



EXECUTIVE SUMMARY DISCRETIONARY REVIEW ANALYSIS AND AFFIRMING ELIGIBILITY FOR INDIVIDUALLY REQUESTED STATE DENSITY BONUS

HEARING DATE: MARCH 11, 2021

Record No.: 2017-013728CRV & DRP-02
Project Address: 1021 Valencia Street
Zoning: Valencia Street NCT [Neighborhood Commercial Transit]
55-X Height and Bulk District
Block/Lot: 3616 / 024
Project Sponsor: Ken Elkington
1641 Camino Verdera
Lincoln, CA 95648
Staff Contact: Michael Christensen – (628) 652-7567
michael.christensen@sfgov.org

Recommendation: Adopt a Resolution finding the Project to be Eligible for the Individually Requested State Density Bonus, and Take Discretionary Review and Approve the Project as modified

Project Description

The proposed project would demolish an existing one-story 20' tall automotive repair building and construct of new 6-story 65' tall mixed use building with 2,393 sq. ft. of retail sales and service area at the basement and ground level and 24 dwelling units including 12 one bedroom and 12 two-bedroom units on levels 1 through 6.

The Project is utilizing the California State Density Bonus law and requests Waivers for rear yard, height limit, usable open space, and dwelling unit exposure.

Required Commission Action

For the Project to proceed, the Commission must adopt a Resolution finding the Project to be eligible for the Individually Requested State Density Bonus program, pursuant to Planning Code Section 206.6.

The Commission must also decide on two requests for Discretionary Review of Building Permit 2020.0825.2609, which proposes to construct the proposed Project.

Issues and Considerations

- **Surrounding Properties and Neighborhood.** The subject property is situated immediately adjacent to 2-story buildings. The building to the south has full lot coverage. DR Requestor #1 lives in the building to the north, fronting Valencia Street, which has a modest 15' deep rear yard; DR Requestor #2 lives in the building that fronts 21st Street, which is a key lot condition and has full lot coverage. To the rear of the subject property is a 2-story housing development over a 2-story parking podium covering the entirety of its half block site. This results in an extremely minimal and fragmented rear yard open space pattern.
- **Public Comment & Outreach.**
 - **Discretionary Review:** Two requests for Discretionary Review were received during the 311-notice period.
 - DR requestor #1: Shang Luo Harry Lau owner of the adjacent property 1007-1017 Valencia to the north of the proposed project.
 - DR requestor #2: Ryan Patterson on behalf of Munzer Dajani of 3281 21st Street, adjacent property to the north of the proposed project.
 - **Neighborhood Groups:** As part of a private agreement regarding the use of the ground floor commercial space, changes to the material design of the building, and the provision of one additional Below Market Rate (BMR) unit, the group United to Save the Mission has indicated no opposition to the proposed project.
 - **Support / Opposition:** In addition to the two requests for Discretionary Review, the Department has received a letter of support for the Project from the SF Housing Action Coalition as well as seventy-four form letters of support for the Project from the public indicating support for the provision of housing in a transit rich neighborhood.
- **Design Updates Since February 18, 2021 Hearing.** The Project was continued from the February 18, 2021 hearing at the Project Sponsor's request to allow time to formalize an agreed upon solution between the Project Sponsor and the DR requestors. The modified massing is provided as an attachment to this report and the Project Sponsor requests that the Commission take DR and approve the project as modified. The modifications include:
 - Provision of an expanded lightwell to match an existing lightwell of one of the DR requestors
 - Setting back the rear portion of the proposed Project from the northern lightwell by 8-feet where the Project aligns with the rear yards of the DR requestors
 - Shifting massing that was lost by the above actions further into the Rear Yard, as is permissible under the requested Waiver from Rear Yard under the Individually Requested State Density Bonus.

- **Design Review Comments:** Over the course of review, the proposed Project has been modified in the following ways:
 - Material palette has been altered to soften the appearance of the ground floor
 - Awnings were added at the request of neighborhood groups
 - Window materials were changed from ‘Vinyl’ to a powder coated vinyl that is paintable. The Department has requested that a higher quality window be used, such as aluminum-clad wood; the Project Sponsor has not agreed to this request and has requested a Concession from this requirement. The requirement is not an objective standard; as such there is no code requirement to base the Concession.

Environmental Review

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on October 6, 2020, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

The Department has reviewed the proposed modifications to the building and has determined that the proposed Project is consistent with the development intensity analyzed under the CPE and that no additional analysis is required.

DR Requestor’s Concerns and Proposed Alternatives

DR requestor #1 is concerned that the proposed project will:

1. block the light to rear yard and impact the health and quality of life of disabled and elderly tenants.
2. impact privacy of tenants from property line windows.
3. Undermine the structural foundation of his building.

Proposed alternatives:

Lower the height or create a light well between the two buildings.

See attached *Discretionary Review Application*, dated October 28, 2020.

DR requestor #2 is concerned that the proposed project will significantly block the light to rear yard and windows.

Proposed alternatives:

Setbacks and height reductions to lessen the impacts to the tenants of this building.

See attached *Discretionary Review Application*, dated October 28, 2020

Project Sponsor's Response to DR Application

The Project sponsor has met with the attorney of both DR requestors and has negotiated a modified massing of the proposed Project that would provide a larger matching lightwell adjacent to the DR requestor's lightwell and would also provide an 8-foot side setback at the rear of the proposed Project where it aligns with the DR requestors' rear yards. This modified proposal is attached to this report and is proposed for approval by the Commission through a Discretionary Review Action, at the Project Sponsor's request.

Department Review

The proposed modification of building massing is consistent with the Residential Design Guidelines in that it shifts massing away from adjacent rear yards to protect the light and air afforded to those properties. The proposed change would also increase the amount of Residential gross floor area of the Project to recover additional costs of construction associated with the change in design. The Project Sponsor has entitled themselves to this additional floor area through the provision of one additional Below Market Rate dwelling unit at an 80% AMI, which has increased the amount of bonus square footage afforded to the Project from 20% to 29%. This massing change requires that the Commission take DR and approve as modified by the Project Sponsor, and this action has been requested by the Project Sponsor as part of the terms of the DR agreement.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan. Although the Project results in a loss of PDR space, the Project provides a substantial amount of new housing. The Department finds the Project compliant with the eligibility requirements of the Individually Requested State Density Bonus Program.

Recommendation: Adopt a Resolution finding the Project to be Eligible for the Individually Requested State Density Bonus, and Take Discretionary Review and Approve the Project as modified

Attachments:

- Draft Resolution – Adopting Findings of Eligibility for the Individually Requested State Density Bonus
- Exhibit A – Environmental Determination
- Exhibit B – Maps and Context Photos
- Exhibit C – DR Applications
- Exhibit D – Plans and Renderings



PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: MARCH 11, 2021

Record No.: 2017-013728CRV
Project Address: 1021 VALENCIA STREET
Zoning: Valencia Street NCT (Neighborhood Commercial - Transit) Zoning District
55-X Height and Bulk District
Mission Alcoholic Beverage Special Use District
Block/Lot: 3616/024
Project Sponsor: Ken Elkington
CDE Aptos, LLC
1641 Camino Verdera
Lincoln, CA 95648
Property Owner: Same as Project Sponsor
Staff Contact: Michael Christensen – (628) 652-7567
Michael.Christensen@sfgov.org

RESOLUTION ADOPTING FINDINGS RELATED TO THE REQUESTED CONCESSION/INCENTIVE AND WAIVERS FROM DEVELOPMENT STANDARDS PURSUANT TO STATE DENSITY BONUS LAW (CA GOVT. CODE SECTION 65915) AND PLANNING CODE SECTION 206.6; AFFIRMING AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, on November 9, 2017, James Curley (hereafter “Project Sponsor”) submitted, among other materials, a project application (“PRJ”) for the proposed project and an application for approval under the Individually Requested State Density Bonus Program.

WHEREAS, the Department has concluded that the proposed project presented in the plan set attached hereto as Exhibit A conforms with applicable Planning Code provisions, applicable design guidelines and the Individually Requested State Density Bonus Program.

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed project on March 11, 2021 and make findings required by the Individually Requested State Density Bonus Program; and,

WHEREAS, on October 6, 2020, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

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

WHEREAS, 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

MOVED, That the Planning Commission adopts the Mitigation and Monitoring Program (MMRP) attached to this Resolution; and

MOVED, that the Commission hereby finds that the requested Waivers, Incentives, and Concessions are necessary for the Project, and makes the following findings.

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of the existing two-story, 6,125 square foot industrial building last used as an automotive repair facility and construction of a new, 65' tall (75' to penthouse) mixed-use building containing 24-dwelling units (12 one-bedroom units and 12 two-bedroom units) and 24,789 square feet of Residential use and 2,393 square feet of Retail use at the ground and basement levels.
- 3. Site Description and Present Use.** The Project is located on at 122.5-foot-deep by 50-foot-wide rectangular parcel on the east side of Valencia Street between 21st and 22nd Streets, 90-feet south of 21st Street. The site is currently developed with a two-story Industrial building last used as an automotive repair facility.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Valencia Street NCT Zoning District in the Mission Area Plan. The immediate context consists of two-to four-story mixed-use buildings generally containing Retail Sales and Service uses at ground floors and Residential uses above. To the east of the property is the Mission-Bartlett public parking garage, which is developed with residential units on upper floors. Other zoning districts in the vicinity of the project site include the Mission Street NCT, RH-3 (Residential-House, Three-Family), and RTO-M (Residential Transit Oriented – Mission) Zoning Districts.
- 5. Public Outreach and Comments.** The Department received two requests for Discretionary Review of the requested permit, which are scheduled for review by the Planning Commission on March 11, 2021.
- 6. Planning Code Section 206.6 Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession or Waiver for any Individually Requested Density Bonus Project:

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program pursuant to Planning Code Section 206.6(b).

The Project provides more than 16% of the proposed rental dwelling units as affordable to lower income households, defined as those earning 80% of area median income, and is therefore entitled to a 29% density bonus under California Government Code Sections 65915-95918.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project is requesting a concession from the Urban Design Guidelines requirements for building materials. Generally, the Department requests projects to use wood or aluminum-clad wood

windows for any street-visible facades. For this Project, the Project Sponsor requests to utilize a coated vinyl window material which is paintable, thus having some of the qualities of wood or aluminum clad wood at a lower price. However, since this requirement is not defined in the Urban Design Guidelines and is a subjective design review request, utilizing a vinyl window material does not constitute a Concession under the requested State Density Bonus.

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

The Project requests the following waivers of Planning Code Development Standards: 1) Rear Yard (Planning Code Section 134); 2) Usable Open Space (Planning Code Section 135); 3) Dwelling Unit Exposure (Planning Code Section 140); 4) Height (Planning Code Sections 250 and 252);

The Project provides a total residential floor area equal to the square footage afforded to a base project (one which complies with all development standards), plus the 29% floor area bonus afforded under the Individually State Density Bonus. The additional floor area is obtained by increasing the total height of the building and expanding the building horizontally into the required rear yard at the ground floor level. Additionally, the expansion of the ground floor into the Rear Yard renders dwelling units which face onto the Rear Yard non-compliant with the Dwelling Unit Exposure requirement of Planning Code Section 140. Further, the Project is deficient in Usable Open Space, as defined by Planning Code Section 135. Rendering the proposed building compliant with Dwelling Unit Exposure and/or Usable Open Space would require reduction of building volume and/or reduction in the number of dwelling units proposed; thus, these requirements are eligible for Waiver under the density bonus request.

