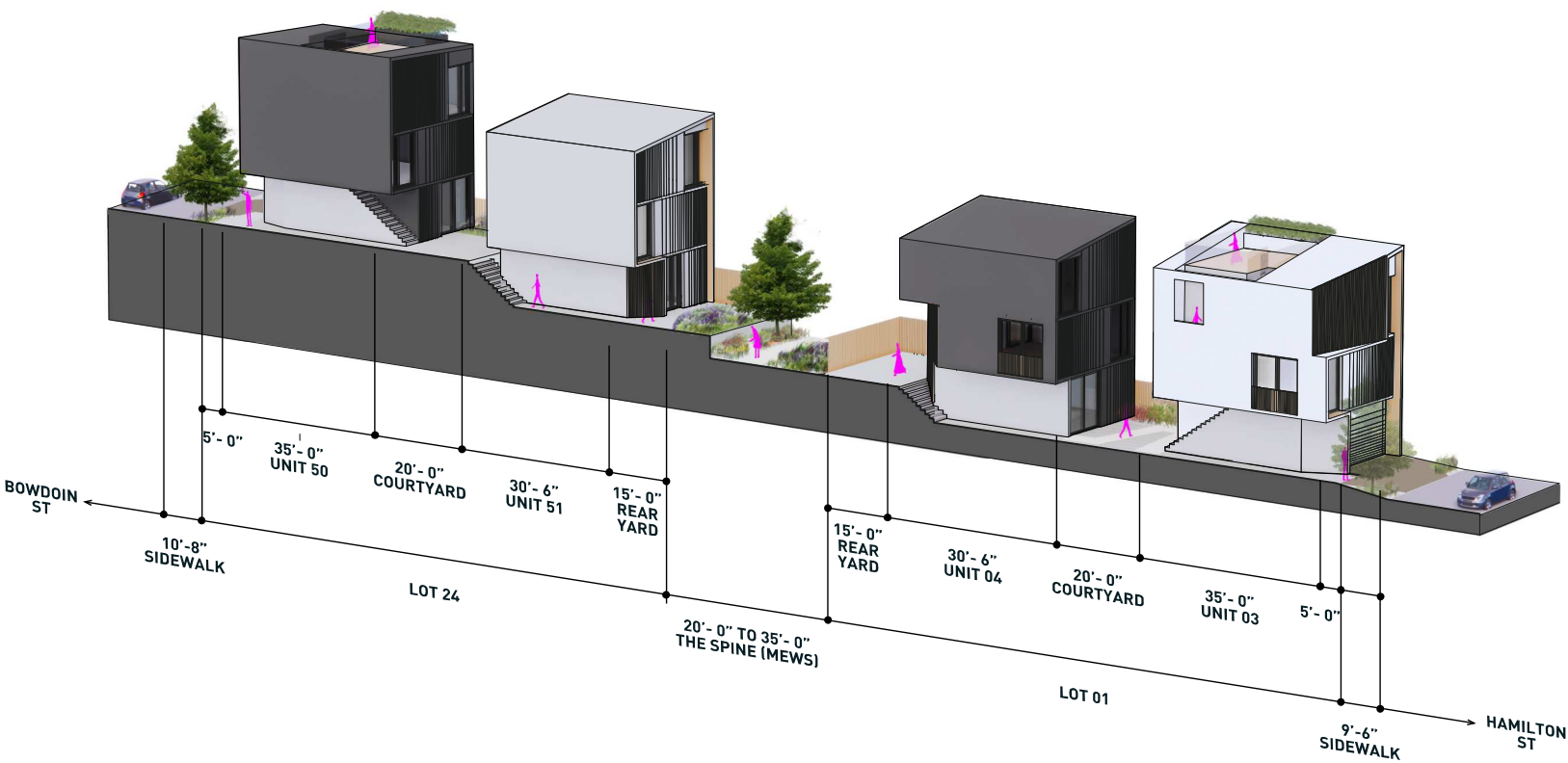
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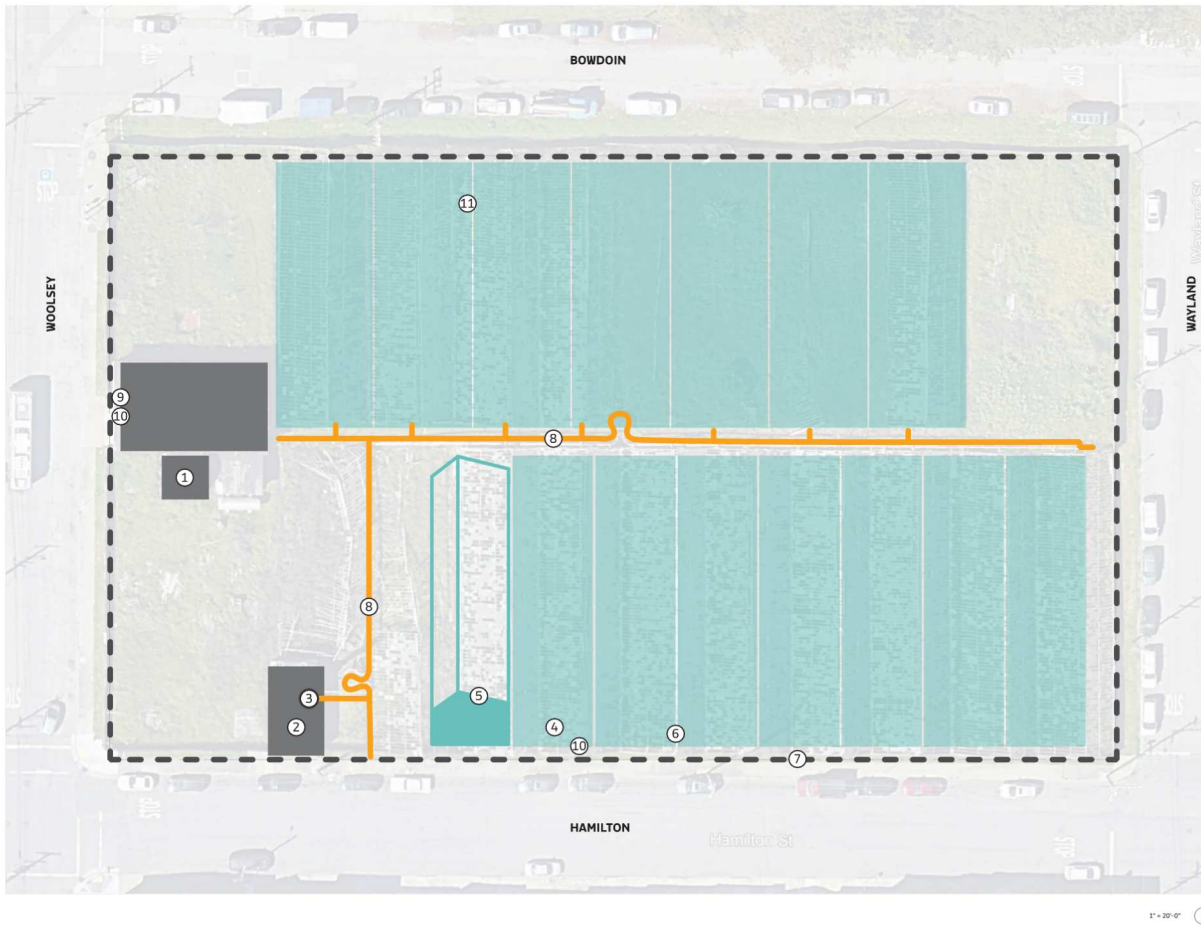


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RENDERINGS

G1.5.B





UNIQUE EXISTING CONDITIONS LEGEND

- ① WATER TANK
- ② BOILER HOUSE
- ③ SMOKE STACK
- ④ GREENHOUSES
- ⑤ GABLE ROOF
- ⑥ GUTTERS
- ⑦ FENCE PANELLING
- ⑧ STEAM PIPING (SPINE MEWS)
- ⑨ WINDOW FRAMES
- ⑩ SITE LETTERING
- ⑪ HISTORICAL GARIBALDI ROSES

HISTORICAL SITE NARRATIVE

The site design for 770 Woolsey draws on the rich floriculture history and significant Italian American heritage that dominated the current site, as well as the surrounding neighborhood, previously known as University Mound. During peak operation, the Garibaldi Brothers ran the University Mound Nursery at the 770 Woolsey site and surrounding lots. Their floriculture operation specialized in roses across the farm's 18 greenhouses contributed significantly to the supply of cut roses to the floriculture industry in San Francisco and surrounding Bay area. The Garibaldi brothers earned acclaim for the cultivation of their namesake rose, the Garibaldi Rose.

As the floriculture industry globalized, the local floriculture industry faced extreme pressure and the neighborhood's historic greenhouses were abandoned. Consequently, a significant piece of historical community identity has disappeared. The 770 Woolsey site is the last remaining greenhouse lot. Though the greenhouses have fallen into disrepair, the former University Mound Nursery stands as the last physical trace of the neighborhood's floricultural history.

This site design embraces the site's history and uses its architectural, horticultural, and material legacies as the foundation for design. Through careful study of the site's history, selective material re-use, and the reintroduction and adaptation of circulation and architectural forms, the site's critical features are preserved and adapted for contemporary use. Further, by carefully balancing the site's history of rich planting, and intensive industrial agriculture systems, we have cultivated both public and private spaces that build on the site's legacy with an eye towards inventiveness, integrity, and legibility of the rigorous modes and materials of production, and the site's rich historical floriculture. The site design builds on the site's history and reintroduces it to the neighborhood, creating new opportunities for housing, education, horticulture, and community.

UNIQUE EXISTING CONDITIONS PHOTOS & ELEMENTS TO BE INCORPORATED INTO THE SITE DESIGN



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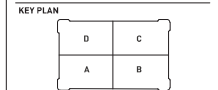
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UNIQUE EXISTING CONDITIONS PLAN

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SITE PLAN

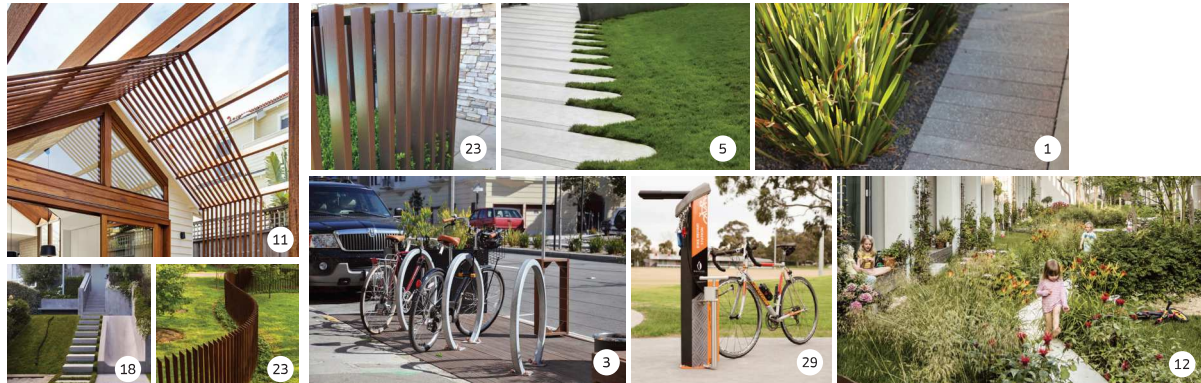


1" = 20'-0"

SITE LEGEND

- ① 2'-0" CURTESY STRIP
- ② 4'-0" PASS-THROUGH
- ③ BICYCLE PARKING (6 STALLS FOR 12 BIKE PARKING SPOTS)
- ④ BENCH
- ⑤ PAVED PLAZA
- ⑥ GROUP SEATING
- ⑦ COMMUNITY GREEN HOUSE
- ⑧ GATED ENTRY
- ⑨ SHADE STRUCTURE (METAL GABLE ROOF SKELETON)
- ⑩ FLOWER GARDEN
- ⑪ MAINTENANCE STORAGE
- ⑫ OPEN LAWN / FLEX SPACE
- ⑬ HILLSIDE PLAY-SPACE
- ⑭ ACCESS STAIRCASE
- ⑮ ON STREET PARKING
- ⑯ DRIVEWAY
- ⑰ WOOD FENCE
- ⑱ ADA CURB RAMP
- ⑲ PROPERTY LINE
- ⑳ PRIVATE YARD
- ㉑ STREETSCAPE SEATING AREA
- ㉒ STREET LIGHT (LOCATION SHOWN DIAGMATTICALLY. TO BE CONFIRMED WITH SFPUC STREET LIGHT DIVISION)
- ㉓ BIKE REPAIR STATION
- ㉔ PERMEABLE PAVING
- ㉕ NON-PERMEABLE PAVING

MATERIALS



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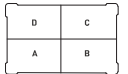
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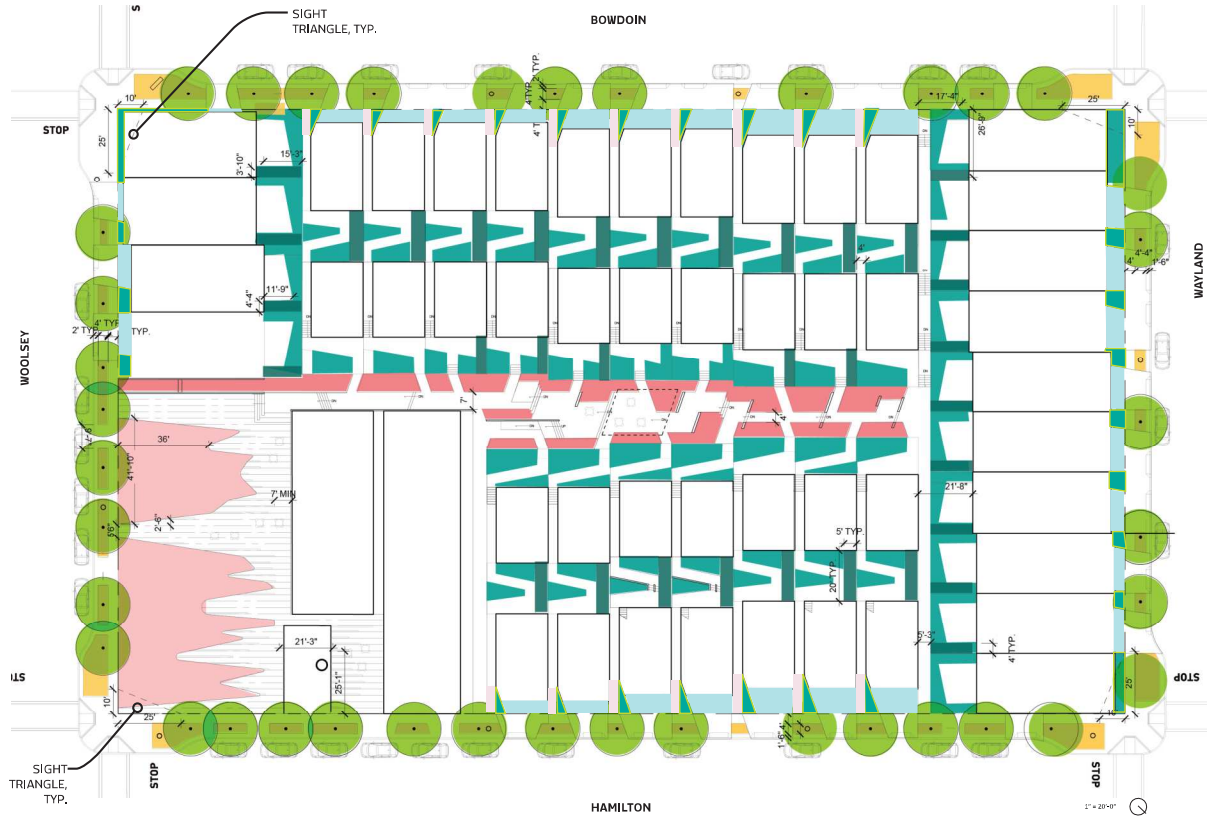