The 'Base' project provides 20,682 square feet of Residential gross floor area. When a 29% floor area bonus is applied, a maximum development potential of 26,680 square feet of Residential gross floor area is permitted, and 26,651 square feet is proposed. The bonus project results in a total of 24 dwelling units. As 77.6% of the proposed residential gross square footage is attributable to the base project, 19 dwelling units are attributable to the base project, and the remaining dwelling units (5) and residential square footage is attributable to the density bonus.

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

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

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

The requested Density Bonus for the Project is not based on the inclusion of a Child Care Facility; and is therefore not applicable.

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

The proposed ground floor commercial space is code-compliant, and thus, this does not constitute a Concession or Incentive under Government Code Section 65915.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

OBJECTIVE 12

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

Policy 12.2

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

Policy 1.7

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

MISSION AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 1.2

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

Policy 1.2.1

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

Policy 1.2.3

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

Policy 1.2.4

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

The Project is consistent with the Mission Area Plan and the Objectives and Policies of the General Plan, in that the project would provide 24 housing units helping alleviate San Francisco's severe housing crisis. Additionally, 12.5% of the proposed total housing units (or 3 dwelling units) will be below market rate units. The Project Sponsor has also elected to voluntarily provide one additional below market rate dwelling unit. The massing of the proposed building's primary front facade has been designed to be compatible with the prevailing street wall pattern, and the Project provides a modern architectural design that is compatible with the mixed-use nature of the Mission neighborhood. The Project adds a significant amount of housing to a transit rich neighborhood, supporting the City's Transit First Policy and housing goals. In addition, 50% of the proposed dwelling units contain two or more bedrooms, supporting an array of housing needs. Overall, the Project and its design provides new housing opportunities within a building that is unique in its form and materials.

8. 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 24 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 possess any existing housing. The Project would provide 24 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 2 below-market rate dwelling units. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project Site is well served by transit service, including MUNI lines 14, 14R, 48, and 49 and all BART destinations at the 24th Street – Mission BART Station. As such, it will not impede transit service or overburden streets or neighborhood parking.

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings. The existing structure was evaluated as part of the Project and was found to not be a historic resource.

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

The Project does not cast shadow on any parks or open space areas.

DECISION

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS the findings for the requested incentives, concessions, and waivers as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on March 11, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 11, 2021



CERTIFICATE OF DETERMINATION COMMUNITY PLAN EVALUATION

Record No.: 2017-013728ENV
Project Address: **1021 Valencia Street**
Zoning: Valencia Street Neighborhood Commercial Transit (NCT) District
Mission Alcoholic Beverage Special Use Subdistrict
Fringe Financial Service Restricted Use District
55-X Height and Bulk District
Planning Area: Mission (Eastern Neighborhoods)
Block/Lot: 3616/024
Lot Size: 6,125 square feet
Project Sponsor: CDE Aptos, LLC at (916) 216-4591
Attn: Ken.Elkington@qtsdatacenters.com
Staff Contact: Joy Navarrete (628) 652-7561 or joy.navarrete@sfgov.org

Project Description

The project site is located on the east side of Valencia Street, on the block bounded by 21st Street to the north, 22nd Street to the south, Bartlett Street to the east, and Valencia Street to the west, in San Francisco's Mission Neighborhood. The site is currently occupied with an approximately 20-foot-tall, two-story-over-basement, 13,500-square-foot commercial auto repair and maintenance building (doing business as SF Auto Works), constructed in 1922. The 1021A Valencia Street office use encompasses the mezzanine level, doing business as Equip Foods, an organic supplement supplier. The project, that may utilize the Individually Requested State Density Bonus Program with its maximum envelope, would demolish the structure that occupies the entire lot, and construct a new six-story-over-basement building up to approximately 75-feet-tall in height (including rooftop appurtenances such as a mechanical penthouse and roof trellis) and would include 24 residential units (including 12 one-bedroom and 12 two-bedroom units, two of which would be below-market-rate, unless a 20-percent inclusionary in-lieu fee is preferred instead of adding below-market-rate unit(s) on-site), and approximately 2,983 square feet of commercial use (retail potentially doing business as a restaurant). The project would include approximately 760 square feet of usable open space, retain an existing street tree along the Valencia Street frontage, and add two street trees, for a new total of three street trees. The project would remove a 16.5-foot-wide curb cut and a 13.5-foot-wide curb cut along Valencia Street. The project would add approximately 26 Class-1 and six Class-2 bicycle parking spaces. Approximately 619 cubic yards of soil would be excavated to a maximum depth of approximately 14 feet below grade, in an approximately 5,567 square-foot area, for a new concrete mat slab foundation and new basement, which would be approximately 4 feet deeper than the existing basement.

Approval Action: The adoption of findings under the State Density Bonus program by the planning commission is the approval action. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

Community Plan Evaluation Overview

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

This determination evaluates the potential project-specific environmental effects of the 1021 Valencia St project described above and incorporates by reference information contained in the programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)¹. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

Findings

As summarized in the initial study – community plan evaluation prepared for the proposed project (Attachment A)²:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans³;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;

¹ Planning Department Record No. 2004.0160E and State Clearinghouse No. 2005032048. Available at: https://sfplanning.org/environmental-review-documents?field_environmental_review_categ_target_id=214&items_per_page=10. Accessed August 16, 2019.

² The initial study – community plan evaluation is available for review at the San Francisco Property Information Map, which can be accessed at <https://sfplanninggis.org/PIM/>. The file can be viewed by clicking on the Planning Applications link, clicking the “More Details” link under the project’s environmental record number 2017-013728ENV and then clicking on the “Related Documents” link.

³ Consistency Determinations: Citywide Planning Division, October 5, 2018;

Current Planning Division, August 28, 2018.

4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Mitigation measures are included in this project and the project sponsor has agreed to implement these measures. See the attached Mitigation Monitoring and Reporting Program (MMRP) (Attachment B) for the full text of required mitigation measures.

CEQA Determination

The project is eligible for streamlined environmental review per section 15183 of the CEQA Guidelines and California Public Resources Code section 21083.3.

Determination

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



Lisa Gibson
Environmental Review Officer

October 6, 2020

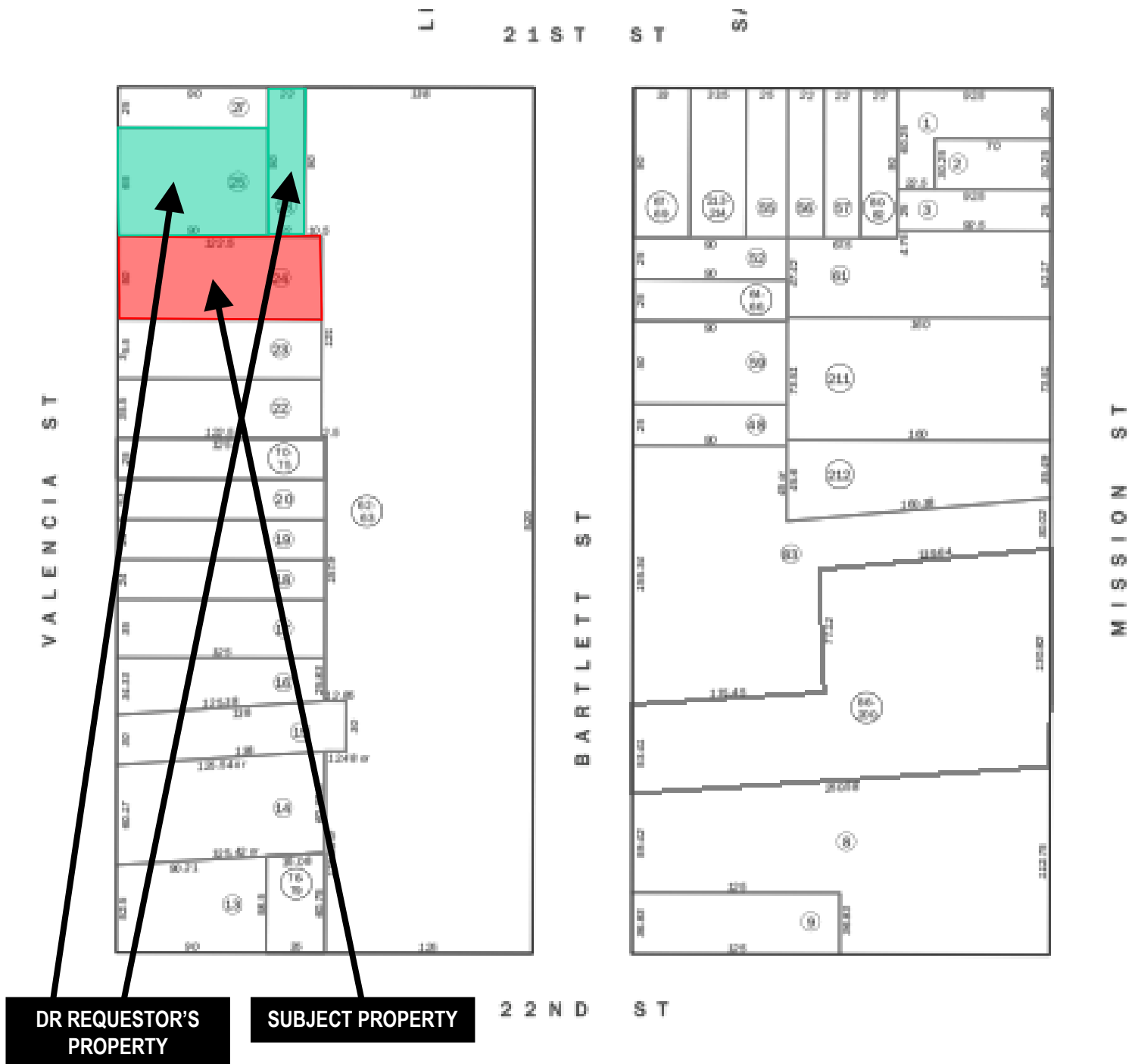
Date

Attachments

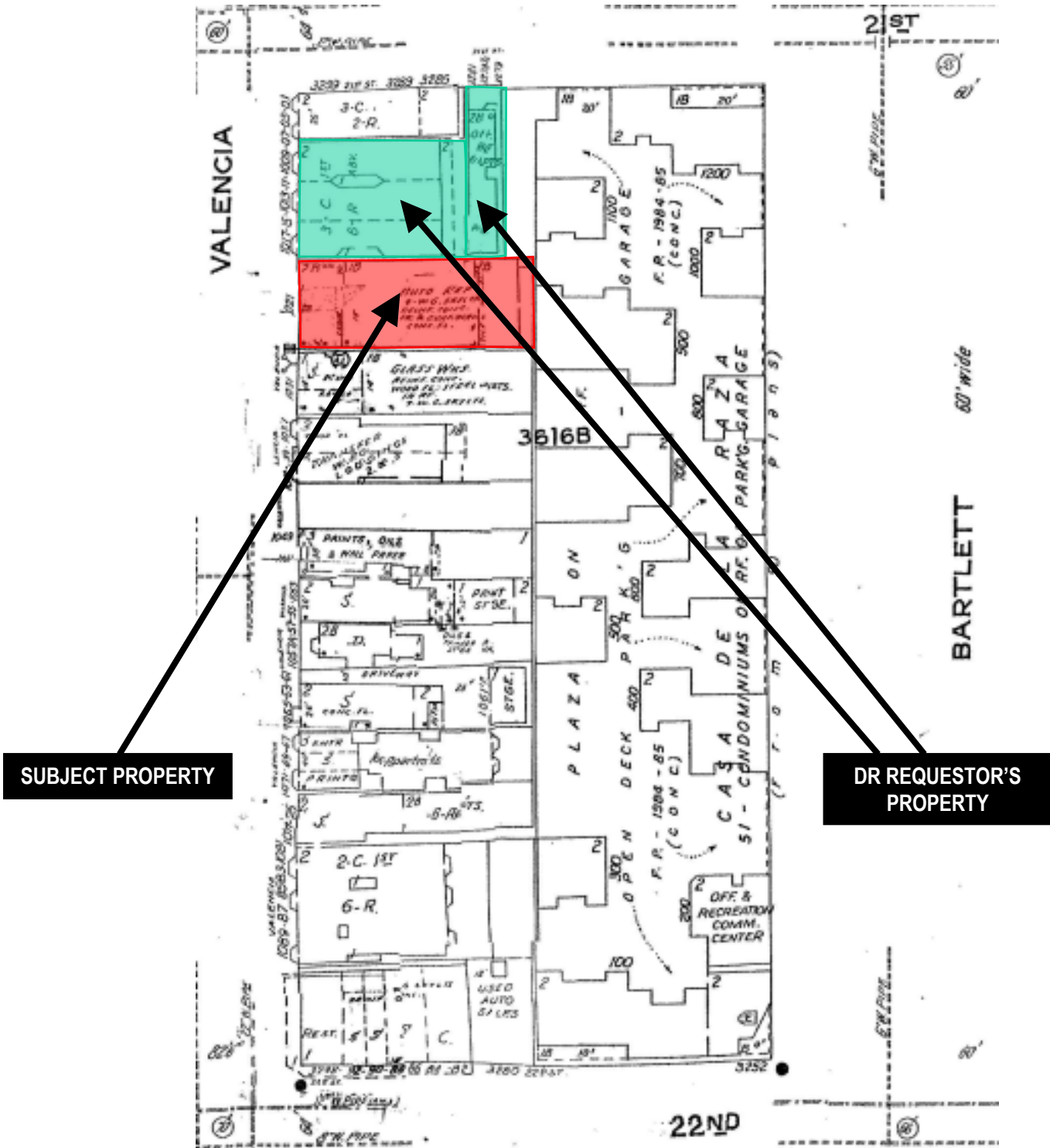
- A. Initial Study – Community Plan Evaluation
- B. Mitigation Monitoring and Reporting Program

CC: Ken Elkington, Project Sponsor;
Supervisor Hillary Ronen, District 9;
Michael Christensen, Current Planning Division.

Parcel Map



Sanborn Map*

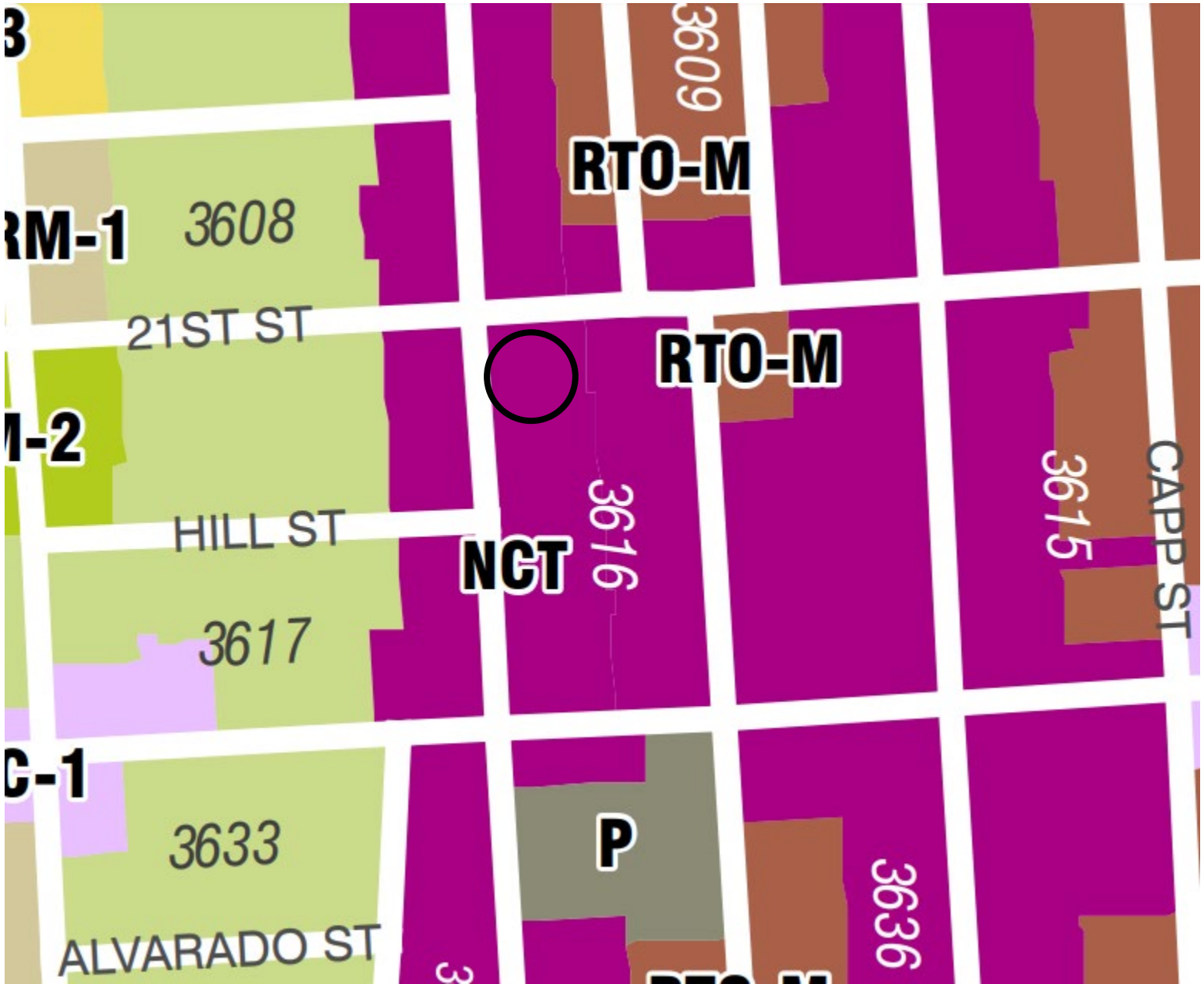


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



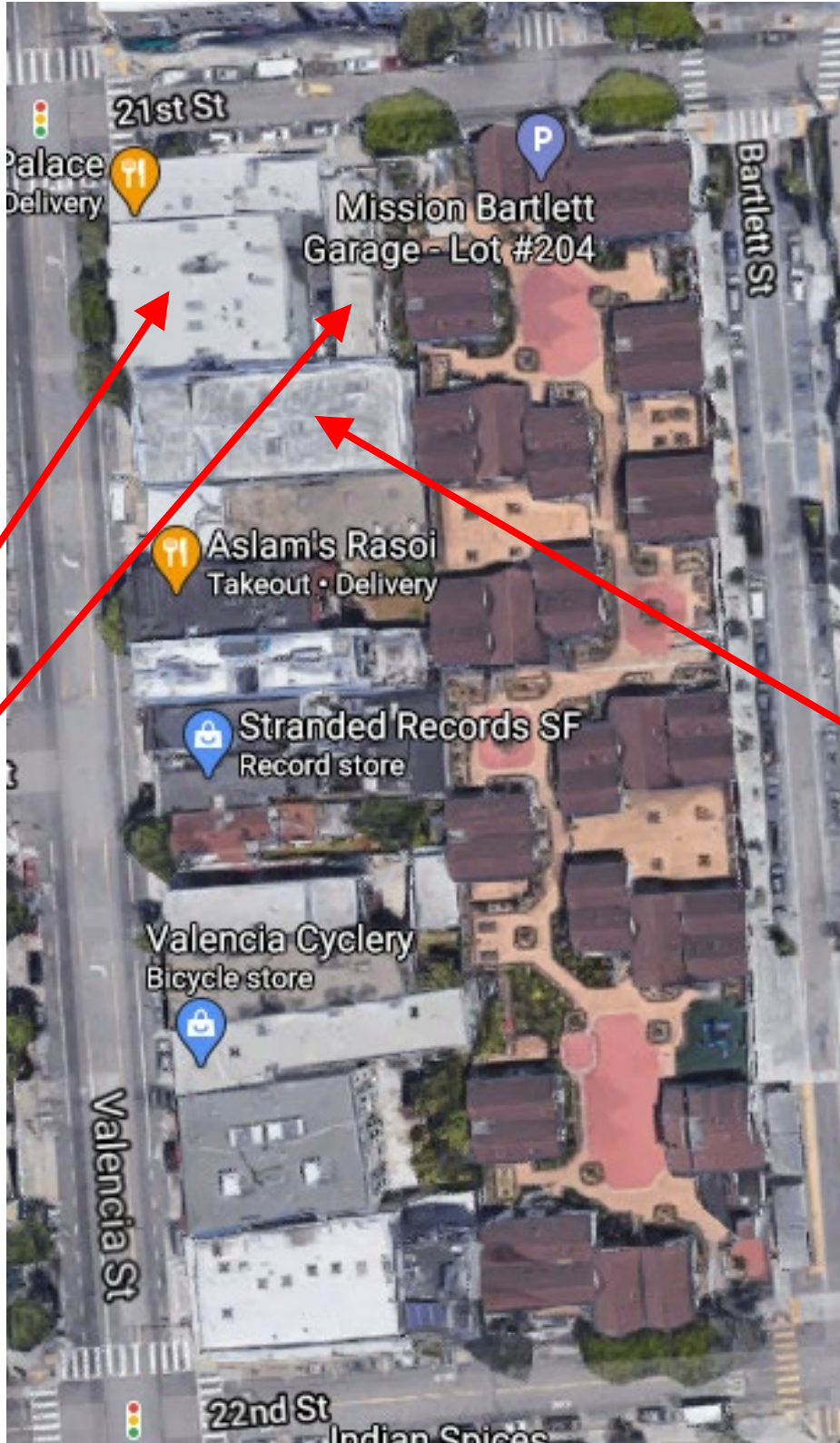
Discretionary Review Hearing
Case Number 2017-013728CRVDRP
1021 Valencia Street

Zoning Map



Discretionary Review Hearing
Case Number 2017-013728CRVDRP
1021 Valencia Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-013728CRVDRP
1021 Valencia Street