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SITE PLAN

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PLANT SELECTIONS BY ZONE

- STREETSCAPE**
 - Anigozanthos sp.
 - Achillea Filipendula Coronation Gold Yarrow
 - Bubine frutescens
 - Callistemon
 - Dianella 'Cassa Blue'
 - Lomandra 'Breeze'
 - Juncus patens 'Elk Blue'
- PRIVATE RESIDENTIAL**
 - Achillea Filipendula 'Coronation Gold'
 - Asclepias tuberosa
 - Deschampsia incarnata
 - Echinacea angustifolia
 - Lavendula angustifolia 'Hidcote'
 - Perovskia atriplicifolia
 - Pseudorogeneria spicata
 - Schizachyrium scoparium
 - Sporobolus heterolepis
 - Dianella 'Cassa Blue'
 - Lomandra 'Breeze'
 - Juncus patens 'Elk Blue'
- FLOW-THROUGH PLANTERS**
 - Achillea Filipendula 'Coronation Gold'
 - Aloe thraaskii
 - Carex spp.
 - Erigeron karvinskianus
 - Iris douglasiana 'Canyon Snow'
 - Juncus effusus
 - Leymus condensatus 'Canyon Prince'
- PUBLICLY ACCESSIBLE OPEN SPACE & SPINE (MEWS)**
 - Anemrinthum
 - Craspedia globosa spp.
 - Baronia spp.
 - Dahlia pinnata spp.
 - Liatrus spp.
 - Linonium spp.
 - Cosmos spp.
 - Leucadendron salignum
 - Rosa 'Garibaldi' (Transplanted)
 - Yarrow
 - Zantedeschia
 - Zinnias
- (AROMATIC / THERAPUTIC / POLLINATOR GARDEN)**
 - Achillea Filipendula 'Coronation Gold'
 - Asclepias tuberosa
 - Monardella odoratissima
 - Asclepia incarnata
 - Echinacea angustifolia
 - Solidago confinis
 - Aster chilensis
 - Eriodictyon crassifolium
 - Polystichum
 - Perovskia atriplicifolia
 - L. angustifolia 'Hidcote'
- STREET TREES**
 - total street trees provided: 39
 - 36" box for all street trees
 - total street trees provided: 39

STREET TREE CALCULATION TABLE

Street	Street Frontage (LF)	Ground Level Planting (SF)
Wayland Street Frontage	240 LF	470 SF
Woolsey Street Frontage	240 LF	503 SF
Bowdoin Street Frontage	400 LF	1,075 SF
Hamilton Street Frontage	400 LF	796 SF
total	1,280 LF	3,303 SF
1 tree required per 20 LF of frontage, 1,280/60=64 Total Trees Required: 64		
Street Tree Calculation	3,303 SF	
(Subtract 9 SF for each tree provided)	3032 SF	
(75 SF = 1 tree)		
Total Trees Accounted for in Ground Level Plantings: 40		
Total Existing Trees on Site: 0		
Total Trees Required: 64		
Total Trees Provided: 39		
Total Trees Accounted for in Ground Level Planting: 40		
Total Trees accounted: 39+40=79 (meet required 64)		
*NOTE: Plant locations, install & mature sizes to be refined. 36" box for all street trees. All plants minimum 9 gallons. Project voluntarily proposes 50% of voluntary front setback area to be at least 50% permeable surface.		

FRONT SET BACK LANDSCAPING & PERMEABLE SURFACE CALCULATION

SYMBOL	FRONT SET BACK LANDSCAPE	AREA (SF)	TOTAL FRONT SET BACK AREA (SF)	PERCENTAGE %
	Planted Area	1,334	5,532	24 %
	FRONT SET BACK PAVING	956		17.2 %
	Permeable Paving	3,242		58.6 %



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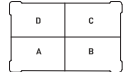
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SPINE (MEWS)

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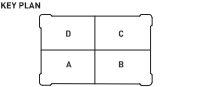


THE SPINE (MEWS) - FLEX SPACE

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THE SPINE (MEWS) - SEATING GROVE

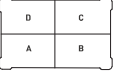
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4	SF PLANNING RESUBMISSION REV 4	09/20/2021



FLETCHER STUDIO
 LANDSCAPE ARCHITECTURE
 626 7TH STREET
 SAN FRANCISCO, CA 94103
 (415)431-7978
 #FLETCHERSTUDIO.COM

STAMP

KEY PLAN



SCALE:
DRAWN BY:
ISAR PROJECT NO.:

AS NOTED
RENDERED VIEWS



THE SPINE (MEWS) - RESPITE STROLLING PATH

770
WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
300 SANSOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
126 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)462-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)431-7978

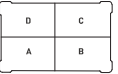
CIVIL ENGINEER
SANDS ENGINEERS
626 7TH STREET
OAKLAND, CA 94607
(510)896-3423

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/31/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	9/28/2021
4	SF PLANNING RESUBMISSION REV 4	09/20/2021



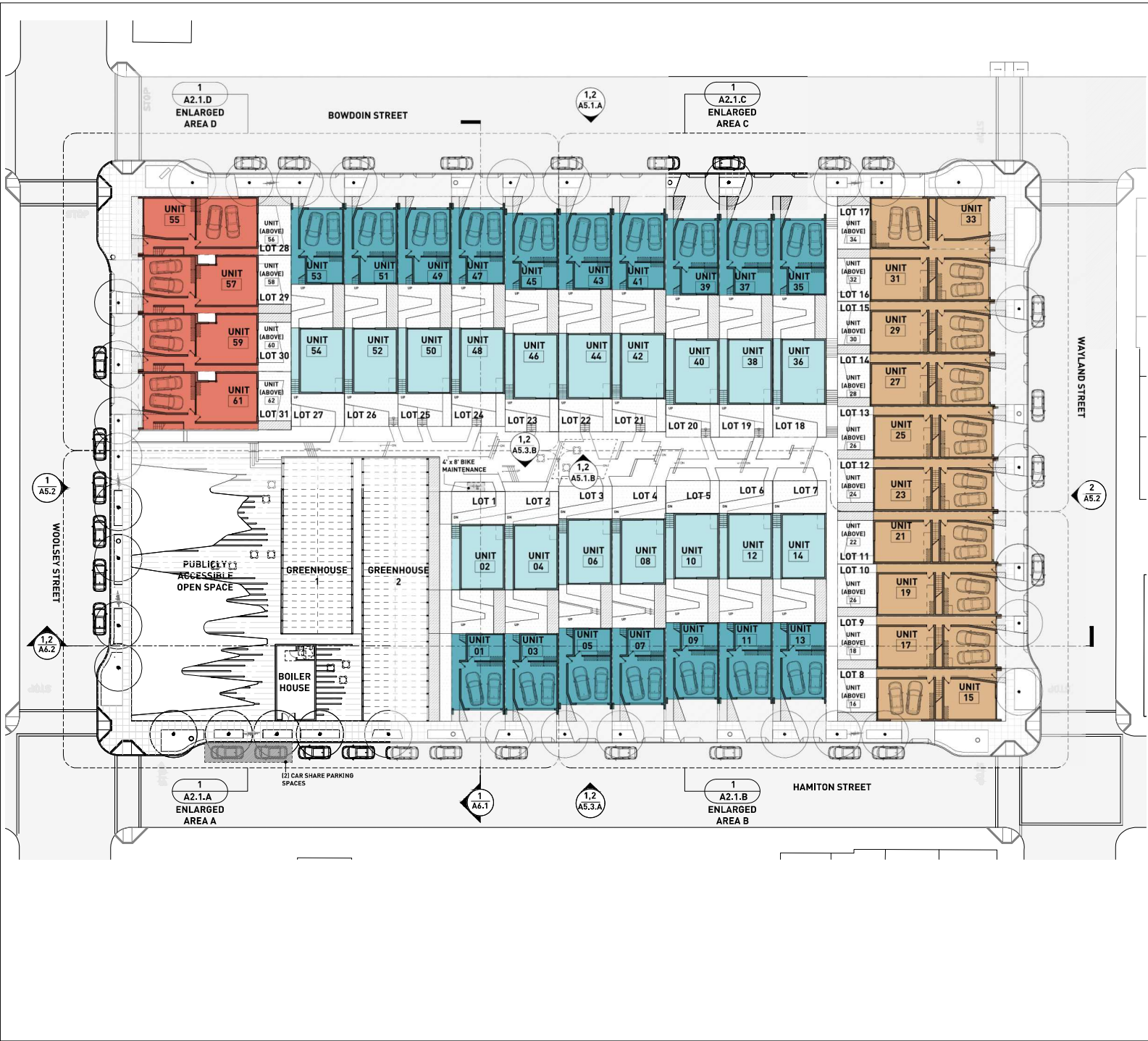
STAMP

KEY PLAN



SCALE:
DRAWN BY:
ISAR PROJECT NO.:

AS NOTED
RENDERED VIEWS



KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

770 WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 GANSBURG STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)643-7779

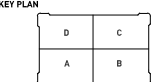
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)431-7878

CIVIL ENGINEER
SANDS ENGINEERS
400 17TH STREET
OAKLAND, CA 94607
(510)590-3423

IWAMOTOSCOTT ARCHITECTURE

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/21/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021
4	SF PLANNING RESUBMISSION REV 4	9/17/2021

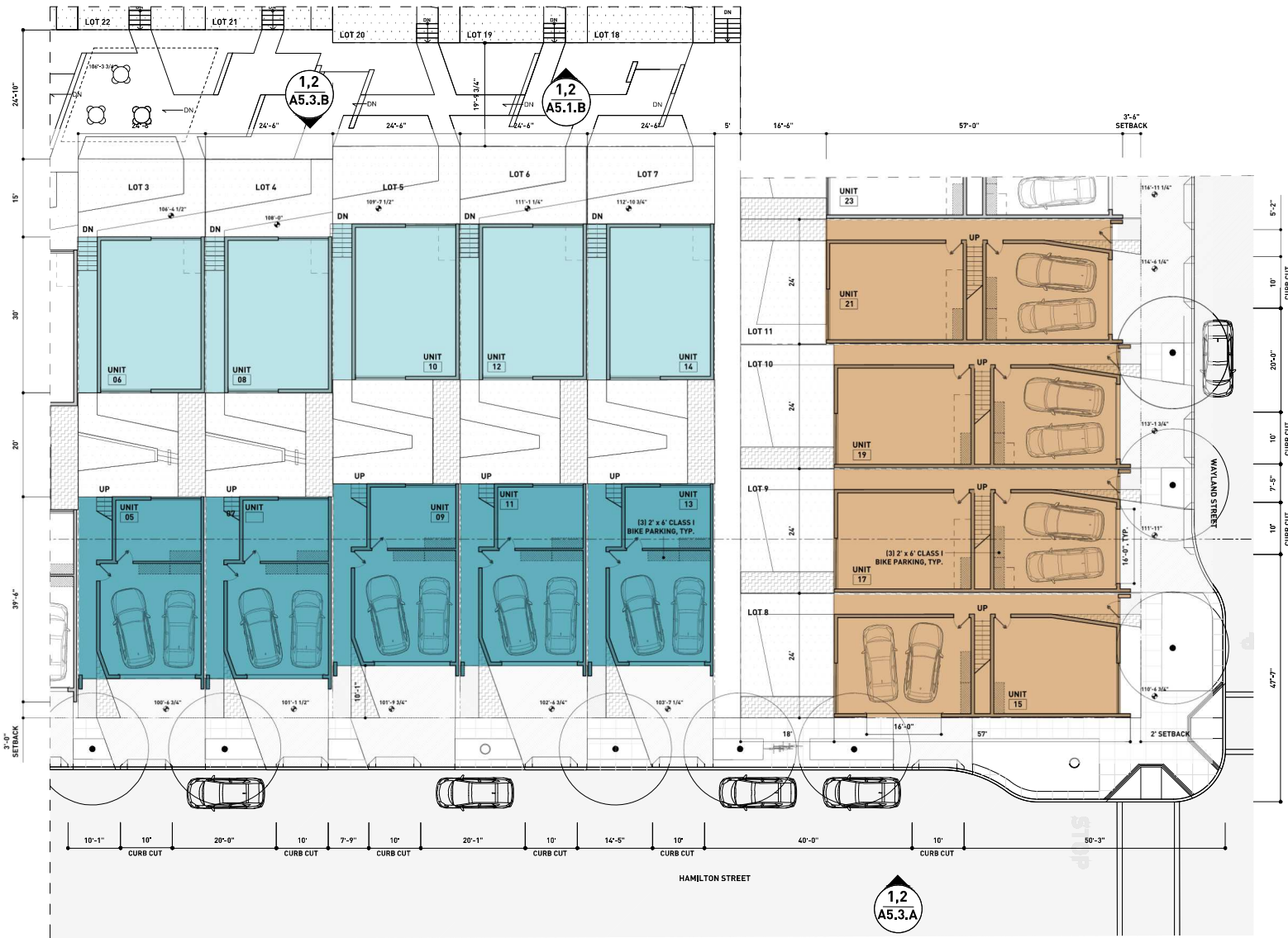
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SCALE: 1:200
DRAWN BY: MS, BZ, CS, MK
ISAR PROJECT NO:

SITE PLAN

A2.1



1 FLOOR PLAN - LEVEL 1 - AREA B

1/8" = 1'-0"

KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

**770
WOOLSEY ST.
SAN FRANCISCO, CA**

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)643-7773

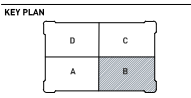
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)431-7878

CIVIL ENGINEER
SANDS ENGINEERS
630 17th STREET
OAKLAND, CA 94607
(510)599-3423

**IWAMOTOSCOTT
ARCHITECTURE**

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021
4	SF PLANNING RESUBMISSION REV 4	9/17/2021

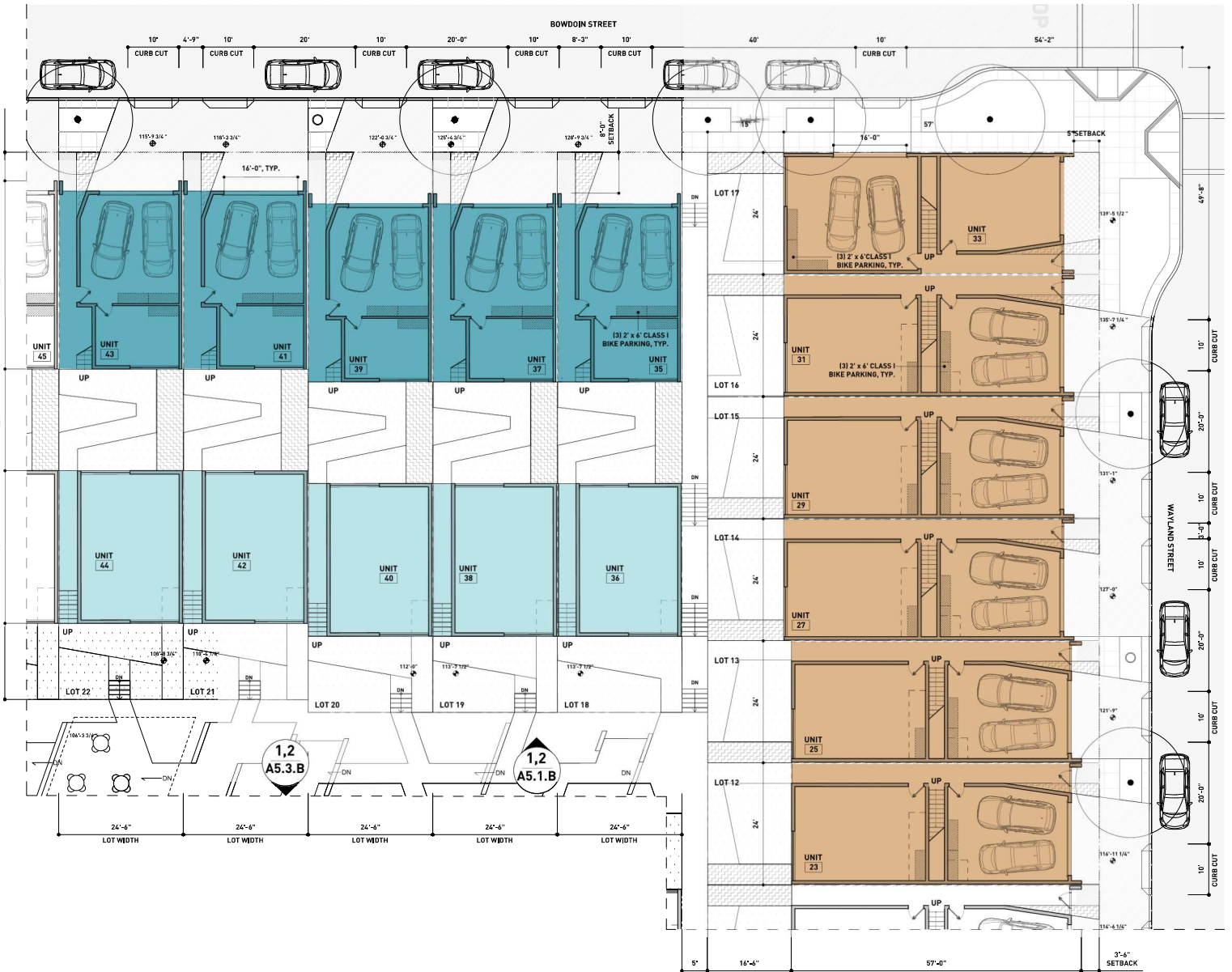
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SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
ISAR PROJECT NO:

FLOOR PLAN - LEVEL 1 - AREA B

A2.1.B



KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

770 WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)643-9779

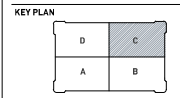
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE A13
SAN FRANCISCO, CA 94107
(415)431-7878

CIVIL ENGINEER
SANDS ENGINEERS
600 9TH STREET
OAKLAND, CA 94607
(510)899-3423

IWAMOTOSCOTT ARCHITECTURE

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/21/2012
2	SF PLANNING RESUBMISSION REV 2	11/26/2012
3	SF PLANNING RESUBMISSION REV 3	10/27/2020
4	SF PLANNING RESUBMISSION REV 4	5/28/2021
		9/17/2021

STAMP



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
ISAR PROJECT NO:

FLOOR PLAN - LEVEL 1 - AREA C

1 FLOOR PLAN - LEVEL 1 - AREA C

A2.1.C



KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

770
WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
14151394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
14151843-7979

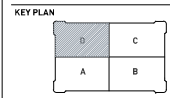
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
14151431-7878

CIVIL ENGINEER
SANDS ENGINEERS
430 9TH STREET
OAKLAND, CA 94607
15101899-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021
4	SF PLANNING RESUBMISSION REV 4	9/17/2021

STAMP



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
BAR PROJECT NO:

FLOOR PLAN - LEVEL 1 - AREA D

1 FLOOR PLAN - LEVEL 1 - AREA D

1/8" = 1-0"

A2.1.D



1 SITE PLAN

1/200

KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

**770 WOOLSEY ST.
SAN FRANCISCO, CA**

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
16151396-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
16151643-7773

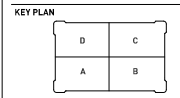
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
16151631-7878

CIVIL ENGINEER
SANDIS ENGINEERS
630 17th STREET
OAKLAND, CA 94607
15101899-3423

IWAMOTOSCOTT ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP



SCALE: 1/200
DRAWN BY: MS, BZ, CS, MK
ES&R PROJECT NO: [Symbol]

SITE PLAN - LEVEL 02

A2.2



KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

**770
WOOLSEY ST.
SAN FRANCISCO, CA**

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
16151394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
16151843-7773

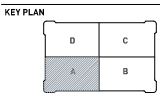
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
16151431-7878

CIVIL ENGINEER
SANDIS ENGINEERS
630 17TH STREET
OAKLAND, CA 94607
15101899-3423

**IWAMOTOSCOTT
ARCHITECTURE**

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
SAR PROJECT NO: [Symbol]

FLOOR PLAN - LEVEL 02 - AREA A

1 FLOOR PLAN - LEVEL 02 - AREA A

1/8" = 1'-0"

A2.2.A



1 FLOOR PLAN - LEVEL 2 - AREA B

1/8" = 1'-0"

KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

770
WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
16151394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
16151643-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
16151631-7878

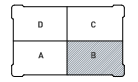
CIVIL ENGINEER
SANDIS ENGINEERS
630 17th STREET
OAKLAND, CA 94607
15105990-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP

KEY PLAN



SCALE: 1/8" = 1'

DRAWN BY: MS, BZ, CS, MK

BAR PROJECT NO:

FLOOR PLAN - LEVEL 2 - AREA B

A2.2.B



KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

**770
WOOLSEY ST.
SAN FRANCISCO, CA**

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)443-7773

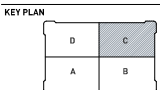
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)431-7878

CIVIL ENGINEER
SANDIS ENGINEERS
430 17TH STREET
OAKLAND, CA 94607
(510)899-3423

**IWAMOTOSCOTT
ARCHITECTURE**

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/31/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
BSR PROJECT NO:

FLOOR PLAN - LEVEL 2 - AREA C

A2.2.C

1 FLOOR PLAN - LEVEL 2 - AREA C

1/8" = 1'-0"

WOOLSEY STREET

BOWDOIN STREET

1
A5.2



1,2
A5.3.B

1,2
A5.1.B

KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

**770
WOOLSEY ST.**
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)431-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)431-7878

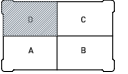
CIVIL ENGINEER
SANDIS ENGINEERS
630 17th STREET
OAKLAND, CA 94607
(510)899-3423

**IWAMOTOSCOTT
ARCHITECTURE**

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/21/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP

KEY PLAN



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
BAR PROJECT NO:

FLOOR PLAN - LEVEL 2 - AREA D

A2.2.D



KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

**770
WOOLSEY ST.
SAN FRANCISCO, CA**

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
16151396-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
16151643-7979

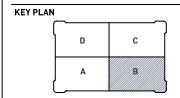
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
16151631-7878

CIVIL ENGINEER
SANDS ENGINEERS
630 17TH STREET
OAKLAND, CA 94607
15105999-3423

**IWAMOTOSCOTT
ARCHITECTURE**

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP



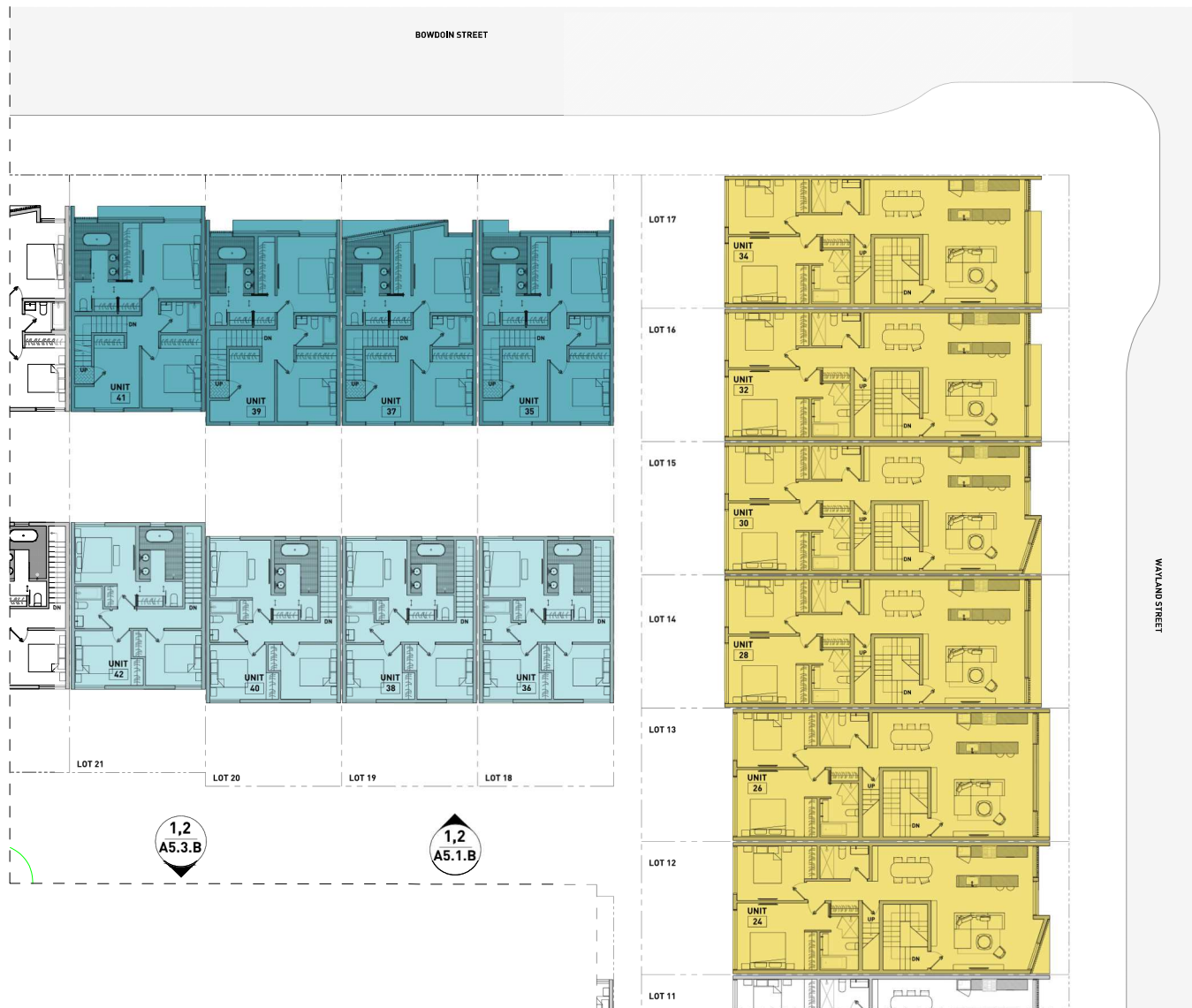
SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
BAR PROJECT NO.

FLOOR PLAN - LEVEL 3 - AREA B

1 FLOOR PLAN - LEVEL 3 - AREA B

1/8" = 1'-0"







A2.3.B



1 FLOOR PLAN - LEVEL 3 - AREA C

1/8" = 1'-0"

KEYED NOTES

-  Unit Type A.1
-  Unit Type A.2
-  Unit Type B.1
-  Unit Type B.2
-  Unit Type C.1
-  Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

770
WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
41519394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 1844 S STREET
SAN FRANCISCO, CA 94107
4151843-7779

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
4151431-7878

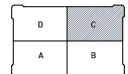
CIVIL ENGINEER
SANDIS ENGINEERS
430 17th STREET
OAKLAND, CA 94607
5105999-3423


IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/21/2012
2	SF PLANNING RESUBMISSION REV 2	11/26/2019
3	SF PLANNING RESUBMISSION REV 3	10/27/2020

STAMP

KEY PLAN



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
ES&R PROJECT NO: 

FLOOR PLAN - LEVEL 3 - AREA C

A2.3.C

770
WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSUENE STREET, SUITE 750
SAN FRANCISCO, CA 94111
16151936-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
16151643-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
16151431-7878

CIVIL ENGINEER
SANDIS ENGINEERS
630 17th STREET
OAKLAND, CA 94607
1510599-3423

IWAMOTOSCOTT
ARCHITECTURE

KEYED NOTES

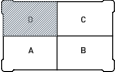
- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP

KEY PLAN



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
BAR PROJECT NO:

FLOOR PLAN - LEVEL 3 - AREA D

A2.3.D



1 FLOOR PLAN - LEVEL 3 - AREA D

1/8" = 1'-0"

770
WOOLSEY ST.
 SAN FRANCISCO, CA

OWNER
L37 PARTNERS
 500 SANSUOME STREET, SUITE 750
 SAN FRANCISCO, CA 94111
 (415)394-7027







ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
 128 TEXAS STREET
 SAN FRANCISCO, CA 94107
 (415)463-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
 2325 3RD STREET, SUITE 413
 SAN FRANCISCO, CA 94107
 (415)431-7878

CIVIL ENGINEER
SANDIS ENGINEERS
 400 17TH STREET
 OAKLAND, CA 94607
 (510)899-3423

IWAMOTOSCOTT
ARCHITECTURE

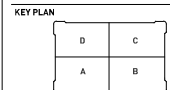
KEYED NOTES

-  Unit Type A.1
-  Unit Type A.2
-  Unit Type B.1
-  Unit Type B.2
-  Unit Type C.1
-  Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

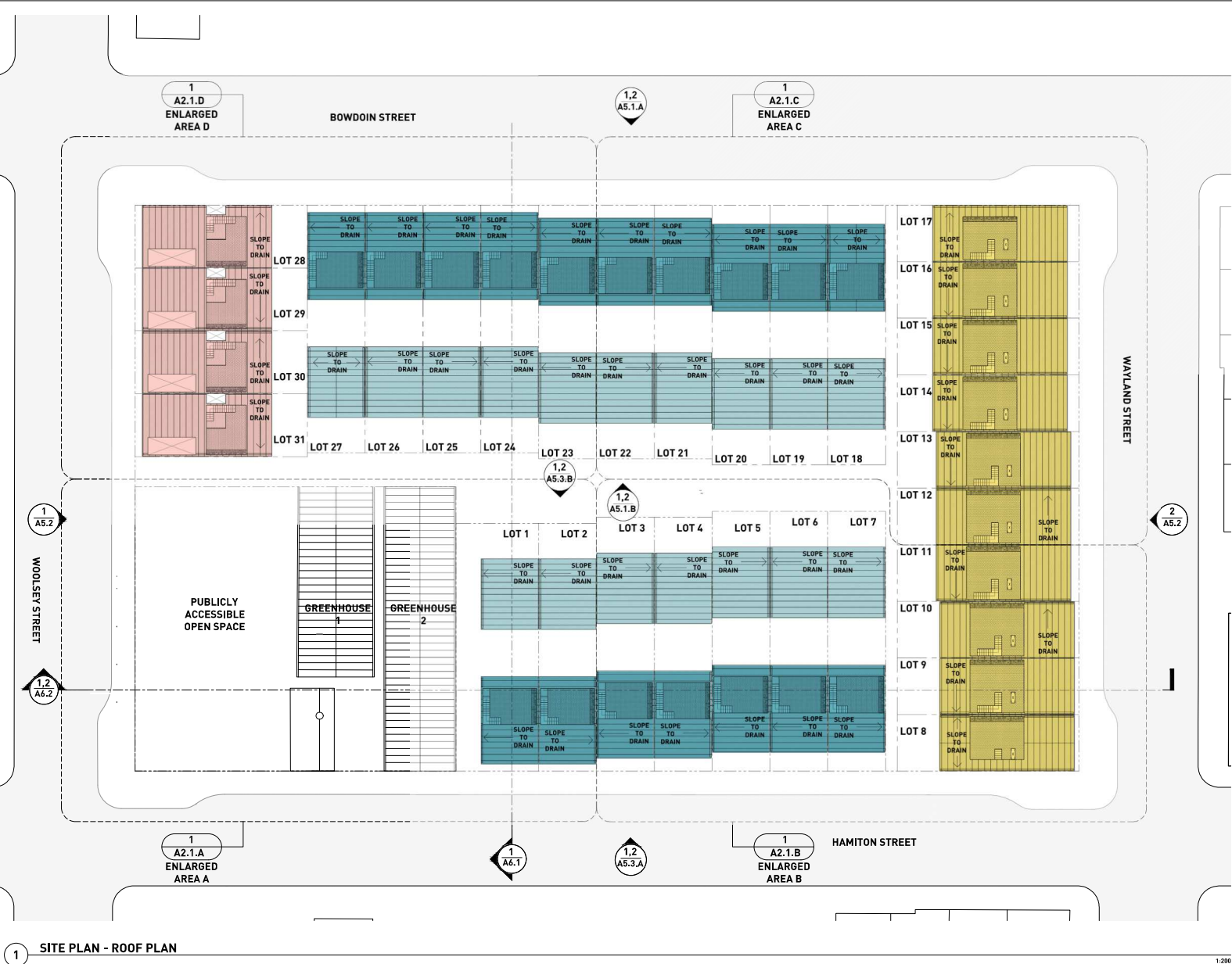
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SCALE: 1/200
 DRAWN BY: MS, BZ, CS, MK
 BAR PROJECT NO:

SITE PLAN - ROOF PLAN

A2.4



1 SITE PLAN - ROOF PLAN

1:200









1
A5.2

1,2
A5.2

1 ROOF PLAN - AREA A

KEYED NOTES

-  Unit Type A.1
-  Unit Type A.2
-  Unit Type B.1
-  Unit Type B.2
-  Unit Type C.1
-  Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

**770
WOOLSEY ST.**
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 16th STREET
SAN FRANCISCO, CA 94107
(415)443-7773

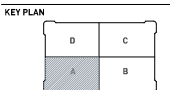
LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)431-7878


CIVIL ENGINEER
SANDIS ENGINEERS
420 9TH STREET
OAKLAND, CA 94607
(510)899-3423

**IWAMOTOSCOTT
ARCHITECTURE**

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
BAR PROJECT NO. 