Aerial Photo

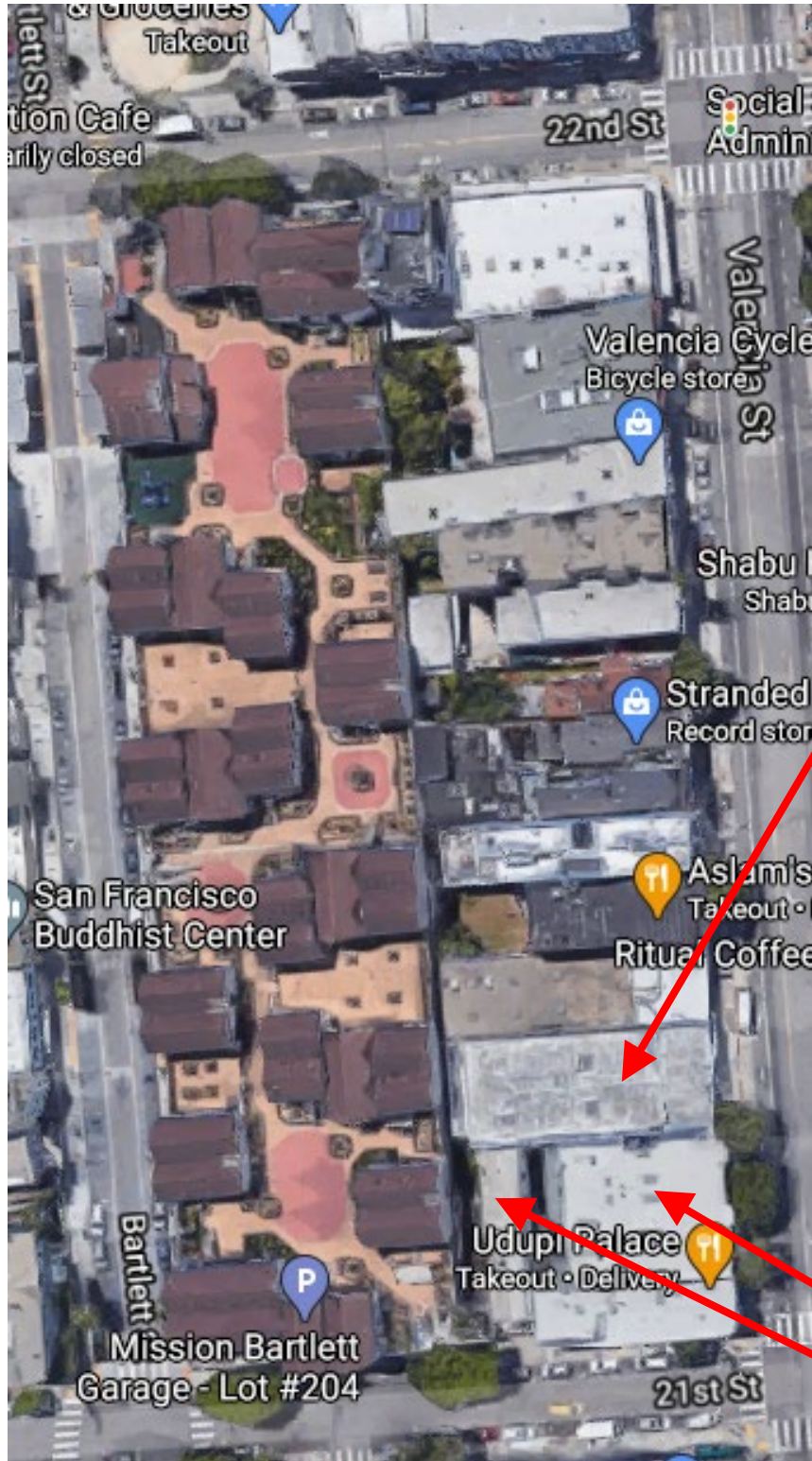


SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Aerial Photo



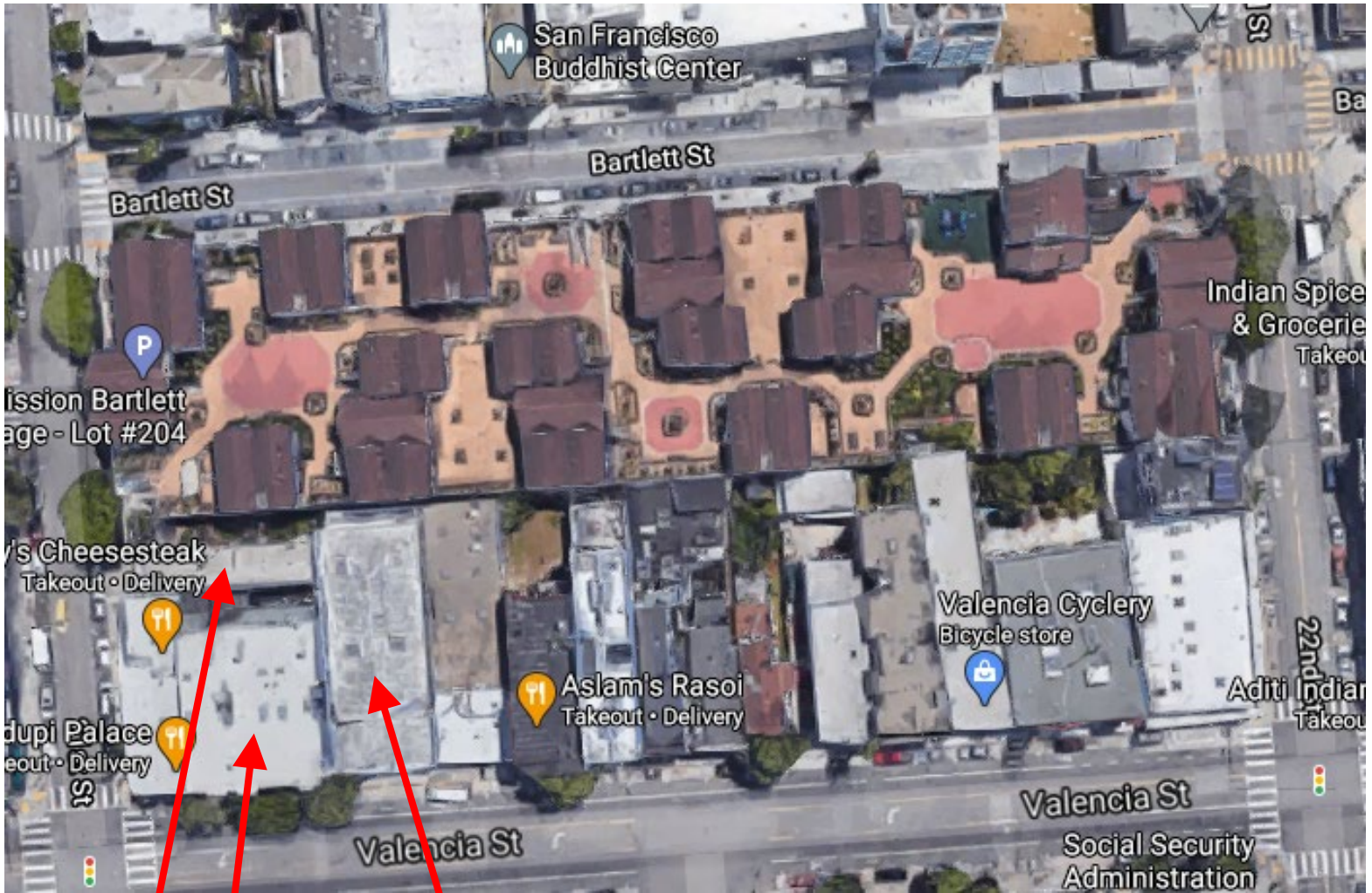
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2017-013728CRVDRP
1021 Valencia Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-013728CRVDRP
1021 Valencia Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-013728CRVDRP
1021 Valencia Street

February 10, 2021

VIA E-MAIL

President Joel Koppel
San Francisco Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 1021 Valencia Street – Case No. 2017-013728PRJ
DR Requestors' Submission

Dear President Koppel and Commissioners:

Our office represents DR Requestors Munzer Dajani, owner of the six-unit residential building located at 3277-3279-3281 21st Street (“21st Street Property”), and Harry Lau, owner of the eight-unit residential/six-unit commercial building located at 1001-1017 Valencia Street (“Valencia Street Property”).

I. INTRODUCTION

The proposed project is located to the south of both DR Requestors' properties. It will reach 75 feet¹ in height – significantly exceeding the normal 55-foot height limit. Moreover, the tallest building on the block is approximately 40 feet tall. The proposal will wall off access to air and block much of the natural light for the adjacent residential tenants.

Mr. Lau and Mr. Dajani respectfully request modifications to the project to preserve a reasonable amount of light and air for their tenants, including a rear-yard setback in the northeast corner, and a larger lightwell. At least three of the units at the DR Requestors' properties are occupied by elderly and/or disabled residential tenants, some with limited mobility, who rely on their windows and outdoor spaces for access to light and air.

¹ This includes 65 feet in height plus 10 feet of rooftop appurtenances, including a mechanical penthouse and roof trellis.

The project is highlighted in green below. The Valencia Street Property is highlighted in blue, and the 21st Street Property is highlighted in red. The DR Requestors' properties will be completely boxed in by the project.



II. IMPACTS ON LIGHT AND AIR

The project imposes exceptional and extraordinary impacts on the adjacent neighbors, including:

1. The lightwell of the Valencia Street Property. This lightwell provides the only direct sunlight into a living room in one unit and a dining and kitchen area in another. The project's minimal lightwell will block 99% of light into the Valencia Street Property's lightwell.
2. The open space at the rear of the Valencia Street Property. The property's deck area provides the only usable open space to the tenants. The project will create a tall wall, immediately adjacent to the south, causing an 82% reduction of the light to the Valencia Street Property.
3. The west-facing windows of the 21st Street Property. These windows provide secondary light to the residential tenants at the 21st Street Property and will be blocked.

III. REQUESTED MODIFICATIONS

The DR Requestors request the following modifications to mitigate the impacts:

A. Create a rear-yard setback at the northeast corner

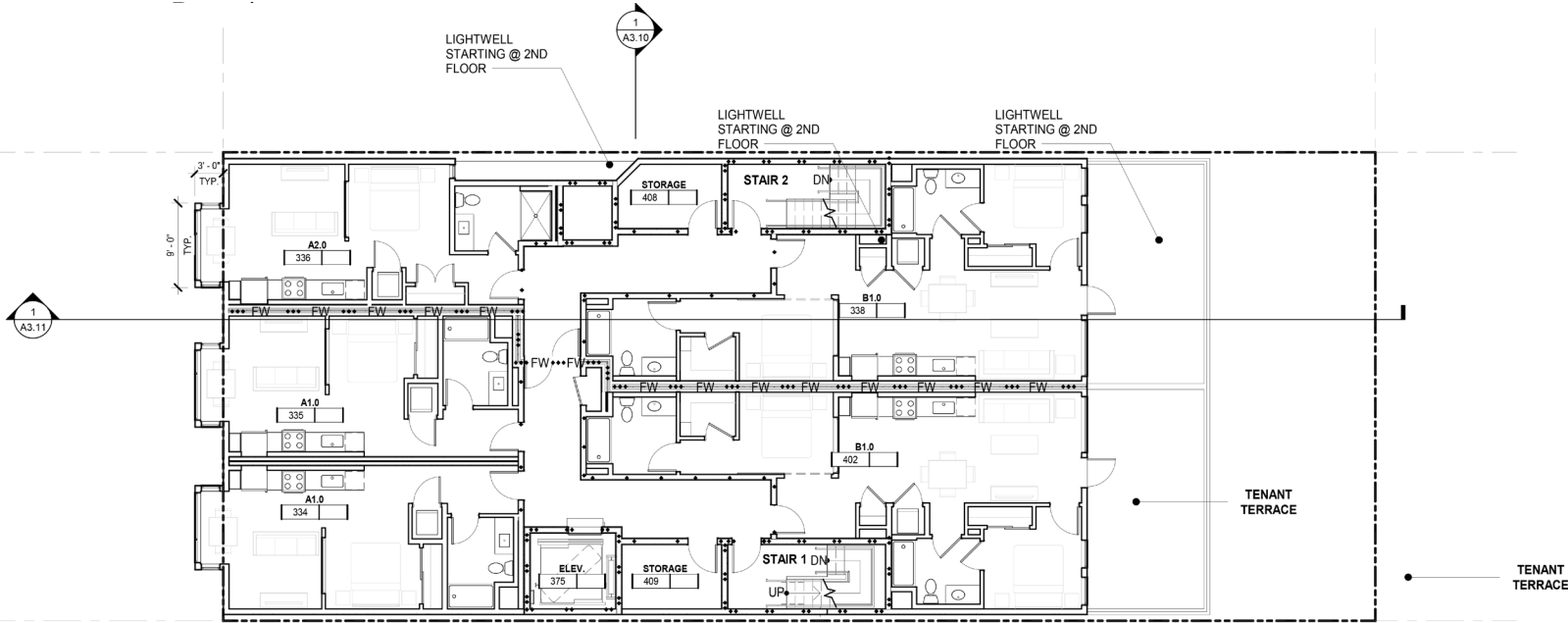
Shifting the northeast corner would create a matching rear yard to allow light and air into the DR Requestors' properties. This setback would benefit *all* parties. Light and air would be preserved for the existing tenants, and the project would benefit from new operable windows, valuable downtown views, and additional square footage.

B. Enlarge lightwell

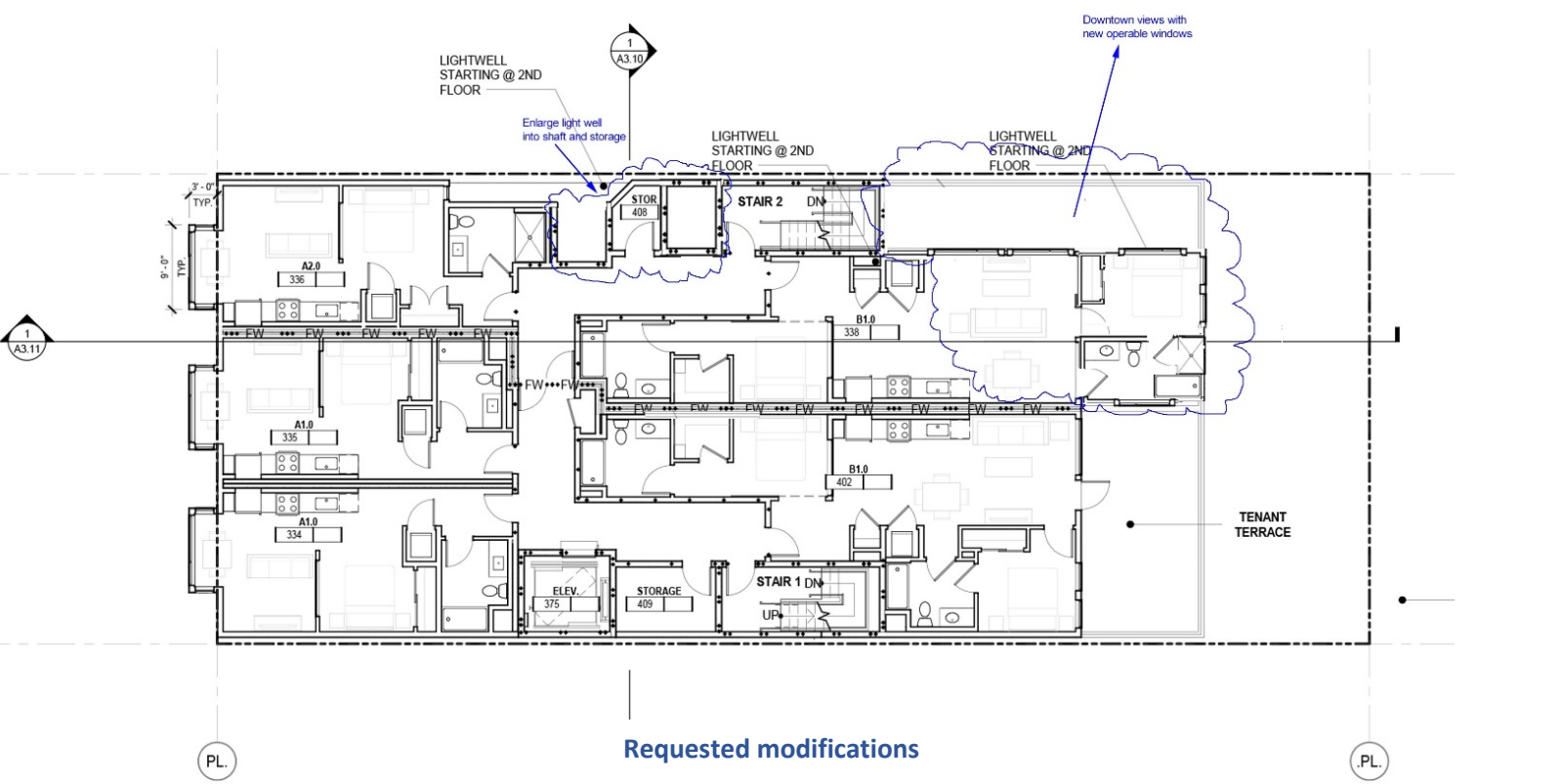
The project includes a minimal lightwell adjacent to the Valencia Street Property's existing lightwell. The lightwell can be significantly enlarged – with negligible impact to the project – by shifting the proposed mechanical shaft to the east, using part of the large storage closets that appear on each floor.

(See plans on next page)

San Francisco Planning Commission
February 10, 2021



Project as proposed



Requested modifications

IV. THE COMMISSION HAS AUTHORITY TO MODIFY THE PROJECT

The Planning Commission has the authority to require these changes – even in the context of a State Density Bonus project. As the Department’s implementation memorandum states, “Neighborhood Notification requirements remain in effect, as does the potential for a Commission hearing via a request for Discretionary Review.” (Planning Department, Memo to Planning Commission Re: Implementation of the State Density Bonus Law, dated April 21, 2016, p. 6.)²

A. The Density Bonus Law’s reach is limited to a few particulars

The Commission is only limited in its authority to deny a requested waiver/incentive/concession (if qualified) and to reduce the project’s density – neither of which applies in this case.

The implementation memorandum states, “If a 100% affordable³ housing project [is] intended to utilize the State Density Bonus Law . . . the Planning Commission’s authority when reviewing the Discretionary Review application would be limited by the State Density Bonus Law (as described above) .”⁴ Specifically, “the Planning Commission would not be able to reduce the density of the project and the Commission would be limited in their ability to deny the waivers, incentives, and concessions”⁵ But otherwise, the Commission’s DR authority is not constrained.

In this case, the requested modifications would not “reduce the density of the project” or “deny the waivers, incentives, and concessions” requested by the project sponsor. These would all still be approved. Moreover, the modifications would add square footage and improve the

² Available at <https://commissions.sfplanning.org/cpcpackets/Final%20Memo-State%20Density%20Bonus%20Closed%20Session.pdf>

³ This project is not 100% affordable. Only two of the 24 units will be affordable.

⁴ Id. at p. 6.

⁵ Id. at p. 5.

project's marketability. Therefore, the Commission can exercise its discretionary authority to require a rear-yard setback and enlarge the lightwell.

B. The modifications are approvable without a variance

The requested modifications would not require a variance. This project is taking advantage of the Individually Requested State Density Bonus Program. Such a project can receive an unlimited number of "waivers" from development standards. (This project has already applied for height, open space, and exposure waivers.) Planning can grant an additional waiver of rear-yard setback requirements⁶ to create a setback at the northeast corner – shifting mass to the southeast to protect the adjacent tenants' access to light and air.

C. The project sponsor bears the burden to avoid DR

The project sponsor could theoretically try to argue that the modifications increase construction costs – and then apply for a new "incentive or concession" to avoid the modification.⁷ But the project sponsor would bear the burden of substantiating that request. And even if it could, in this case the modification adds square footage and value – more than offsetting any marginal increase in construction cost. Therefore, it will *help* the project provide for affordable housing costs or rents.

V. CONCLUSION

The project's negative impacts can be mitigated with modest changes, including a rear-yard setback and an increased lightwell to preserve light and air for the neighboring tenants.

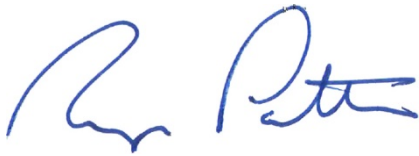
⁶ Id. at p. 4.

⁷ In response, "the Department may request verification from the Project Sponsor" and require a third-party evaluation. (Id. at p. 5.)

San Francisco Planning Commission
February 10, 2021
Page 7

Respectfully submitted,

ZACKS, FREEDMAN & PATTERSON, PC

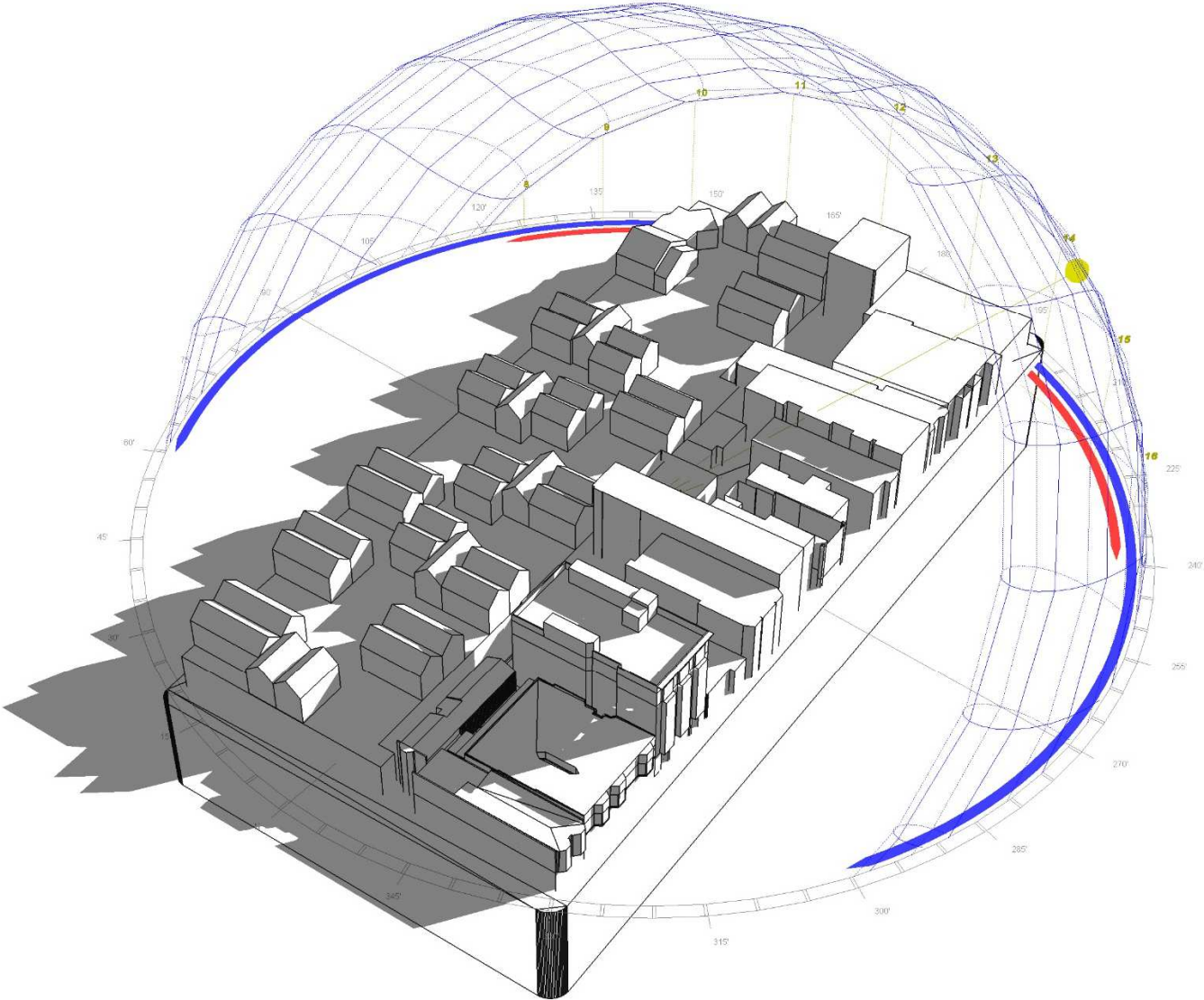
A handwritten signature in blue ink, appearing to read "Ryan J. Patterson". The signature is stylized and cursive.