ROOF PLAN - AREA A

A2.4.A



1 ROOF PLAN - AREA B

1/8" = 1'-0"

KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

770
WOOLSEY ST.
 SAN FRANCISCO, CA

OWNER
L37 PARTNERS
 500 SANSUOME STREET, SUITE 750
 SAN FRANCISCO, CA 94111
 (415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
 128 TEXAS STREET
 SAN FRANCISCO, CA 94107
 (415)433-7773

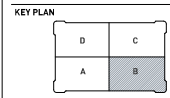
LANDSCAPE ARCHITECT
FLETCHER STUDIO
 2325 3RD STREET, SUITE 413
 SAN FRANCISCO, CA 94107
 (415)431-7878

CIVIL ENGINEER
SANDIS ENGINEERS
 400 17TH STREET
 OAKLAND, CA 94607
 (510)899-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
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1	SP PLANNING RESUBMISSION REV 1	11/26/2019
2	SP PLANNING RESUBMISSION REV 2	10/27/2020
3	SP PLANNING RESUBMISSION REV 3	5/28/2021

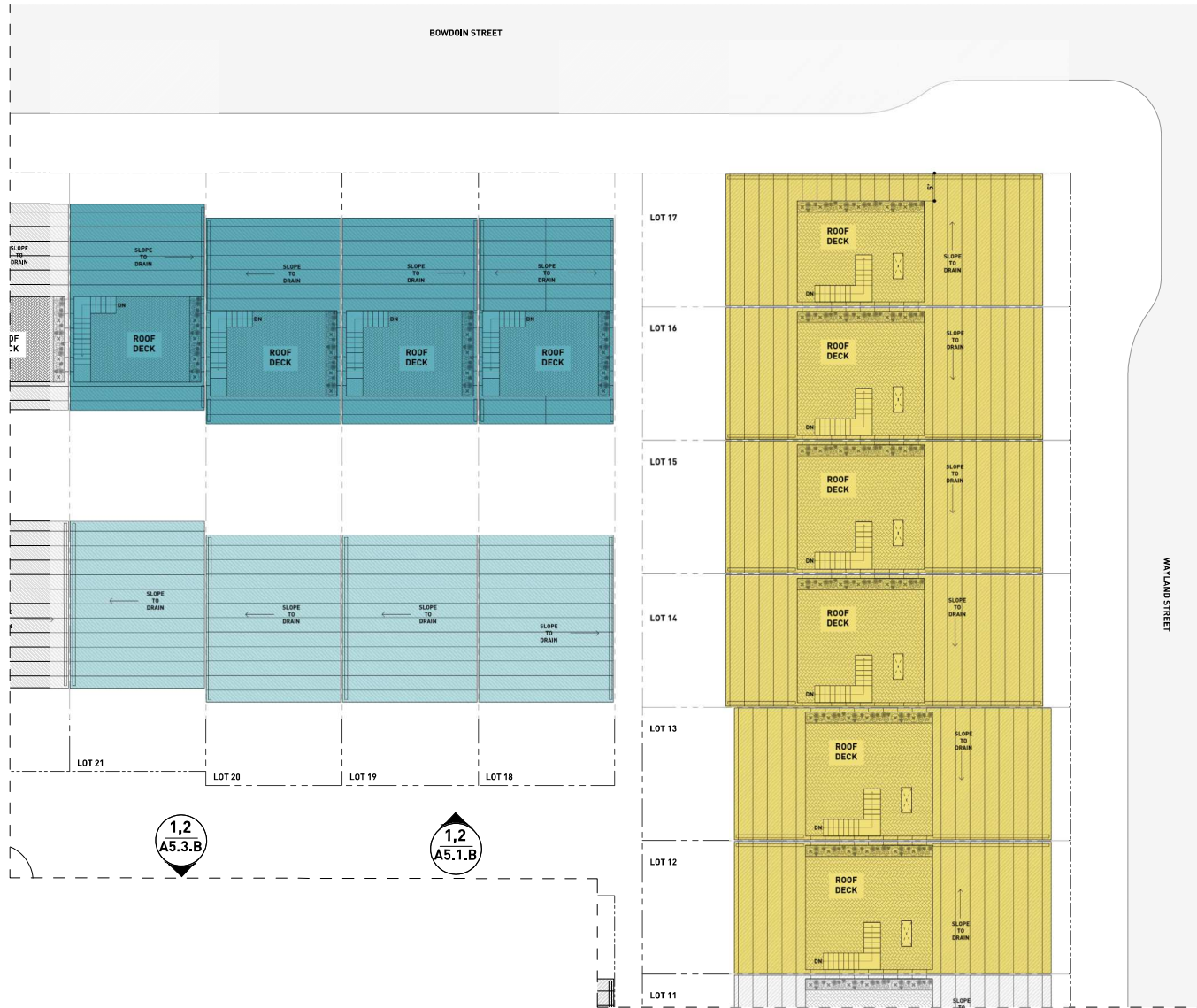
STAMP



SCALE: 1/8" = 1'
 DRAWN BY: MS, BZ, CS, MK

ROOF PLAN - AREA B

A2.4.B



1 ROOF PLAN - AREA C

1/8" = 1'-0"

KEYED NOTES

- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

770
WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSUKE STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)433-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)431-7878

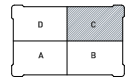
CIVIL ENGINEER
SANDIS ENGINEERS
420 9TH STREET
OAKLAND, CA 94607
(510)599-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

STAMP

KEY PLAN



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK

BAR PROJECT NO.

ROOF PLAN - AREA C

A2.4.C

770
WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANSUOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
14151394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
14151643-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2325 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
14151431-7878

CIVIL ENGINEER
SANDS ENGINEERS
430 17TH STREET
OAKLAND, CA 94607
15101899-3423

IWAMOTOSCOTT
ARCHITECTURE

KEYED NOTES

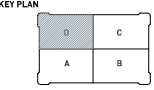
- Unit Type A.1
- Unit Type A.2
- Unit Type B.1
- Unit Type B.2
- Unit Type C.1
- Unit Type C.2

See Sheet G.03 for location of units not depicted on this sheet.

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/21/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021



STAMP



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK

FLOOR PLAN - AREA D

1 ROOF PLAN - AREA D

1/8" = 1'-0"

A2.4.D

770 WOOLSEY ST. SAN FRANCISCO, CA

OWNER
L37 PARTNERS
599 SANDSOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)864-7027

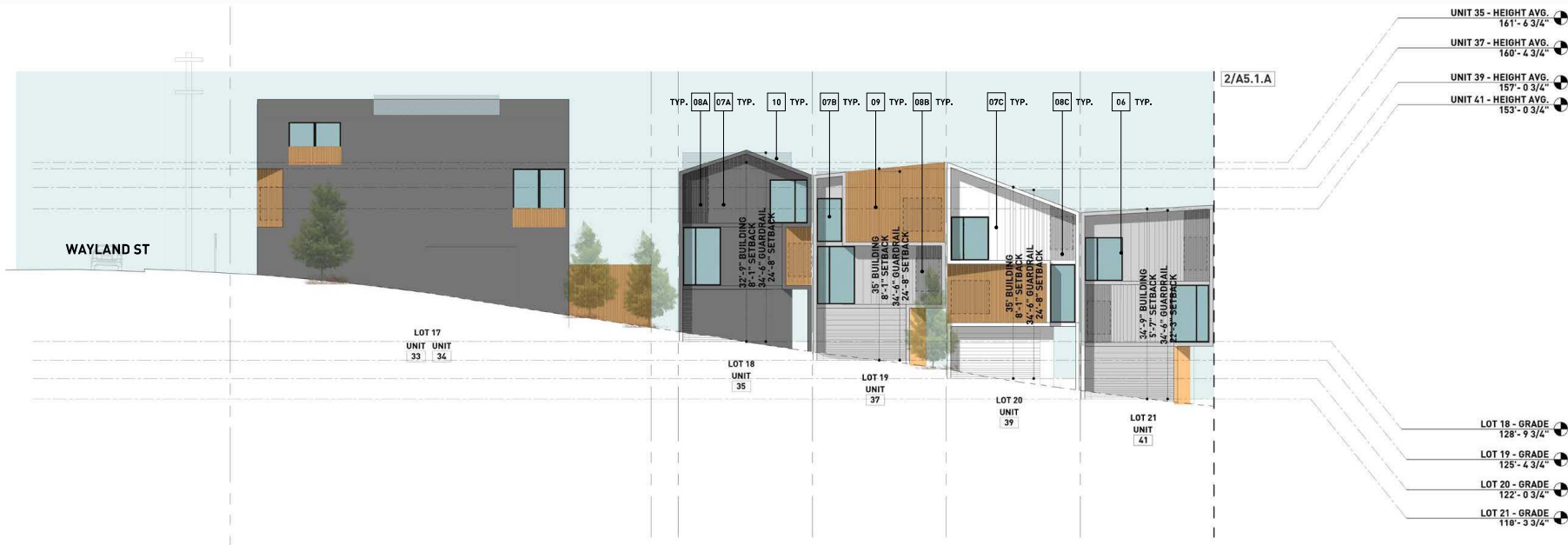
ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)443-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2315 2ND STREET E, SUITE 413
SAN FRANCISCO, CA 94107
(415)437-7978

CIVIL ENGINEER
SANDS ENGINEERS
636 9TH STREET
OAKLAND, CA 94607
(510)896-3423

IWAMOTOSCOTT ARCHITECTURE

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/31/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021



1 WEST ELEVATION - BOWDOIN STREET



2 MATERIAL PALLETTE

MATERIAL PALLETTE



SCALE: 1/8" = 1'
DRAWN BY: NS, BZ, CS, MK
ISAR PROJECT NO:

EXTERIOR ELEVATIONS:
FRONT UNITS

A5.1.A

770
WOOLSEY ST.
SAN FRANCISCO, CA

OWNER
L37 PARTNERS
599 SANDOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)596-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)443-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2333 3RD STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)431-7978

CIVIL ENGINEER
SANDS ENGINEERS
636 9TH STREET
OAKLAND, CA 94607
(510)596-3423

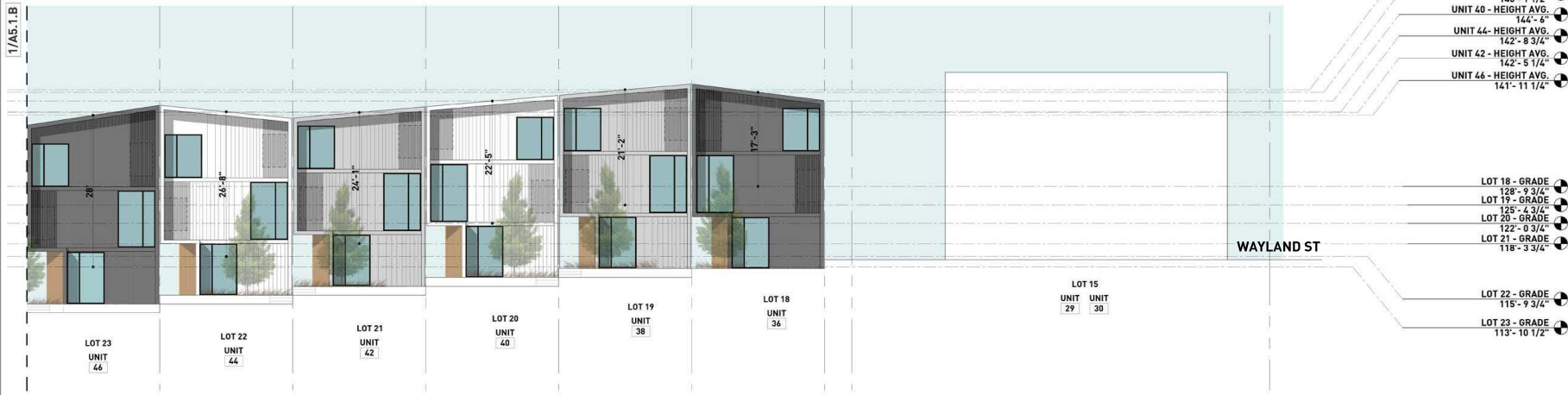
IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/31/2019 11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021



1 THE SPINE - EAST T ELEVATION

1/8" = 1'-0"



2 THE SPINE - EAST T ELEVATION

1/8" = 1'-0"

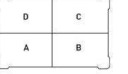
MATERIAL PALLETTE



STAMP

LOT 18 - GRADE 128' - 9 3/4"
LOT 19 - GRADE 125' - 4 3/4"
LOT 20 - GRADE 142' - 5 1/4"
LOT 21 - GRADE 118' - 3 3/4"
LOT 22 - GRADE 115' - 9 3/4"
LOT 23 - GRADE 113' - 10 1/2"

KEY PLAN



SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
ISAR PROJECT NO:

EXTERIOR ELEVATIONS:
REAR UNITS

A5.1.B

770 WOOLSEY ST. SAN FRANCISCO, CA

OWNER
L37 PARTNERS
500 SANDSOME STREET, SUITE 750
SAN FRANCISCO, CA 94111
(415)864-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
128 TEXAS STREET
SAN FRANCISCO, CA 94107
(415)843-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
2519 2ND STREET, SUITE 413
SAN FRANCISCO, CA 94107
(415)837-7078

CIVIL ENGINEER
SANDS ENGINEERS
436 9TH STREET
OAKLAND, CA 94607
(510)596-3423

IWAMOTOSCOTT ARCHITECTURE

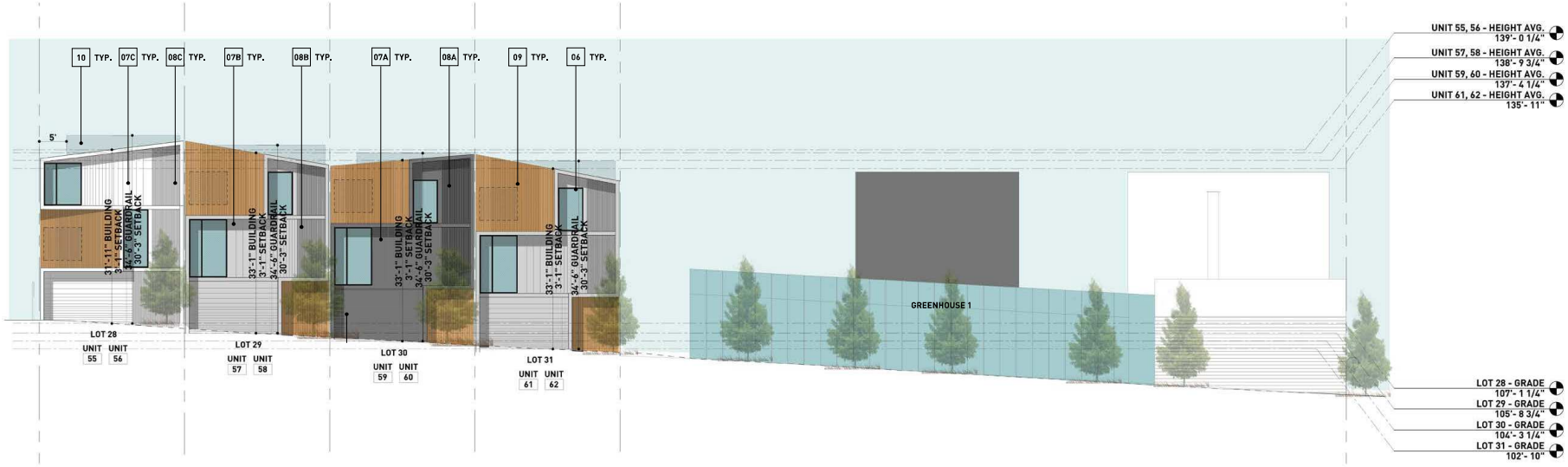
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2	SF PLANNING RESUBMISSION REV 2	11/26/2019
3	SF PLANNING RESUBMISSION REV 3	10/27/2020
		5/28/2021

Stamp and Key Plan area.