Ryan J. Patterson

EXHIBIT 1

SHADING AND DAYLIGHT STUDY

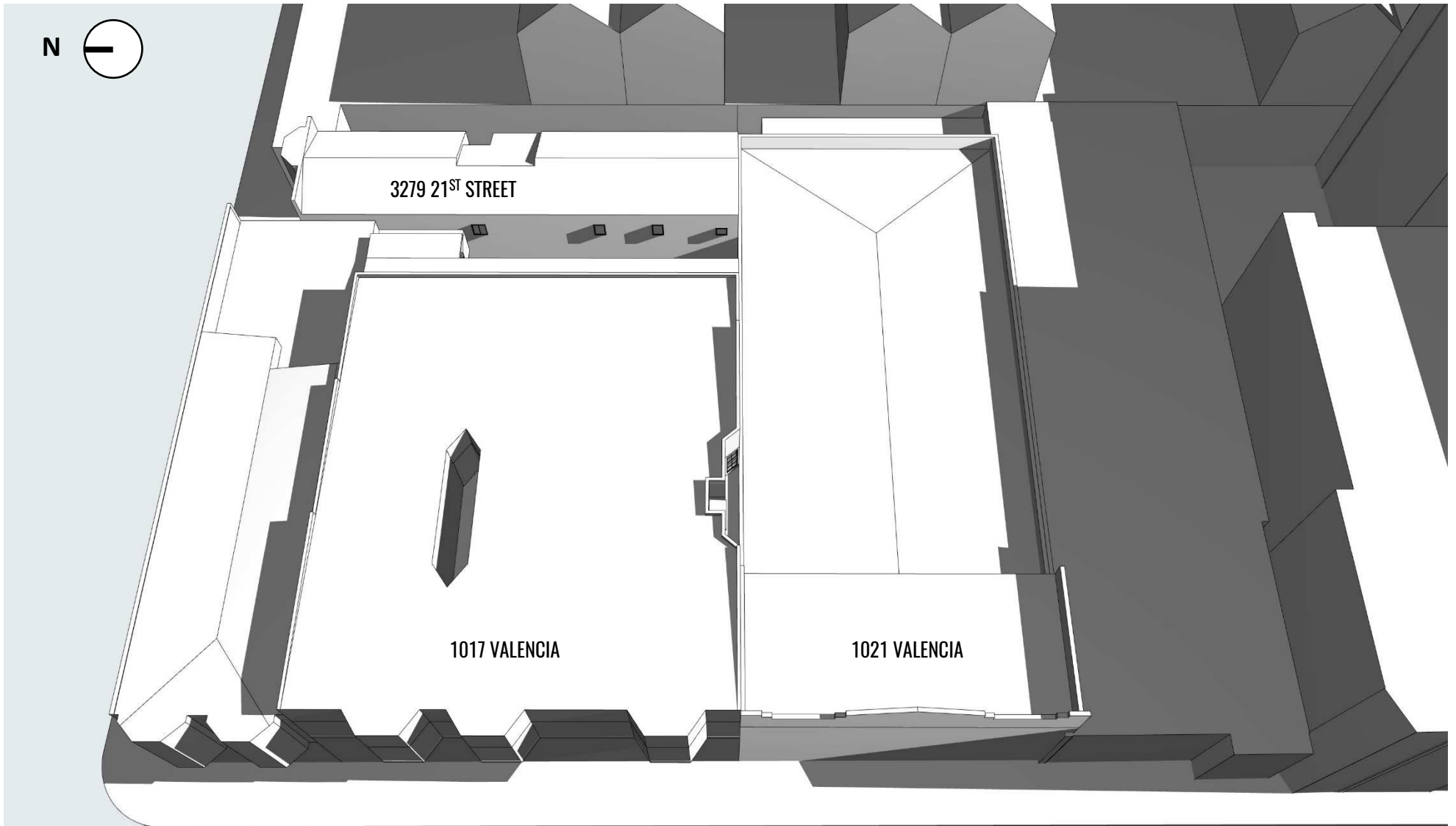
1021 VALENCIA STREET



A01

DECEMBER 21ST | EXISTING CONDITIONS

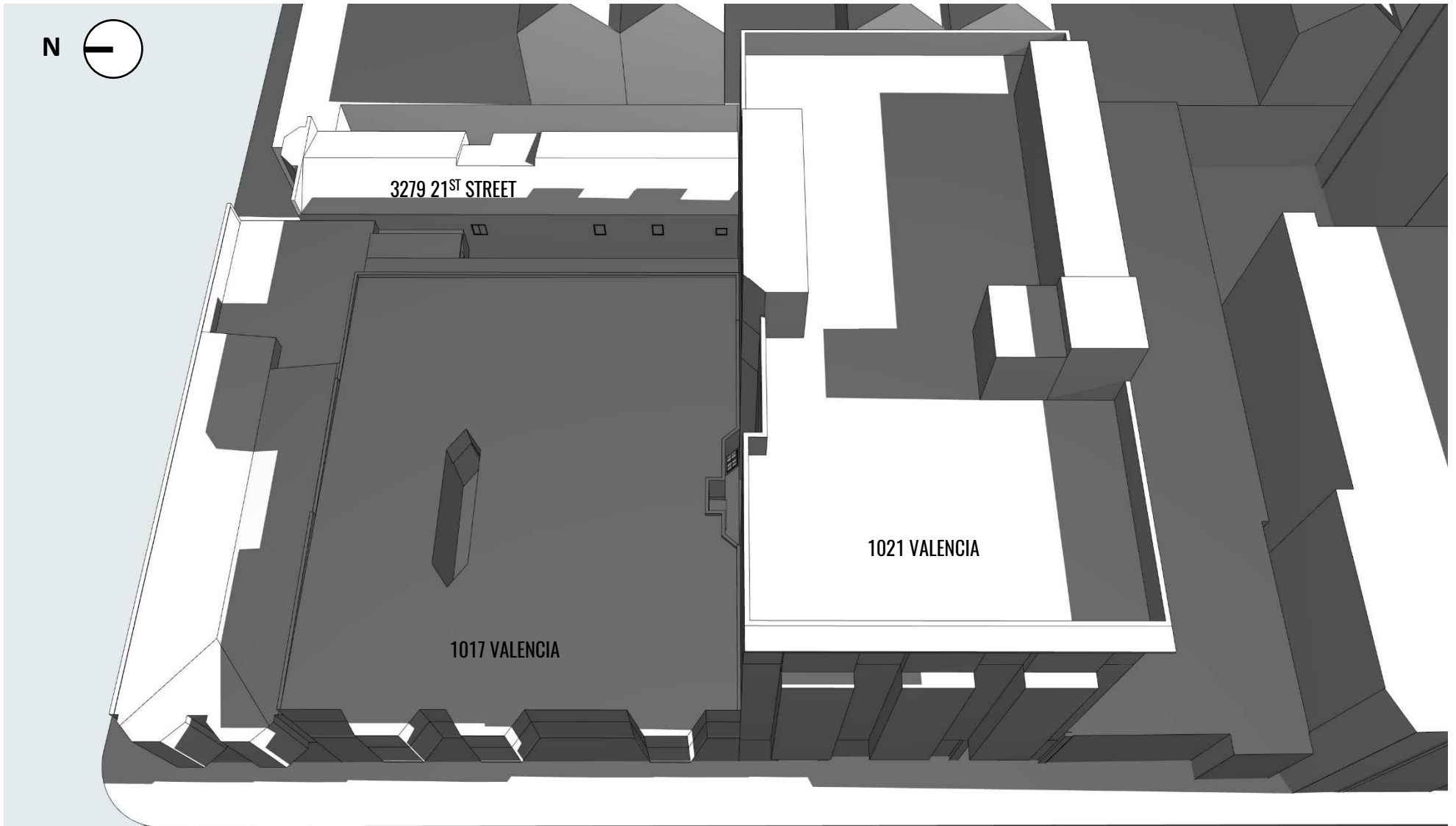
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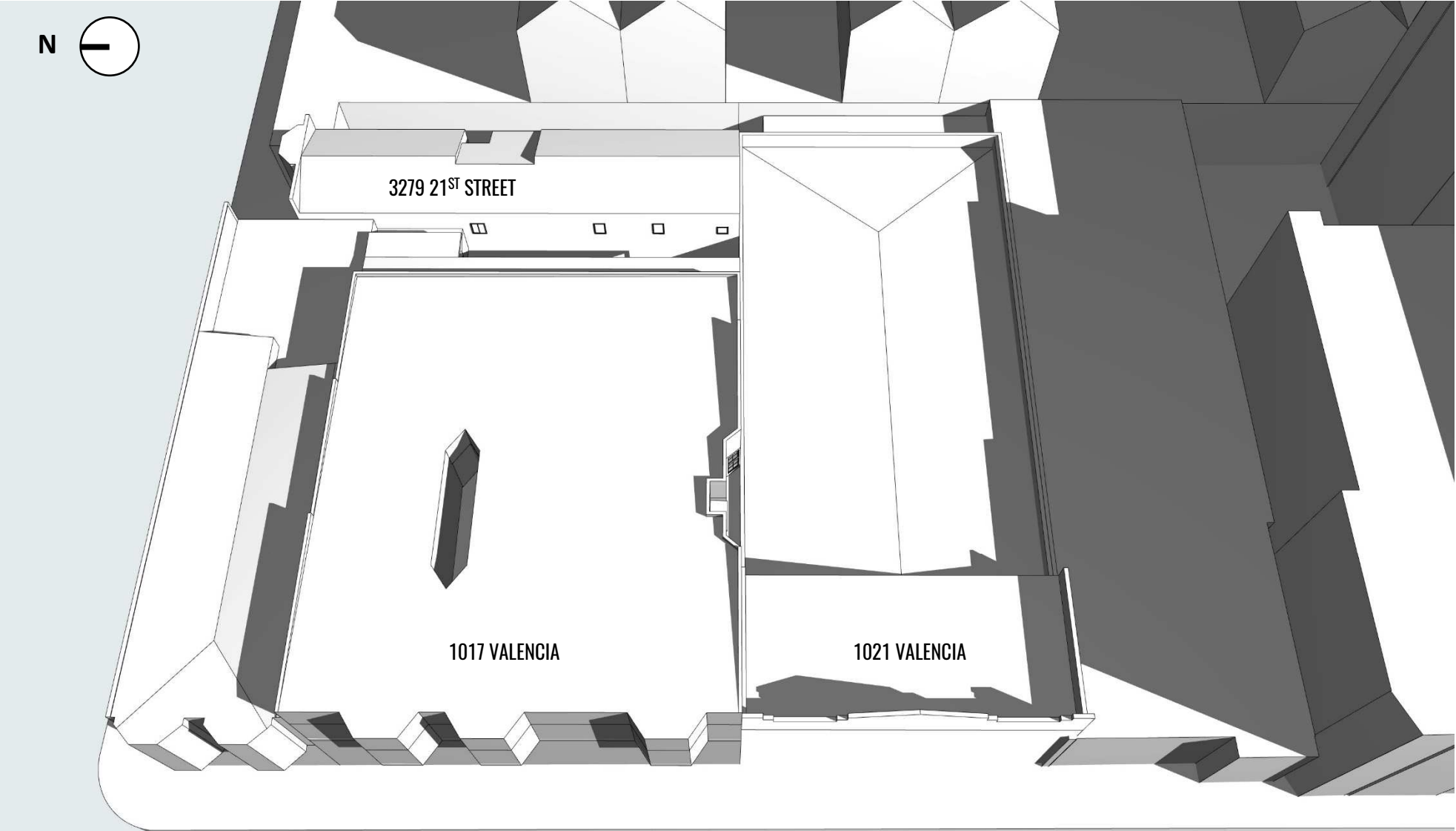


A02

DECEMBER 21ST | PROPOSED CONDITIONS

12:00 PM

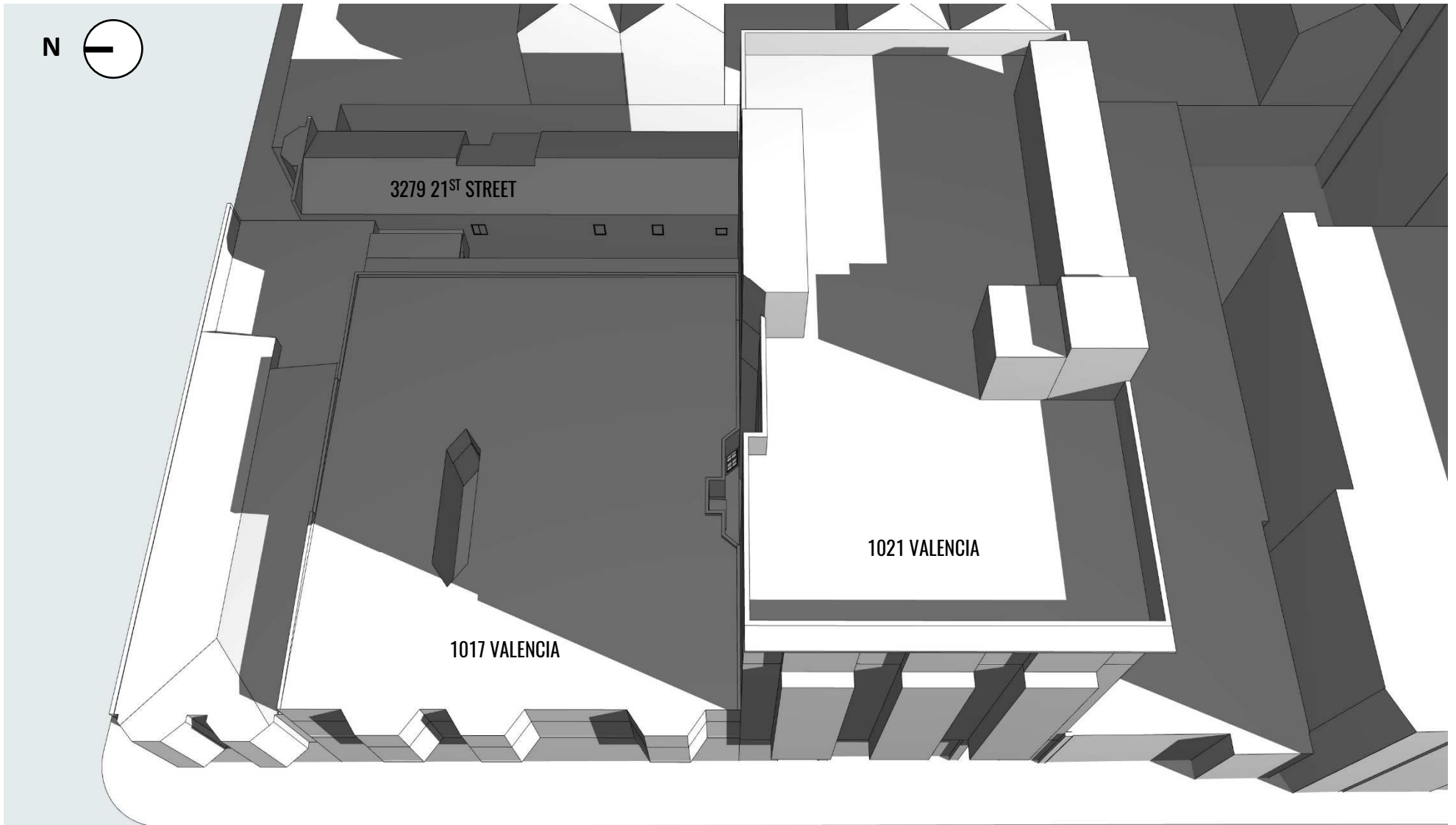




A04

DECEMBER 21ST | PROPOSED CONDITIONS

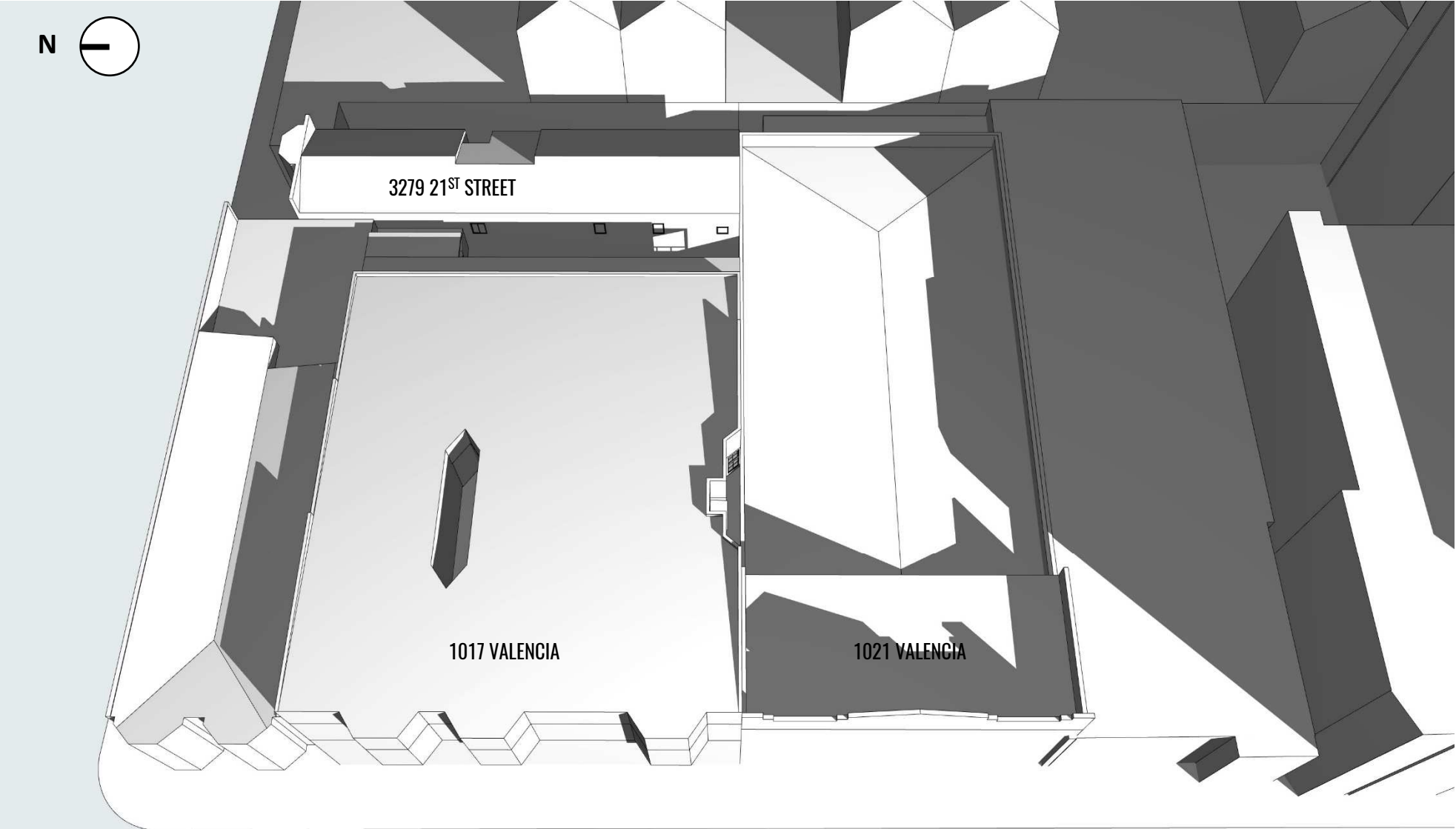
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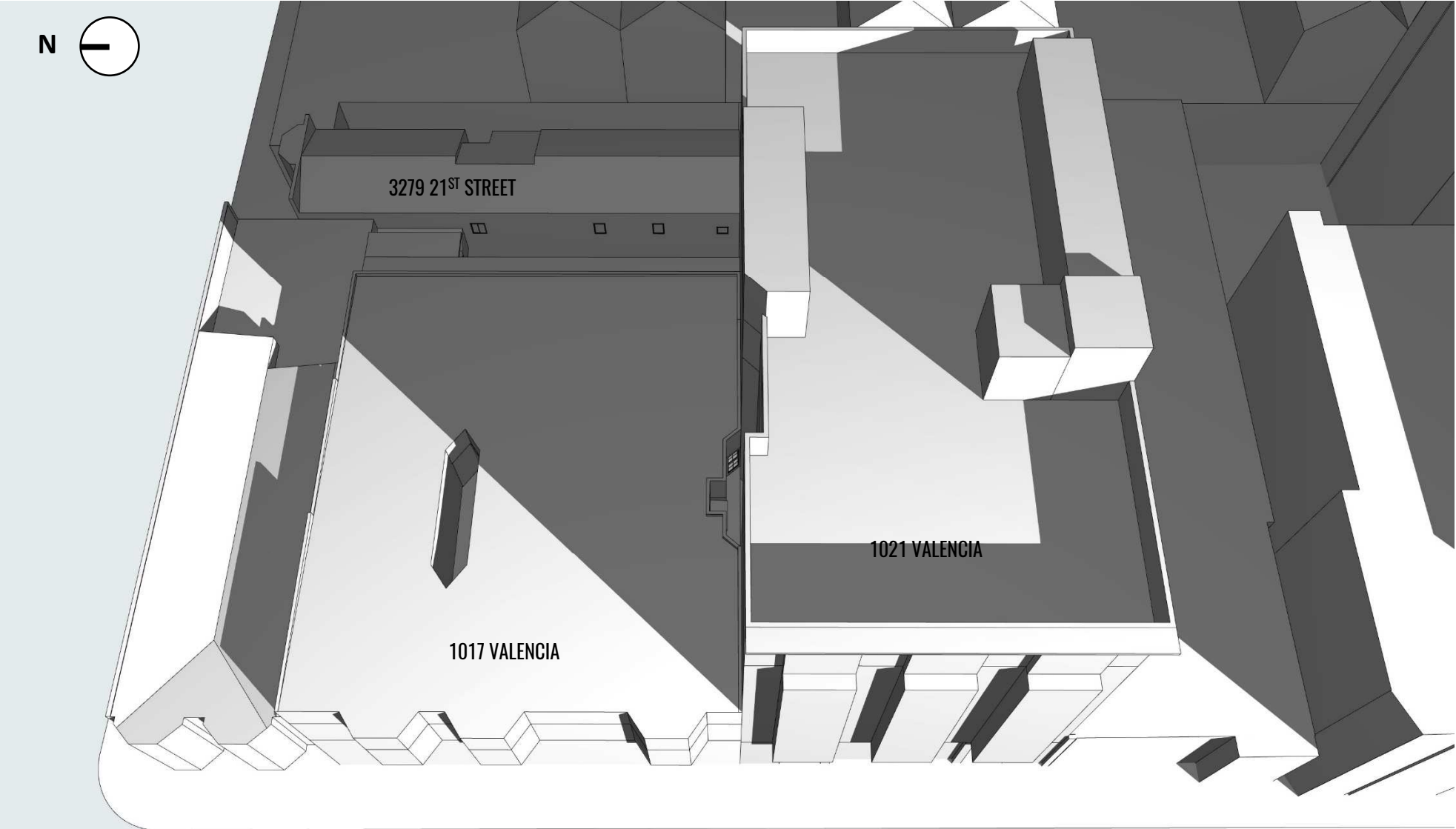