SCALE: 1/8" = 1'
DRAWN BY: MS, BZ, CS, MK
ISAR PROJECT NO:

EXTERIOR ELEVATIONS

A5.2



- UNIT 55, 56 - HEIGHT AVG. 137'-0 1/4"
- UNIT 57, 58 - HEIGHT AVG. 138'-9 3/4"
- UNIT 59, 60 - HEIGHT AVG. 137'-4 1/4"
- UNIT 61, 62 - HEIGHT AVG. 138'-11"

- LOT 28 - GRADE 107'-1 1/4"
- LOT 29 - GRADE 105'-8 3/4"
- LOT 30 - GRADE 104'-3 1/4"
- LOT 31 - GRADE 102'-10"

1 SOUTH ELEVATION - WOOLSEY STREET

1/8" = 1'-0"



- UNIT 33, 34 - HEIGHT AVG. 171'-5 1/2"
- UNIT 31, 32 - HEIGHT AVG. 170'-7 1/4"
- UNIT 29, 30 - HEIGHT AVG. 165'-3"
- UNIT 27, 28 - HEIGHT AVG. 160'-0"
- UNIT 25, 26 - HEIGHT AVG. 154'-8"
- UNIT 23, 24 - HEIGHT AVG. 149'-10 1/4"
- UNIT 21, 22 - HEIGHT AVG. 146'-10 1/4"
- UNIT 19, 20 - HEIGHT AVG. 145'-1 3/4"
- UNIT 17, 18 - HEIGHT AVG. 143'-11"
- UNIT 15, 16 - HEIGHT AVG. 143'-3 3/4"
- LOT 17 - GRADE 142'-6 3/4"
- LOT 16 - GRADE 136'-7 1/4"
- LOT 15 - GRADE 131'-11"
- LOT 14 - GRADE 127'-0"
- LOT 13 - GRADE 121'-9"
- LOT 12 - GRADE 116'-11 1/4"
- LOT 11 - GRADE 114'-6 1/4"
- LOT 10 - GRADE 113'-1 3/4"
- LOT 09 - GRADE 111'-11"
- LOT 08 - GRADE 110'-4 3/4"

2 NORTH ELEVATION - WAYLAND STREET

1/8" = 1'-0"

MATERIAL PALLETTE



- 01 CONCRETE
- 02 LIGHT COLORED WOOD
- 03 GREENHOUSE WOOD (DECORATIVE)
- 04 WEATHERING STEEL
- 05 DROUGHT TOLERANT VEGETATION
- 06 DARK BROWN ANODIZED ALUMINUM
- 07A DARK COLORED PLASTER OR FIBER CEMENT SIDING SYSTEM
- 07B MEDIUM COLORED PLASTER OR FIBER CEMENT SIDING SYSTEM
- 07C LIGHT COLORED PLASTER OR FIBER CEMENT SIDING SYSTEM
- 08A DARK COLORED SLATS
- 08B MEDIUM COLORED SLATS
- 08C LIGHT COLORED SLATS
- 09 WOOD SLATS
- 10 GLASS GUARDRAIL

770
WOOLSEY ST.
 SAN FRANCISCO, CA

OWNER
L37 PARTNERS
 500 SANSOME STREET, SUITE 700
 SAN FRANCISCO, CA 94111
 (415)864-7027

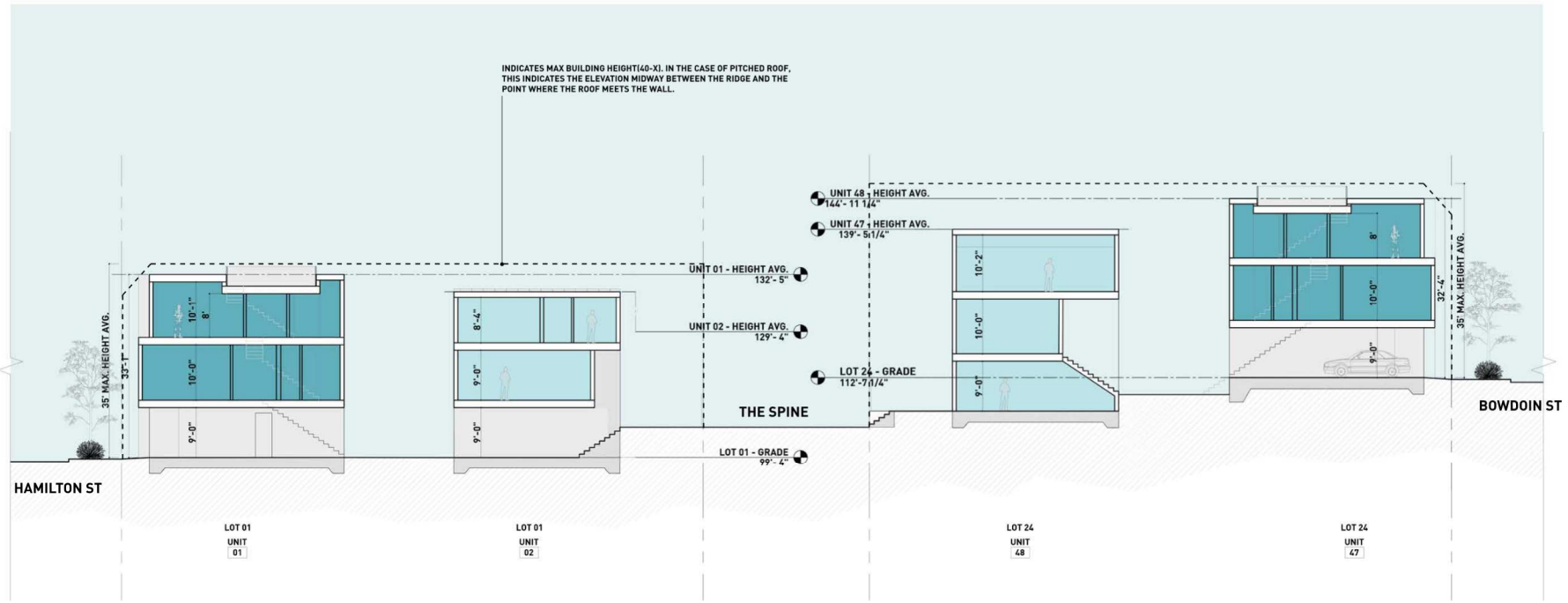
ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
 128 TEXAS STREET
 SAN FRANCISCO, CA 94107
 (415)643-7773

LANDSCAPE ARCHITECT
FLETCHER STUDIO
 2203 3RD ST, SUITE 413
 SAN FRANCISCO, CA 94107
 (415)631-7978

CIVIL ENGINEER
SANDIS ENGINEERS
 436 9TH STREET
 OAKLAND, CA 94607
 (510)590-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/31/2019
2	SF PLANNING RESUBMISSION REV 2	11/24/2019
3	SF PLANNING RESUBMISSION REV 3	10/27/2020
4	SF PLANNING RESUBMISSION REV 4	5/28/2021



1 SITE CROSS SECTION

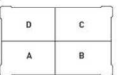
1/8" = 1'-0"

UNIT TYPES

 Unit Type A.1	 Unit Type A.2
 Unit Type B.1	 Unit Type B.2
 Unit Type C.1	 Unit Type C.2

STAMP

KEY PLAN



SCALE: 1/8" = 1'
 DRAWN BY: MS, BZ, CS, MK
 ISAR PROJECT NO:

SECTIONS

A6.1

770
WOOLSEY ST.
 SAN FRANCISCO, CA

OWNER
 L37 PARTNERS
 500 SANSOME STREET, SUITE 700
 SAN FRANCISCO, CA 94111
 (415)864-7027

ARCHITECT
 IWAMOTOSCOTT ARCHITECTURE
 128 TEXAS STREET
 SAN FRANCISCO, CA 94107
 (415)643-7773

LANDSCAPE ARCHITECT
 FLETCHER STUDIO
 2203 3RD STREET, SUITE 413
 SAN FRANCISCO, CA 94107
 (415)631-7978

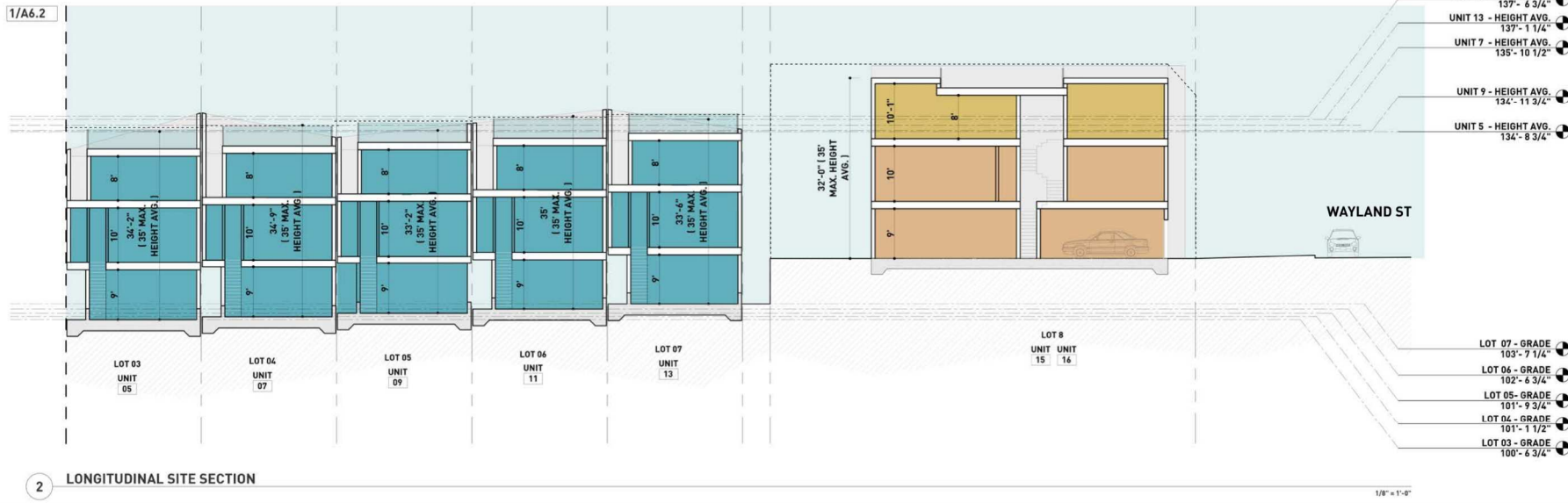
CIVIL ENGINEER
 SANDS ENGINEERS
 436 9TH STREET
 OAKLAND, CA 94607
 (510)590-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
1	SF PLANNING RESUBMISSION REV 1	10/31/2019
2	SF PLANNING RESUBMISSION REV 2	11/24/2019
3	SF PLANNING RESUBMISSION REV 3	10/27/2020
4	SF PLANNING RESUBMISSION REV 4	5/28/2021









1 LONGITUDINAL SITE SECTION

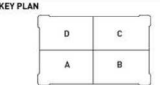


2 LONGITUDINAL SITE SECTION

UNIT TYPES

	Unit Type A.1		Unit Type A.2
	Unit Type B.1		Unit Type B.2
	Unit Type C.1		Unit Type C.2

STAMP



SCALE: 1/8" = 1'
 DRAWN BY: MS, BZ, CS, MK
 ISAR PROJECT NO:

SECTIONS

A6.2

770
WOOLSEY ST.
 SAN FRANCISCO, CA

OWNER
L37 PARTNERS
 800 SANSOME STREET, SUITE 750
 SAN FRANCISCO, CA 94111
 (415)394-7027

ARCHITECT
IWAMOTOSCOTT ARCHITECTURE
 128 E 24th STREET
 SAN FRANCISCO, CA 94107
 (415)443-7773

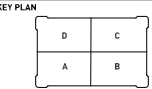
LANDSCAPE ARCHITECT
FLETCHER STUDIO
 2325 3RD STREET, SUITE 413
 SAN FRANCISCO, CA 94107
 (415)431-7878

CIVIL ENGINEER
SANDS ENGINEERS
 638 W 14th STREET
 OAKLAND, CA 94607
 (510)899-3423

IWAMOTOSCOTT
ARCHITECTURE

REV.	DESCRIPTION	DATE
	SF PLANNING RESUBMISSION	10/31/2012
1	SF PLANNING RESUBMISSION REV 1	11/26/2019
2	SF PLANNING RESUBMISSION REV 2	10/27/2020
3	SF PLANNING RESUBMISSION REV 3	5/28/2021

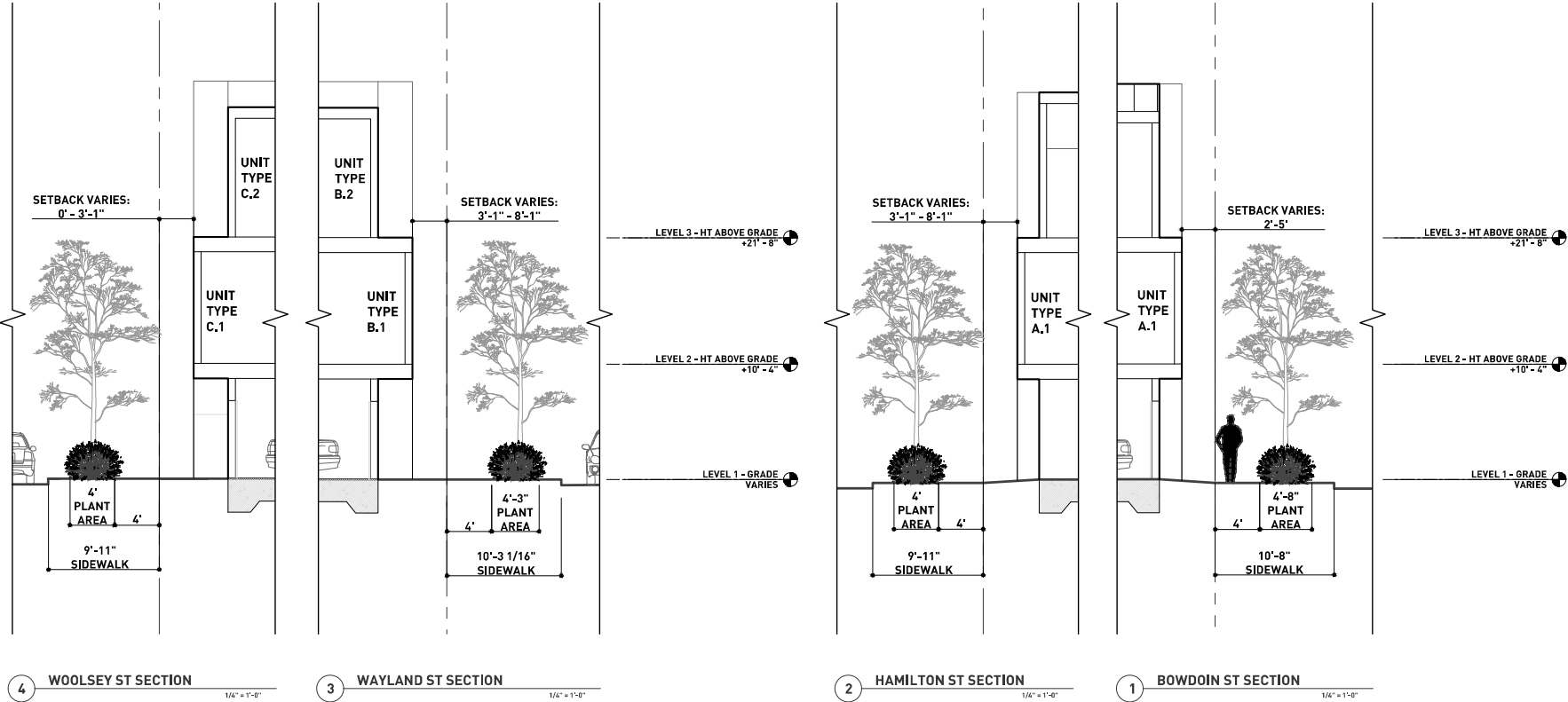
STAMP



SCALE: 1/8" = 1'
 DRAWN BY: MS, BZ, CS, MK
 ISAR PROJECT NO:

SECTIONS

A6.3



ATTACHMENT B

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

<i>Record No.:</i>	2017-012086ENV	<i>Block/Lot:</i>	6055/001
<i>Project Title:</i>	770 Woolsey Street	<i>Lot Size:</i>	2.2 acres
<i>BPA Nos:</i>	N/A	<i>Project Sponsor:</i>	140 Partners LP – 415.394.9012
<i>Zoning:</i>	RH-1 (Residential House, One Family) Use District 40-X Height and Bulk District	<i>Lead Agency:</i>	San Francisco Planning Department
		<i>Staff Contact:</i>	Jenny Delumo – 628.652.7568, jenny.delumo@sfgov.org

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure’s requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Adopted Mitigation Measure	Period of Compliance			Compliance with MM Completed?
	Prior to the Start of Construction *	During Construction **	Post-construction or Operational	
Mitigation Measure M-CR-1a: Documentation of Historical Resources	X			
Mitigation Measure M-CR-1b: Salvage Plan	X	X	X	
Mitigation Measure M-CR-1c: Interpretive Program	X		X	
Mitigation Measure M-CR-1d: Retention of Rose Plants	X	X	X	
Mitigation Measure M-CR-2: Archeological Testing	X	X	X	
Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X		
Mitigation Measure M-NO-3, Fixed Mechanical Equipment Noise Control for Building Operations	X			
Mitigation Measure M-AQ-2: Construction Air Quality	X	X		
Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory Birds and Buffer Areas	X	X		

Adopted Mitigation Measure	Period of Compliance			Compliance with MM Completed?
	Prior to the Start of Construction *	During Construction **	Post-construction or Operational	
Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats	X	X		
Mitigation Measure M-GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities	X	X	X	
Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities		X	X	

* Prior to any ground disturbing activities at the project site.

** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

 X I agree to implement the attached mitigation measure(s) as a condition of project approval.



Property Owner or Legal Agent Signature

June 23, 2021

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES/HISTORIC ARCHITECTURAL				
<p>Mitigation Measure M-CR-1a: Documentation of Historical Resources</p> <p>Prior to the issuance of any demolition permit, the project sponsor shall retain a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Architectural History to prepare written and photographic documentation of greenhouses 1–18, the boiler house, the garage/storage building, the mixing shed, water tank, pesticide tank, hand-dug wells, and site in general including circulation paths and spatial arrangements. The documentation shall be prepared based on the National Park Service’s Historic American Buildings Survey (HABS) or the Historic American Landscape Survey (HALS). This type of documentation is based on the Secretary of the Interior’s Standards and Guidelines for Architectural and Engineering Documentation and the National Park Service’s policy for photographic documentation, as outlined in the National Register and National Historic Landmarks Survey Photo Policy Expansion. Documentation shall include:</p> <ul style="list-style-type: none"> • <i>Accurate scaled mapping and architectural descriptions.</i> If available, any existing scaled architectural plans will also be included. • <i>Photographs in large-format (4"x5") black-and-white negatives and 8"x10" enlargements.</i> Digital photography may be substituted for large-format negative photography if archived locally. • <i>A report containing site-specific history and appropriate contextual information.</i> This information shall be gathered through site-specific and comparative archival research and oral history collection as appropriate. • <i>Print-on-Demand Book.</i> The Print-on-Demand book shall be made available to the public for distribution. The project sponsor shall make the content from the 	<p>Project sponsor in consultation with a professional who meets the Secretary of the Interior’s Professional Qualification Standards</p>	<p>Prior to issuance of the demolition permit</p>	<p>Planning Department Preservation Staff</p>	<p>Considered complete upon approval of the documentation and transmittal to repositories</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>historical report, historical photographs, HABS photography, measured drawings, and field notes available to the public through a preexisting print-on-demand book service. This service will print and mail softcover books containing the aforementioned materials to members of the public who have paid a nominal fee. The sponsor shall not be required to pay ongoing printing fees once the book has been made available through the service.</p> <p>The project sponsor shall transmit such documentation to the planning department and to repositories including the History Room of the San Francisco Public Library, San Francisco Heritage, the California Historical Society, the Northwest Information Center of the California Historical Information Resource System, and local or neighborhood historical societies. The qualified consultant will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories. All documentation shall first be scoped and then be reviewed and approved by the planning department's preservation staff prior to issuance of the demolition or site permit.</p> <p>Prior to the issuance of any demolition permit, the project sponsor shall retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.</p> <p>The documentation shall be conducted by a professional videographer with experience recording architectural resources. The professional videographer shall provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff.</p> <p>The final video shall be reviewed and approved by the planning department preservation staff prior to issuance of a demolition permit or site permit or issuance of any Building Permits for the project. Archival copies of the video documentation shall be submitted to the planning department, and to repositories including: History Room at the San Francisco Public Library, San Francisco Heritage, Prelinger Archives, and the California Historical Society. This mitigation measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.</p>				

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>Mitigation Measure M-CR-1b: Salvage Plan</p> <p>Prior to the issuance of any demolition permit that would remove character-defining features of, or demolish, contributing historic architectural resources on the project site, the project sponsor shall determine in consultation with planning staff whether any such features may be feasibly salvaged, in whole or in part, during demolition/reconstruction. The project sponsor shall make a good faith effort to salvage materials of historical interest to be utilized as part of the interpretative program and for reconstruction of the boiler house, greenhouses 1 and 2, and fencing. A Salvage Plan shall be prepared by a qualified architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards and submitted to planning department staff. The salvage plan shall be approved by planning department staff prior to issuance of the demolition permit.</p>	<p>Project sponsor in consultation with planning staff and a qualified architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards if a salvage plan is prepared</p>	<p>Prior to issuance of the demolition permit</p>	<p>Planning Department</p>	<p>Considered complete upon determination that no features are present that can be salvaged or after approval of the salvage plan</p>
<p>Mitigation Measure M-CR-1c: Interpretive Program</p> <p>The project sponsor shall facilitate the development of an interpretive program focused on the history of the project site highlighting the retained rose plants and reconstructed greenhouses. The planning department shall review the proposed reconstruction plan for greenhouses 1 and 2 and boiler house to ensure the retention of character defining features as feasible, and the reuse of salvaged materials and replacement materials. The interpretive program should be developed and implemented by a qualified preservation professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner. As feasible, coordination with local artists should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.</p> <p>This program shall be initially outlined in a proposal for an Historic Resources Public Interpretive Plan subject to review and approval by planning department preservation staff prior to approval of the demolition permit. The plan will include the general parameters of the interpretive program including the substance, media, and other elements of the interpretative program, which shall include within publicly accessible areas of the project site a permanent display(s) of interpretive materials concerning the history and architectural features of the historic resource,</p>	<p>Project sponsor in coordination with an architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards and an exhibit designer or landscape architect with historical interpretation design experience</p>	<p>Prior to approval of the demolition permit for the interpretive program proposal and prior to issuance of a Temporary Certificate of Occupancy for detailed interpretive program</p>	<p>Planning Department</p>	<p>Considered complete after approval of the detailed interpretive program</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>including both the site as a whole and the individual contributing buildings and features. The interpretative plan should also explore contributing to digital platforms that are publicly accessible.</p> <p>The detailed content, media, and other characteristics of such an interpretive program, including a maintenance plan, shall be coordinated with the retention of the surviving rose plants (Mitigation Measure M-CR-1d) and approved by planning department staff prior to issuance of a Temporary Certificate of Occupancy.</p>				
<p>Mitigation Measure M-CR-1d: Retention of Rose Plants</p> <p>Prior to the issuance of any demolition permit, the project sponsor shall prepare a relocation and care plan for the surviving rose plants located within and around the greenhouses. This plan shall include specific locations for temporary relocation during construction, and permanent relocation to portions of the project site. In addition, the plan shall detail the care and maintenance protocols to ensure plant health both during the interim relocation and once in their final location. Final relocation sites of the rose plants shall include as many onsite locations as possible, including at least one location within the publicly accessible areas of the project site. This plan shall be prepared by a qualified horticultural expert or other landscape professional knowledgeable in the transplant and care of roses. The relocation plan shall be coordinated with the interpretive program (Mitigation Measure M-CR-1c) and approved by planning department staff prior to commencement of any demolition activities.</p>	Project sponsor and a qualified horticultural expert or other landscape professional knowledgeable in the transplant and care of roses	Prior to issuance of a demolition permit	Planning Department	Considered complete after relocation and care plan is approved
<p>Mitigation Measure M-CR-2: Archeological Testing</p> <p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be</p>	Project sponsor's qualified archeological consultant and construction contractor.	Prior to issuance of construction permits and throughout the construction period.	Environmental Review Officer	Considered complete after Final Archeological Resources Report is approved.

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines section 15064.5(a)(c).</p> <p>Archeological Testing Program. The archeological testing program shall be conducted in accordance with the approved Archeological Testing Plan (ATP). The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>The archeological consultant and the ERO shall consult on the scope of the ATP reasonably prior to any project-related soils disturbing activities commencing. The archeological consultant shall prepare and submit to the ERO for review and approval an ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, lay out what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ATP shall also identify the testing method to be used, and the locations recommended for testing and shall identify archeological monitoring requirements for construction soil disturbance as warranted. The archeologist shall implement the approved testing as specified in the approved ATP prior to and/or during construction. The archeologist shall consult with the ERO at the conclusion of testing to report testing results, determine whether data recovery is needed, and provide construction monitoring recommendations and shall implement monitoring as determined in consultation with the ERO.</p> <p>Archeological Data Recovery Plan. If testing results are positive and the ERO determines that an archeological data recovery program is warranted, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project</p>	<p>Project sponsor's qualified archeological consultant and construction contractor.</p>	<p>Prior to issuance of construction permits and throughout the construction period.</p>	<p>Environmental Review Officer</p>	<p>Considered complete after approval of Archeological Testing Plan.</p>
<p>Archeological Data Recovery Plan. If testing results are positive and the ERO determines that an archeological data recovery program is warranted, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project</p>	<p>Project sponsor and archeological consultant and</p>	<p>In the event that an archeological site is uncovered during the</p>	<p>Planning Department</p>	<p>Considered complete upon approval of Final</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report (FARR) shall be provided to the representative of the descendant group.</p> <p>Human Remains and Funerary Objects. The treatment of human remains and funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains.</p> <p>The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement (“Agreement”) with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of the MLD. However, if the ERO, project sponsor, and MLD are unable to reach an Agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully</p>	<p>Environmental Review Officer.</p> <p>Project sponsor/ archeological consultant in consultation with the San Francisco Medical Examiner, California State Native American Heritage Commission, and most likely descendant.</p>	<p>In the event that human remains are uncovered during the construction period.</p>	<p>Planning Department</p>	<p>archeological resources report.</p> <p>Considered complete after approval of Final Archeological Results Report and disposition of human remains has occurred as specified in Agreement</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project’s archeological treatment documents, and in any related agreement established between the project sponsor, Medical Examiner, and the ERO.</p> <p>Archeological Public Interpretation Plan. The project archeological consultant shall submit an Archeological Public Interpretation Plan (APIP) if a significant archeological resource is discovered during a project. If the resource to be interpreted is a tribal cultural resource, the APIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The APIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The APIP shall be sent to the ERO for review and approval. The APIP shall be implemented prior to occupancy of the project.</p>	<p>Archeological consultant, at the direction of the Environmental Review Officer, will prepare Archeological Public Interpretation Plan. Measure laid out in Archeological Public Interpretation Plan are implemented by sponsor and consultant.</p>	<p>Following completion of treatment, analysis, and interpretation of by archeological consultant.</p>	<p>Archeological consultant submits draft Archeological Public Interpretation Plan to Environmental Review Officer for review and approval.</p>	<p>Archeological Public Interpretation Plan is complete on review and approval of Environmental Review Officer. Interpretive program is complete on certification to Environmental Review Officer that program has been implemented</p>
<p>Final Archeological Resources Report. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. The archeological consultant shall submit a draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological, historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements. Information that may put at risk any</p>	<p>Archeological consultant, at the direction of the Environmental Review Officer.</p>	<p>At completion of archeological investigations.</p>	<p>Planning Department</p>	<p>Considered complete after Final Archeological Resources Report is approved.</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy on digital medium of the approved FARR along with GIS shapefiles of the site and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>	Project sponsor in consultation with the Environmental Review Officer	In the event a significant archeological resource is discovered	Environmental Review Officer	Considered complete upon curation at an established curatorial facility
TRIBAL CULTURAL RESOURCES				
<p>Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program</p> <p>Preservation in place. In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative, shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the tribal cultural resource (TCR) would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to Planning for review and approval.</p> <p>Interpretive Program. If the Environmental Review Officer (ERO), in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the tribal cultural resource in consultation with affiliated tribal representatives. A Tribal Cultural Resources Interpretation Plan (TCRIP) produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan</p>	<p>Project sponsor, archeological consultant, and Environmental Review Officer, in consultation with the affiliated Native American tribal representatives</p> <p>Project sponsor in consultation with the tribal representative</p>	<p>If significant archeological resource is present, during implementation of the project</p> <p>After determination that preservation in place is not feasible, and subsequent to Archeological data recovery</p>	<p>Planning Department</p> <p>Sponsor or archeological consultant shall submit the TCRIP to the Environmental Review Officer for</p>	<p>Considered complete upon project redesign, completion of archeological resource preservation plan</p> <p>Complete upon sponsor verification to Environmental Review Officer that interpretive</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.			review and approval	program was implemented
NOISE				
<p>Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations</p> <p>Prior to approval of a building permit, the project sponsor shall submit documentation to the Environmental Review Officer (ERO) or the officer’s designee, demonstrating with reasonable certainty that the building’s fixed mechanical equipment (such as heating, ventilation and air conditioning [HVAC] equipment) meets the noise limits specified in section 2909 of the noise ordinance (i.e., a 5 dB increase above the ambient noise level at the property plane for residential properties; and interior noise limits of 55 dBA and 45 dBA for daytime and nighttime hours inside any sleeping or living room in a nearby dwelling unit on a residential property assuming windows open, respectively). Acoustical treatments required to meet the noise ordinance may include, but are not limited to:</p> <ul style="list-style-type: none"> • Enclosing noise-generating mechanical equipment; • Installing relatively quiet models of air handlers, condenser units, exhaust fans, and other mechanical equipment; • Using mufflers or silencers on equipment exhaust fans; • Orienting or shielding equipment to protect noise sensitive receptors (residences, hospitals, convalescent homes, schools, churches, hotels and motels, and sensitive wildlife habitat) to the greatest extent feasible; • Increasing the distance between noise-generating equipment and noise-sensitive receptors; and/or • Placing barriers around the equipment to facilitate the attenuation of noise. 	Project sponsor	Prior to issuance of a building permit to permit construction of the proposed buildings	Planning Department	Considered complete upon installation of fixed mechanical equipment that have been demonstrated to meet these requirements

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
AIR QUALITY				
<p>Mitigation Measure M-AQ-3: Construction Air Quality</p> <p>The project sponsor or the project sponsor’s contractor shall comply with the following:</p> <p>A. <i>Engine Requirements.</i></p> <ol style="list-style-type: none"> All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 4 Interim or Tier 4 Final off-road emission standards. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. The contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. <p>B. <i>Waivers.</i></p> <ol style="list-style-type: none"> The Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1). The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 interim or Tier 4 final off-road equipment is 	<p>Project sponsor and contractor</p>	<p>Prior to issuance of construction permits project sponsor to submit:</p> <ol style="list-style-type: none"> Construction emissions minimization plan for review and approval, and Signed certification statement 	<p>Planning Department</p>	<p>Considered complete upon planning department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan.</p>
<ol style="list-style-type: none"> The Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1). The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 interim or Tier 4 final off-road equipment is 	<p>Project sponsor/ contractor and Environmental Review Officer or designee</p>	<p>If a waiver is requested</p>	<p>Environmental Review Officer</p>	<p>Considered complete upon granting of the waiver</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a															
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria												
<p>technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to table below. Emerging technologies with verifiable emissions reductions supported by substantial evidence may also be employed in lieu of the step-down schedule below.</p> <p>Table M-AQ-3-1 Off-Road Equipment Compliance Step-down Schedule</p> <table border="1"> <thead> <tr> <th>Compliance Alternative</th> <th>Engine Emission Standard</th> <th>Emissions Control</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Tier 2</td> <td>ARB Level 3 VDECS*</td> </tr> <tr> <td>2</td> <td>Tier 2</td> <td>ARB Level 2 VDECS</td> </tr> <tr> <td>3</td> <td>Tier 2</td> <td>ARB Level 1 VDECS</td> </tr> </tbody> </table> <p>How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.</p> <p>* ARB = air resources board VDECS = verified diesel emissions control strategy</p> <p>C. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the contractor will meet the requirements of section A.</p> <ol style="list-style-type: none"> The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and 	Compliance Alternative	Engine Emission Standard	Emissions Control	1	Tier 2	ARB Level 3 VDECS*	2	Tier 2	ARB Level 2 VDECS	3	Tier 2	ARB Level 1 VDECS	Project sponsor/ contractor(s)	Prior to construction activities	Project sponsor and contractor(s) to prepare and submit a Construction Emissions Minimization Plan to the Environmental Review Officer	Considered complete on findings by Environmental Review Officer that Construction Emissions Minimization Plan is complete
Compliance Alternative	Engine Emission Standard	Emissions Control														
1	Tier 2	ARB Level 3 VDECS*														
2	Tier 2	ARB Level 2 VDECS														
3	Tier 2	ARB Level 1 VDECS														

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <p>2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contractor's contract specifications. The Plan shall include a certification statement that the contractor agrees to comply fully with the Plan.</p> <p>3. The contractor shall make the Plan available to the public for review on-site during working hours. The contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring.</i></p> <p>After start of construction activities, the contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>	Project sponsor/ contractor(s)	Quarterly	Project sponsor and contractor(s) to submit quarterly reports to the Environmental Review Officer	Considered complete upon findings by the Environmental Review Officer that the Plan is being/has been implemented

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
BIOLOGICAL RESOURCES				
<p>Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory Birds and Buffer Areas</p> <p>Nesting birds and their nests shall be protected during construction by implementation of the following measures for each construction phase:</p> <ol style="list-style-type: none"> a. To the extent feasible, the project sponsor shall conduct initial activities including, but not limited to, vegetation removal, tree trimming or removal, ground disturbance, building demolition, site grading, and other construction activities that may compromise breeding birds or the success of their nests outside of the nesting season (January 15 through August 15). b. If construction during the bird nesting season cannot be fully avoided, a qualified wildlife biologist shall conduct pre-construction nesting surveys within 14 days prior to the start of construction or demolition at areas that have not been previously disturbed by project activities or after any construction breaks of 14 days or more. Typical experience requirements for a “qualified biologist” include a minimum of four years of academic training and professional experience in biological sciences and related resource management activities and a minimum of two years of experience in biological monitoring or surveying for nesting birds. Surveys shall be performed in publicly accessible areas within 100 feet of common bird species and within 250 feet of the project site in order to locate any active raptor (birds of prey) nests. c. If active nests are located during the preconstruction nesting bird surveys, a qualified biologist shall evaluate if the schedule of construction activities could affect the active nests; if so, the following measures shall apply, as determined by the biologist: <ol style="list-style-type: none"> i. If construction is not likely to affect the active nest, construction may proceed without restriction; however, a qualified biologist shall regularly monitor the nest at a frequency determined appropriate for the surrounding construction activity to confirm there is no adverse effect. Spot-check monitoring frequency would be determined on a nest-by-nest basis considering the particular construction activity, duration, proximity to the nest, and physical barriers which may screen activity from the nest. The 	Project sponsor, qualified biologist, CDFW	Pre-construction surveys during the bird nesting season would occur within 14 days prior to the start of construction. Implementation ongoing during construction if active nests are observed.	Qualified biologist in coordination with planning department staff and CDFW if active nests are observed.	Ongoing during construction if active nests are observed.

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>qualified biologist may revise their determination at any time during the nesting season in coordination with the planning department.</p> <p>ii. If it is determined that construction may affect the active nest, the qualified biologist shall establish a no-disturbance buffer around the nest(s) and all project work shall halt within the buffer until a qualified biologist determines the nest is no longer in use. These buffer distances shall be equivalent to survey distances (100 feet for passerines and 250 feet for raptors); however, the buffers may be adjusted if an obstruction, such as a building, is within line-of-sight between the nest and construction.</p> <p>iii. Modifying nest buffer distances, allowing certain construction activities within the buffer, and/or modifying construction methods in proximity to active nests shall be done at the discretion of the qualified biologist and in coordination with the planning department, who would notify California Department of Fish and Wildlife (CDFW). Necessary actions to remove or relocate an active nest(s) shall be coordinated with the planning department and approved by CDFW.</p> <p>iv. Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer are observed and could compromise the nest, work within the no-disturbance buffer(s) shall halt until the nest occupants have fledged.</p> <p>v. Any birds that begin nesting within the project area and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels, so exclusion zones around nests may be reduced or eliminated in these cases as determined by the qualified biologist in coordination with the planning department, who would notify CDFW. Work may proceed around these active nests as long as the nests and their occupants are not directly affected.</p> <p>d. In the event inactive nests are observed within or adjacent to the project site at any time throughout the year, any removal or relocation of the inactive nests shall be at the discretion of the qualified biologist in coordination with the planning department, who would notify and seek approval from the CDFW, as appropriate. Work may proceed around these inactive nests.</p>				

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>protection measures shall be developed by the qualified biologist in coordination with the California Department of Fish and Wildlife. Such measures may include postponing the removal of buildings, establishing exclusionary work buffers while the roost is active (e.g., 100-foot no-disturbance buffer), or other avoidance measures.</p> <p>5. The qualified biologist shall be present during building demolition if potential bat roosting habitat or active bat roosts are present. Buildings with active roosts shall be disturbed only under clear weather conditions when precipitation is not forecast for three days and when daytime temperatures are at least 50 degrees Fahrenheit.</p> <p>6. The demolition of buildings containing or suspected to contain bat roosting habitat or active bat roosts shall be done under the supervision of the qualified biologist. When appropriate, buildings shall be partially dismantled to significantly change the roost conditions, causing bats to abandon and not return to the roost, likely in the evening and after bats have emerged from the roost to forage. Under no circumstances shall active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season or otherwise becomes inactive, as determined by the qualified biologist.</p>				
GEOLOGY AND SOILS				
<p>Mitigation Measure GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities</p> <p>Prior to commencing construction, and ongoing throughout ground disturbing activities (e.g., excavation, utility installation, the project sponsor or their designee (herein referred as project sponsor) shall ensure that all project construction workers are trained on the contents of the Paleontological Resources Alert Sheet (Draft for Review provided), as provided by the Environmental Review Officer (ERO). The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site, during ground disturbing activities, to provide pre-construction worker environmental awareness training regarding potential paleontological resources.</p> <p>In addition, the project sponsor shall inform construction personnel of the immediate stop work procedures and other procedures to be followed if bones or other potential fossils are unearthed at the project site. As new workers that will be</p>	Project sponsor/ contractor(s)	Prior to and during ground disturbing activities	Project sponsor and contractor(s) shall distribute an alert sheet and submit a confirmation letter to the Environmental Review Officer each time a training session is held. The letter	Considered complete upon end of ground disturbing activities

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>involved in ground disturbing activities arrive at the project site, the construction supervisor shall train them.</p> <p>The project sponsor shall submit in writing (email, letter, memo) confirming the timing of the worker training) to the ERO. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the ERO within five (5) business days of conducting the training.</p>			shall be submitted within five (5) business days of conducting a training session.	
<p>Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities</p> <p>In the event of the discovery of an unanticipated paleontological resource during construction, the project sponsor or their designee (herein referred as project sponsor) shall ensure ground disturbing activities shall temporarily be halted within 20 feet of the find until the discovery is examined by a qualified paleontologist as recommended by the Society of Vertebrate Paleontology standards (SVP 2010) and Best Practices in Mitigation Paleontology (Murphey et al. 2019). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Environmental Review Officer (ERO).</p> <p>The qualified paleontologist shall determine: (1) if the discovery is scientifically significant; (2) the necessity for involving other responsible or resource agencies and stakeholders, if required or determined applicable; and (3) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements (e.g., Federal Antiquities Act of 1906, CEQA Guidelines section 15064.5, California Public Resources Code chapter 17, section 5097.5, Paleontological Resources Preservation Act 2009). The Paleontological Evaluation Letter shall be submitted to the ERO for review within 30 days of the discovery.</p> <p>If the qualified paleontologist determines that a paleontological resource is of scientific importance, and there are no feasible measures to avoid disturbing this paleontological resource, the qualified paleontologist shall prepare a Paleontological Impact Reduction Program (impact reduction program). The impact reduction program shall include measures to fully document and recover the resource of scientific importance. The qualified paleontologist shall submit the</p>	Project sponsor, qualified paleontologist, and construction contractor, at the direction of the Environmental Review Officer	In the event of the discovery of an unanticipated paleontological resource during construction	If necessary, the project sponsor and a qualified paleontologist shall submit a Paleontological Evaluation Letter or Paleontological Resources Report to the Environmental Review Officer	Considered complete upon end of ground disturbing activities or, if necessary, approval of a Paleontological Evaluation Letter or Paleontological Resources Report by the Environmental Review Officer

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>impact reduction program to the ERO for review and approval. The impact reduction program shall be submitted to the ERO for review within 10 business days of the discovery. Upon approval by the ERO, ground disturbing activities in the project area shall resume and be monitored as determined by the qualified paleontologist for the duration of such activities.</p> <p>The impact reduction program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation of paleontological resources of scientific importance into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the impact reduction program, in addition to any costs necessary to prepare and identify collected fossils, and for any curation fees charged by the paleontological repository. The paleontology report shall be submitted to the ERO for review within 30 business days from conclusion of ground disturbing activities, or as negotiated following consultation with the ERO.</p>				

NOTES:

^a Definitions of MMRP Column Headings:

- *Adopted Mitigation Measures:* Full text of the mitigation measure(s) copied verbatim from the final CEQA document.
- *Implementation Responsibility:* Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.
- *Mitigation Schedule:* Identifies milestones for when the actions in the mitigation measure need to be implemented.
- *Monitoring/Reporting Responsibility:* Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.
- *Monitoring Actions/Completion Criteria:* Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

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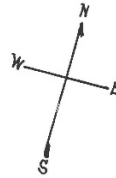
Parcel Map

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CITY & COUNTY ASSESSOR 1995

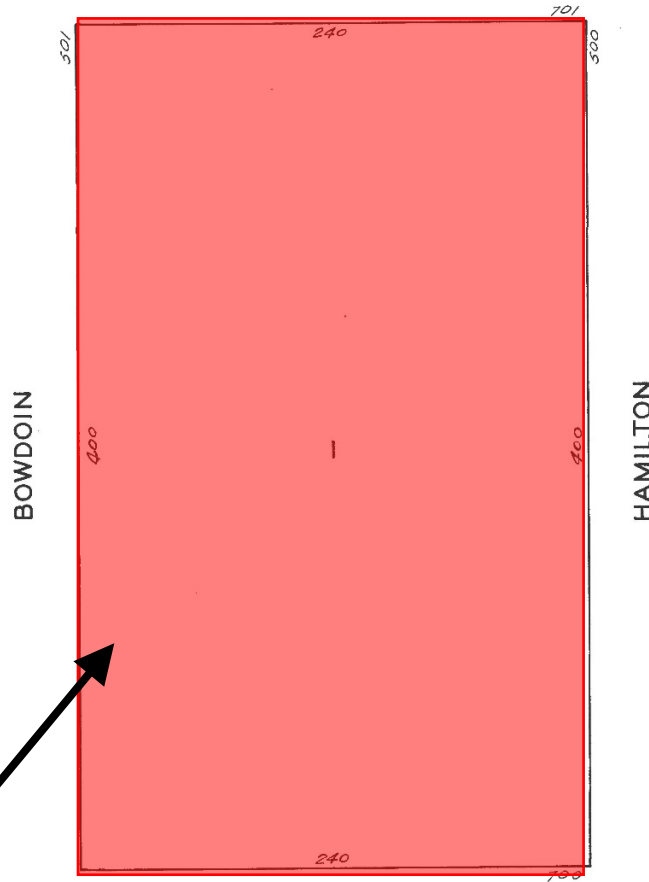
6055

LOTS MERGED
2/8 INTO LOT 1 1952'

UNIV MOUND TR SURV BLK 43



WAYLAND



BOWDOIN

HAMILTON

WOOLSEY

SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

Sanborn Map*

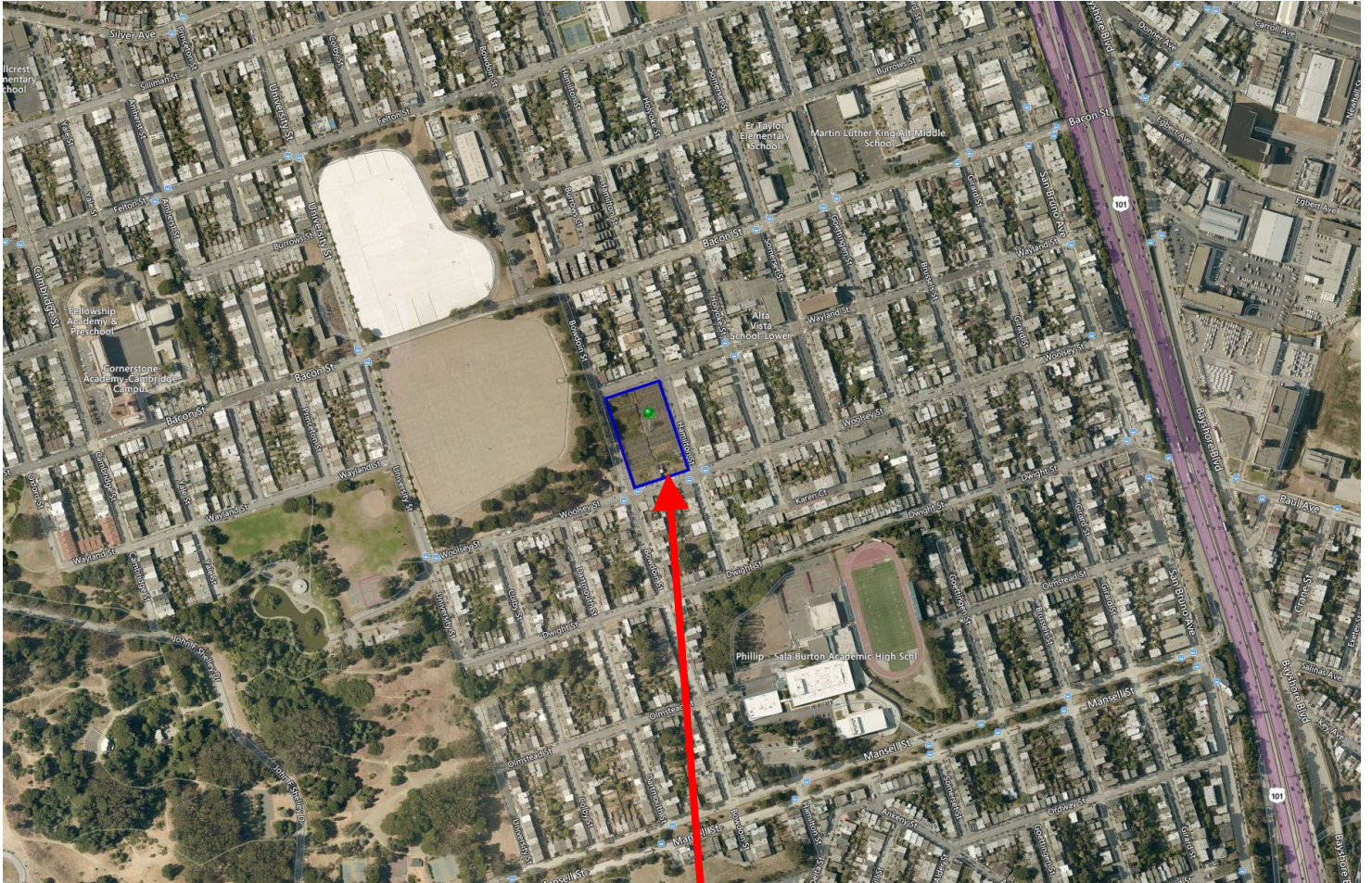


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
 Case Number 2017-012086CUA/ENV
 770 Woolsey Street

Aerial Photo – City View 1

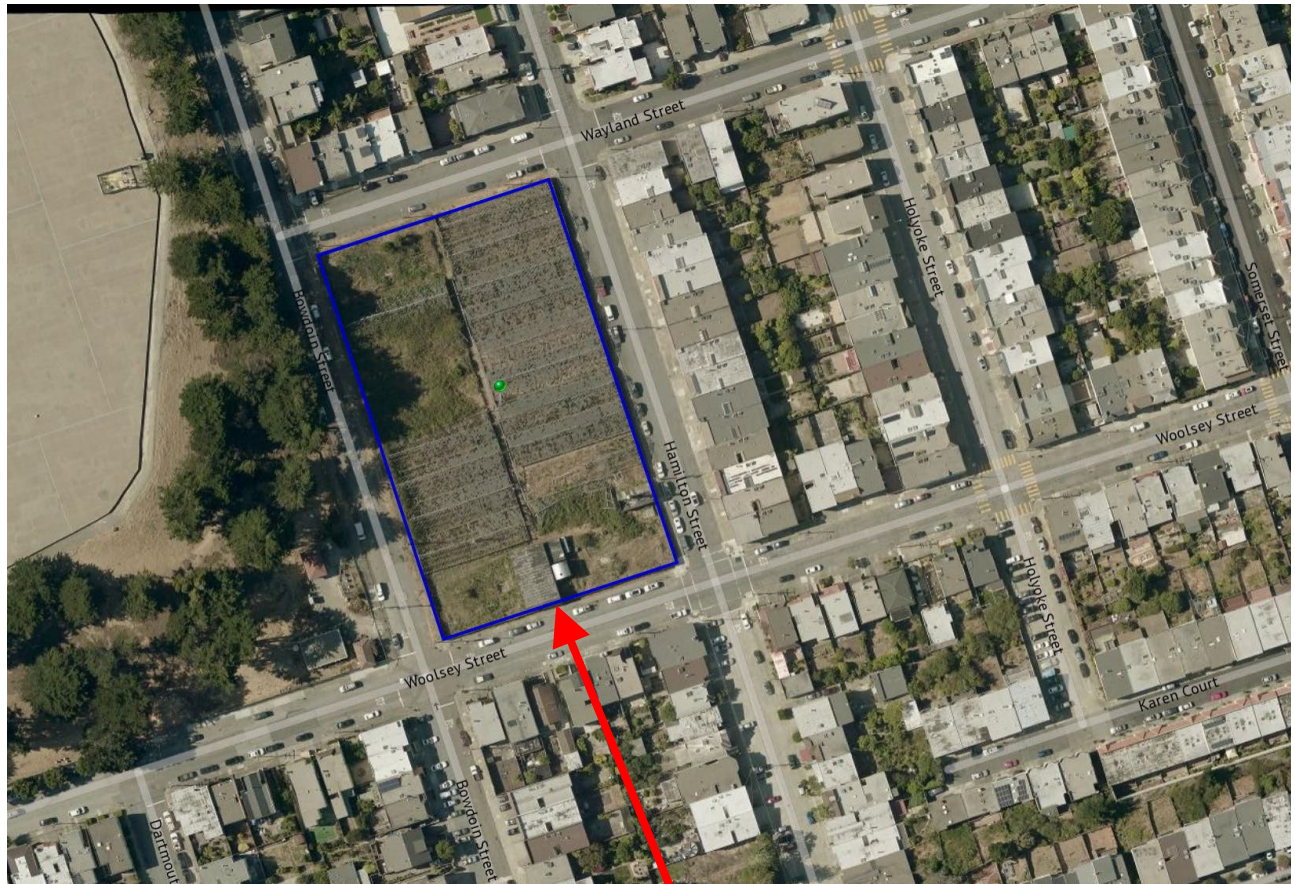


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

Aerial Photo – Neighborhood View 2



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

Aerial Photo – Site View 3

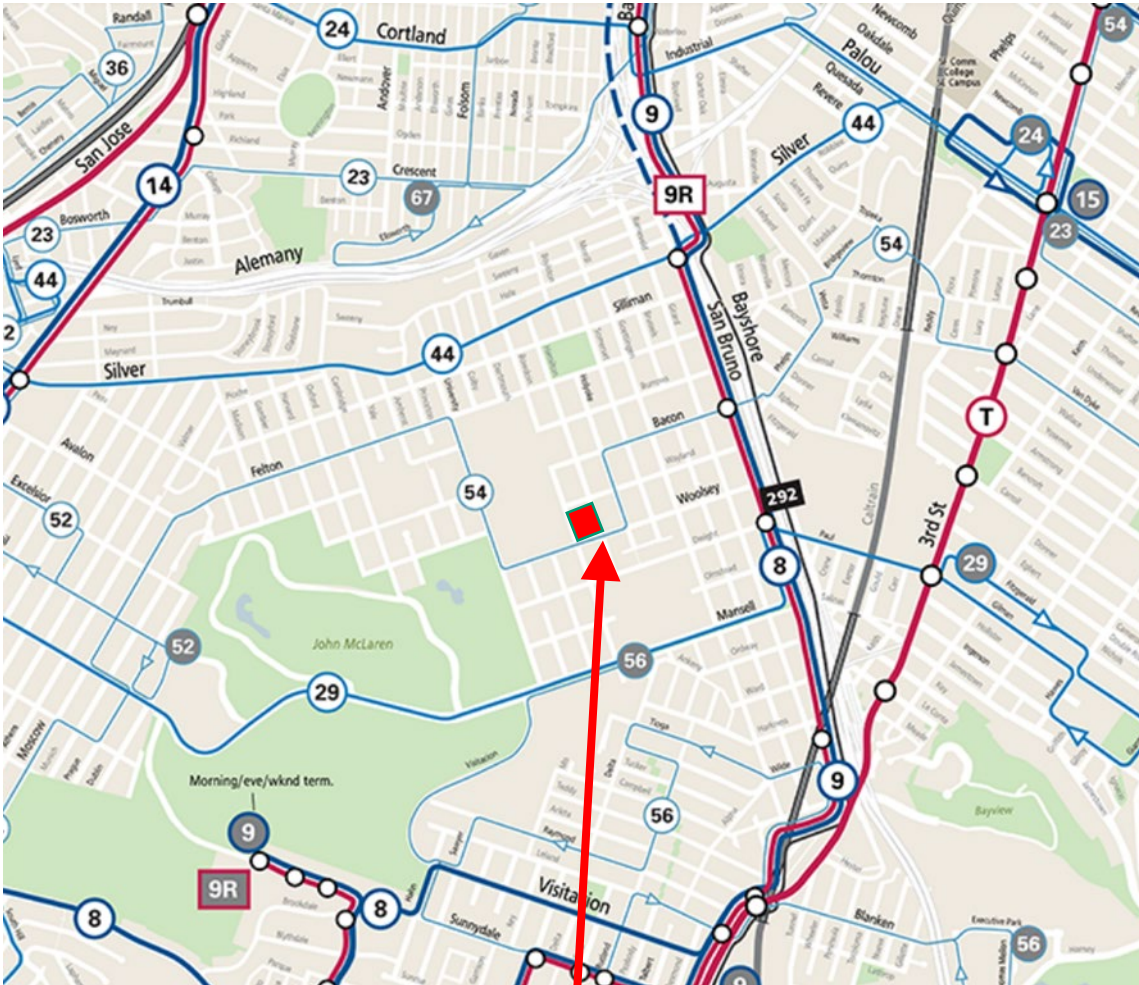


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

Transit Map

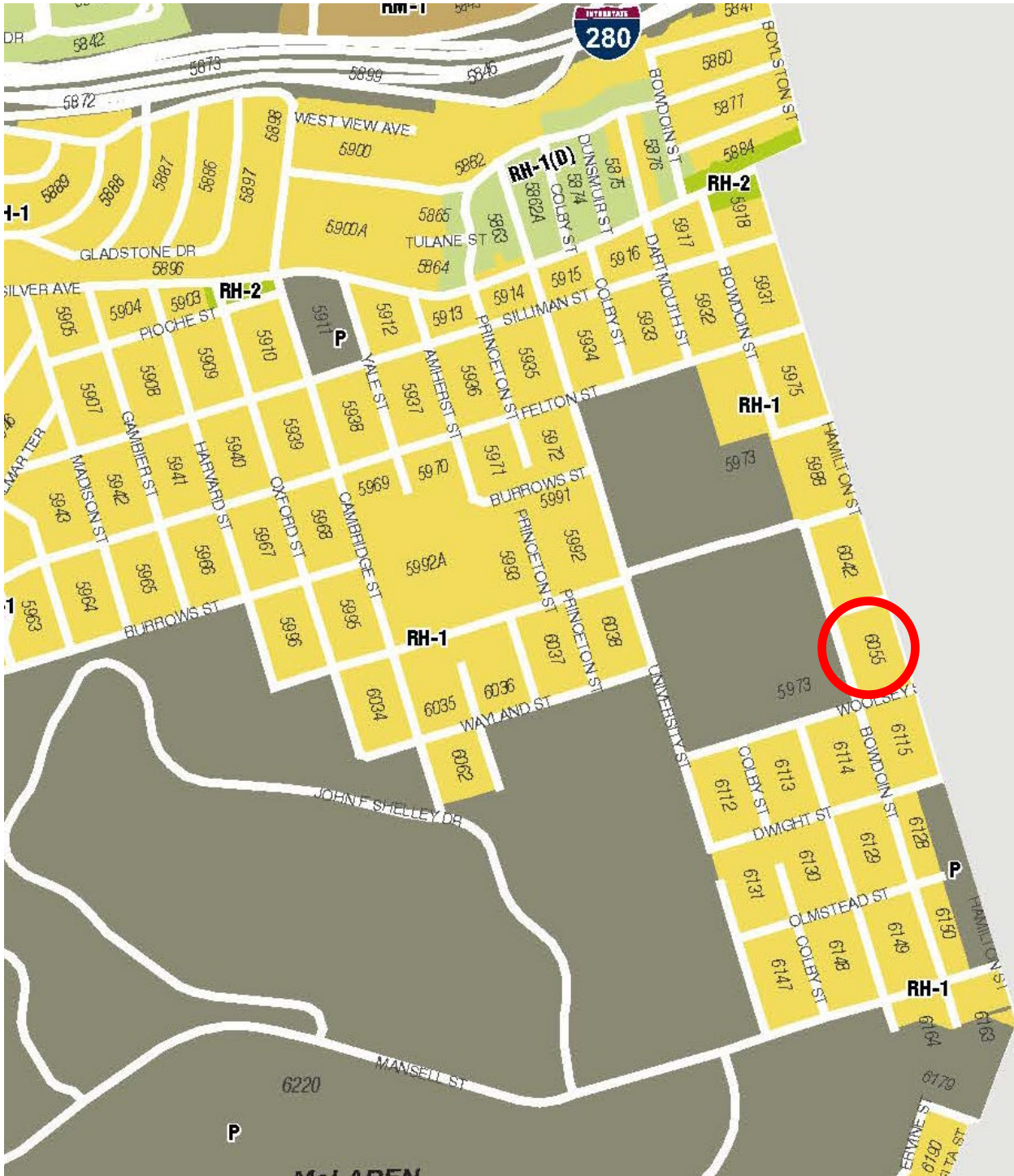


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street



Site Photo

Corner of Hamilton and Woolsey



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

Site Photo

Corner of Hamilton and Wayland



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

Site Photo

Corner of Wayland and Bowdoin



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

Site Photo

Corner of Bowdoin and Woolsey



Conditional Use Authorization Hearing
Case Number 2017-012086CUA/ENV
770 Woolsey Street

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



San Francisco Planning

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

Date: October 24, 2018
To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*
From: San Francisco Planning Department
Re: **Compliance with the Inclusionary Affordable Housing Program**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
<i>Complete EEA/PRJ Accepted BEFORE: →</i>											
On-Site: Rental Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Low Income (55% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (80% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Middle Income (110% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

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

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
<i>Complete EEA/PRJ Accepted BEFORE: →</i>											
On-Site: Ownership Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Low Income (80% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (105% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (130% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

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

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

Complete EEA/PRJ Accepted BEFORE: →

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

Complete EEA/PRJ Accepted BEFORE: →

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

Complete EEA/PRJ Accepted BEFORE: →

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

Complete EEA/PRJ Accepted BEFORE: →

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

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco Planning

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

9/19/2019

Date

I, Maya Theuer
do hereby declare as follows:

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

770 Woolsey Street
Address

6055/001
Block / Lot

The subject property is located within the following Zoning District:

RH-1
Zoning District

40-X
Height and Bulk District

N/A
Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

Yes No

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

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

2017-012086PRJ/PPA/CUA/ENV
Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Kimberly Durandet
Planner Name

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

February 6, 2019
Date

The project contains 63 total dwelling units and/or group housing rooms.

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

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

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

Yes No
(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes No
(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

Yes No

C Please indicate the tenure of the project.

Ownership. If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.

Rental. If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

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

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

The applicable inclusionary rate is:

20%

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
63				17	46

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

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

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
				4	9
LOW-INCOME	Number of Affordable Units		% of Total Units		AMI Level
MODERATE-INCOME	7		11%		80%
MIDDLE-INCOME	6		9.5%		105% & 130%

Off-site Affordable Housing Alternative (Planning Code Section 415.7 or 419.3): % of the unit total.

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

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

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

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

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No

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

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

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

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

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

140 Partners LP

Company Name

Maya Theuer

Name (Print) of Contact Person

500 Sansome, Ste. 750

Address

(415)394-9012

Phone / Fax

San Francisco, CA 94111

City, State, Zip

Maya@L37partners.com

Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here



Signature:

Maya Theuer, Development
Manager

Name (Print), Title:

Executed on this day in:

Location:

Date:

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

**T: 415.558.6378
F: 415.558.6409**

SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

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

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

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

HOW IS THIS INFORMATION USED?

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

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please call (415) 252-2500 or email hrc.info@sfgov.org.

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

WHAT PART OF THE POLICY IS BEING REVIEWED?

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

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

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

INSTRUCTIONS:

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

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

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

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

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

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

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
140 Partners LP	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
500 Sansome Street, Ste 750 San Francisco, CA 94111	(760) 525-5705
	EMAIL:
	maya@L37partners.com
APPLICANT'S NAME:	
	Same as Above <input checked="" type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:
CONTACT FOR PROJECT INFORMATION:	
	Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE:
	()
	EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
	Same as Above <input type="checkbox"/>
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:	
770 Woolsey Street		94134	
CROSS STREETS:			
Bowdoin Street and Hamilton Street			
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:	
6055 / 001	RH-1	40-X	
PROJECT TYPE: (Please check all that apply)			
<input checked="" type="checkbox"/> New Construction	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> Demolition	0	63	63
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

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

Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 9/19/2019

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

Maya Theuer, Development Manager
 Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):

DATE FILED:

RECORD NUMBER:

DATE FILED:

VERIFIED BY PLANNER:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

ROUTED TO HRC:

DATE:

Emailed to: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415 558 6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LDT(S)	
770 Woolsey Street		6055/001	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2017-012086PRJ/PPA/CUA/ENV		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
140 Partners LP	Maya Theuer	(760)-525-5705	
ADDRESS			
500 Sansome Street, Ste 750			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94111		Maya@L37partners.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
63	0	3 stories, 30-35 feet	
ANTICIPATED START DATE			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT

- Project is wholly Residential
- Project is wholly Commercial
- Project is Mixed Use
- A: The project consists of ten (10) or more residential units;
- B: The project consists of 25,000 square feet or more gross commercial floor area.
- C: Neither 1A nor 1B apply.

NOTES.

- If you checked C, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.
- If you checked A or B, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.
- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS								
Abatement Laborer				Laborer	\$45/hr	4	20								
Boilermaker				Operating Engineer	\$80/hr	0	2								
Bricklayer				Painter	\$45/hr	3	10								
Carpenter	\$60/hr	5	20	Pile Driver											
Cement Mason	\$60/hr	2	10	Plasterer											
Drywaller/Latherer	\$60/hr	2	15	Plumber and Pipefitter	\$60/hr	2	10								
Electrician	\$60/hr	2	10	Roofer/Water proofer	\$60/hr	2	10								
Elevator Constructor				Sheet Metal Worker	\$60/hr	2	7								
Floor Coverer	\$60/hr	2	10	Sprinkler Fitter	\$60/hr	1	5								
Glazier	\$60/hr	2	10	Taper	\$60/hr	2	10								
Heat & Frost Insulator	\$60/hr	2	10	Tile Layer/ Finisher	\$80/hr	1	7								
Ironworker	\$60/hr	1	5	Other:											
			TOTAL:				90				TOTAL:				81

- | | | |
|--|--------------------------|-------------------------------------|
| | YES | NO |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California’s Department of Industrial Relations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired? | <u>30</u> | |

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Maya Theuer, Development Manager	maya@L37partners.com	760-525-5705

I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD’S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.


(SIGNATURE OF AUTHORIZED REPRESENTATIVE)

9/19/2019
(DATE)

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

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