A05

DECEMBER 21ST | EXISTING CONDITIONS

3:00 PM

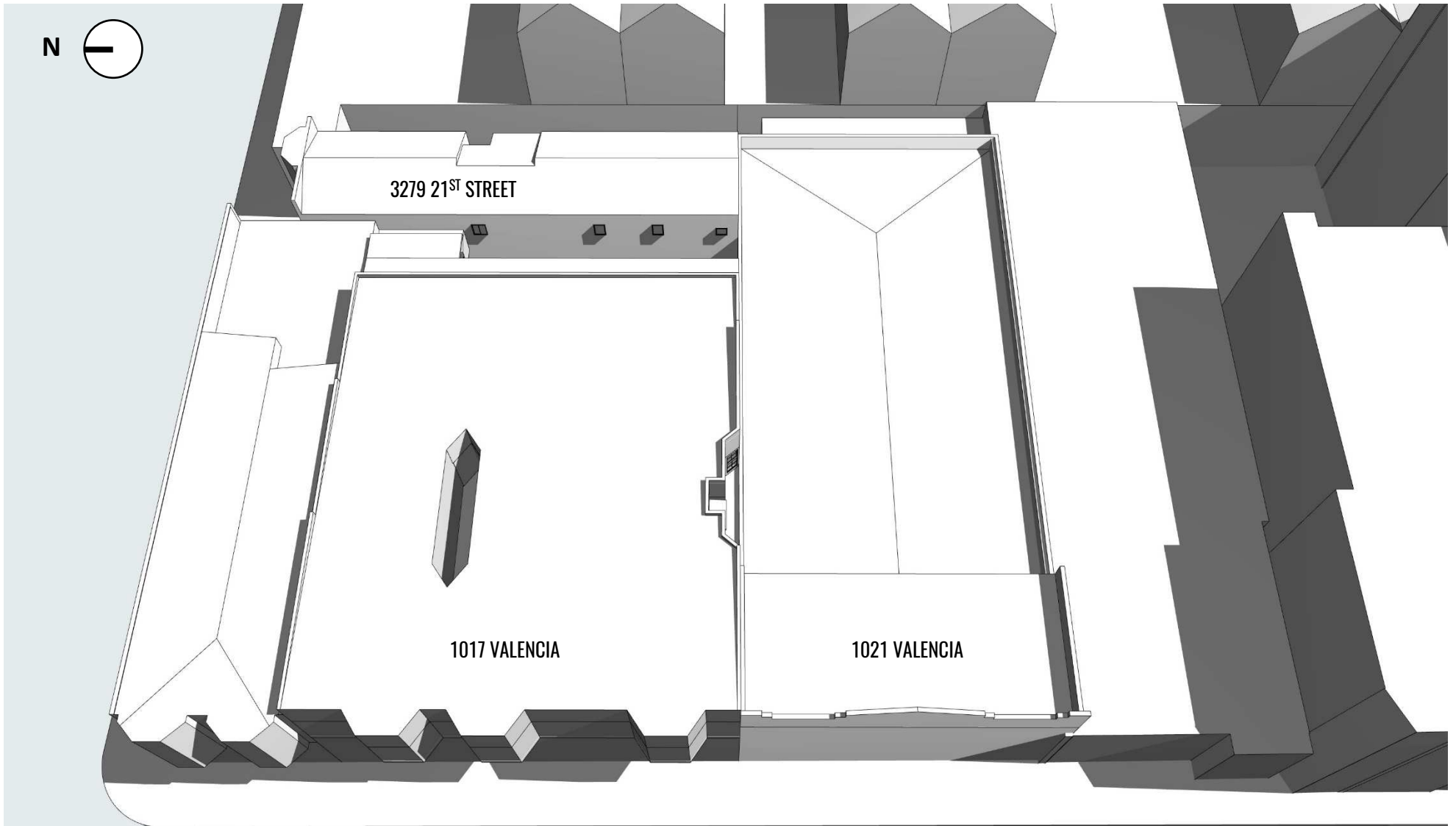




B01

SEPTEMBER / MARCH 21ST | EXISTING CONDITIONS

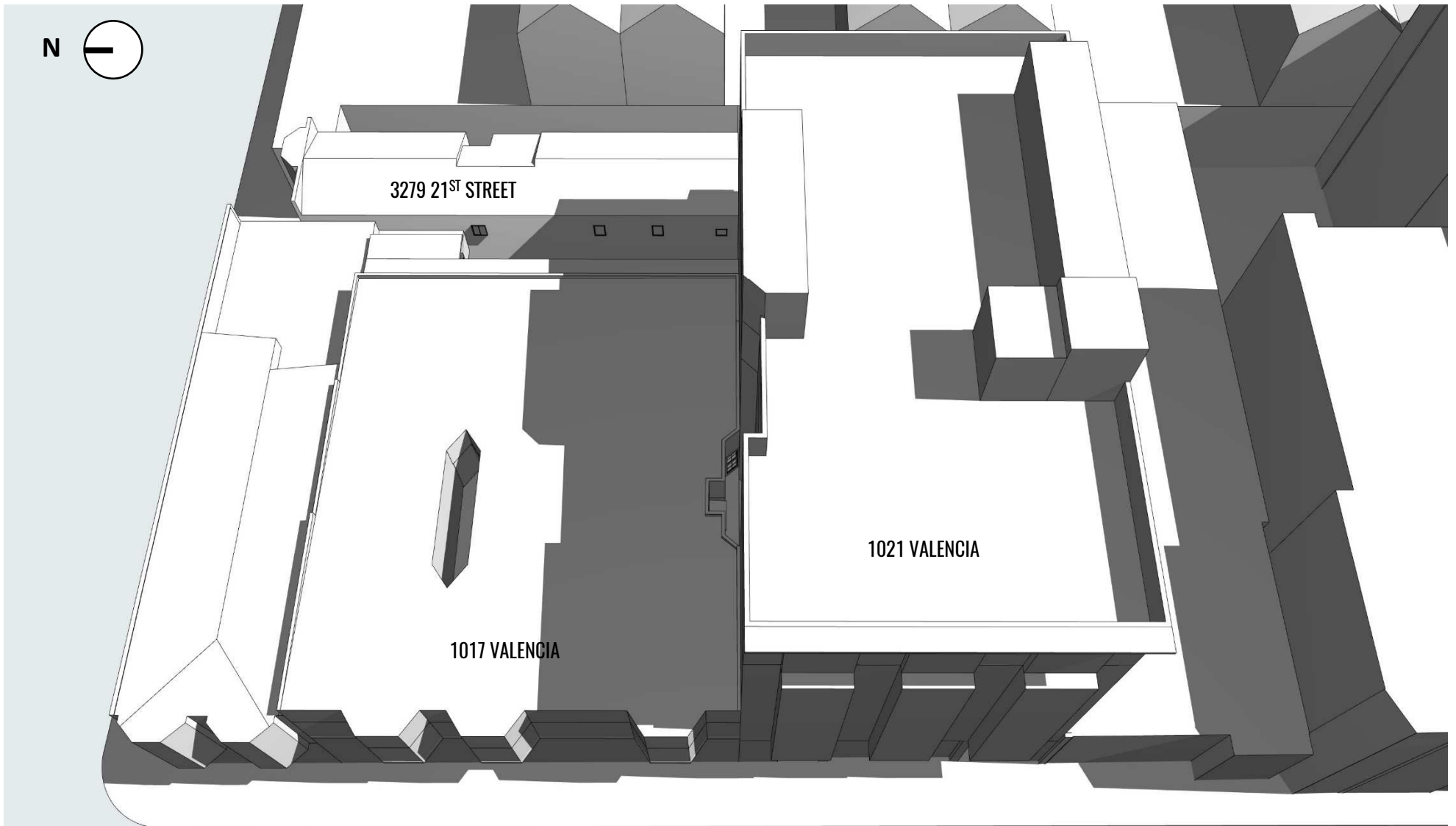
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B02

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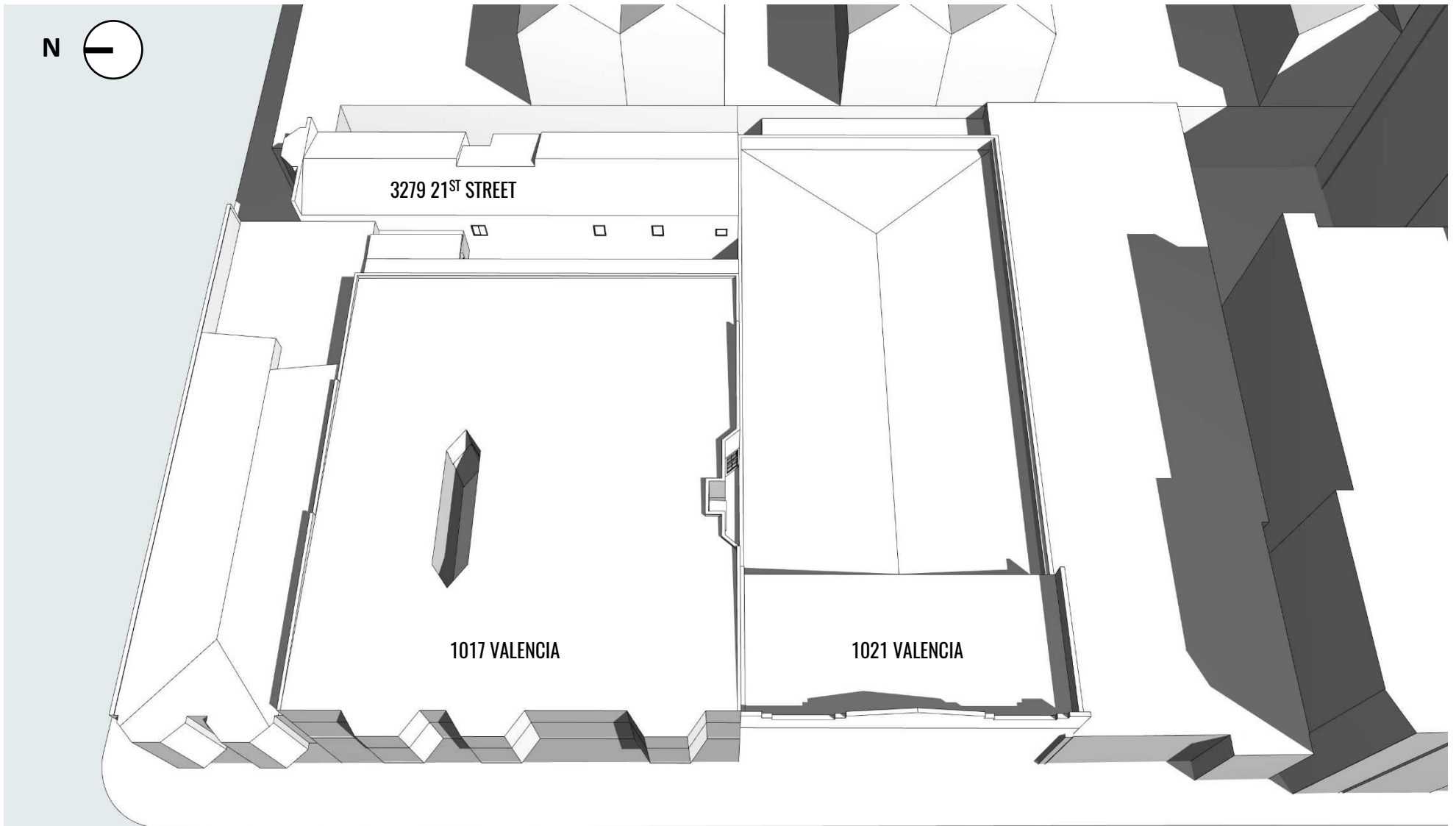
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B03

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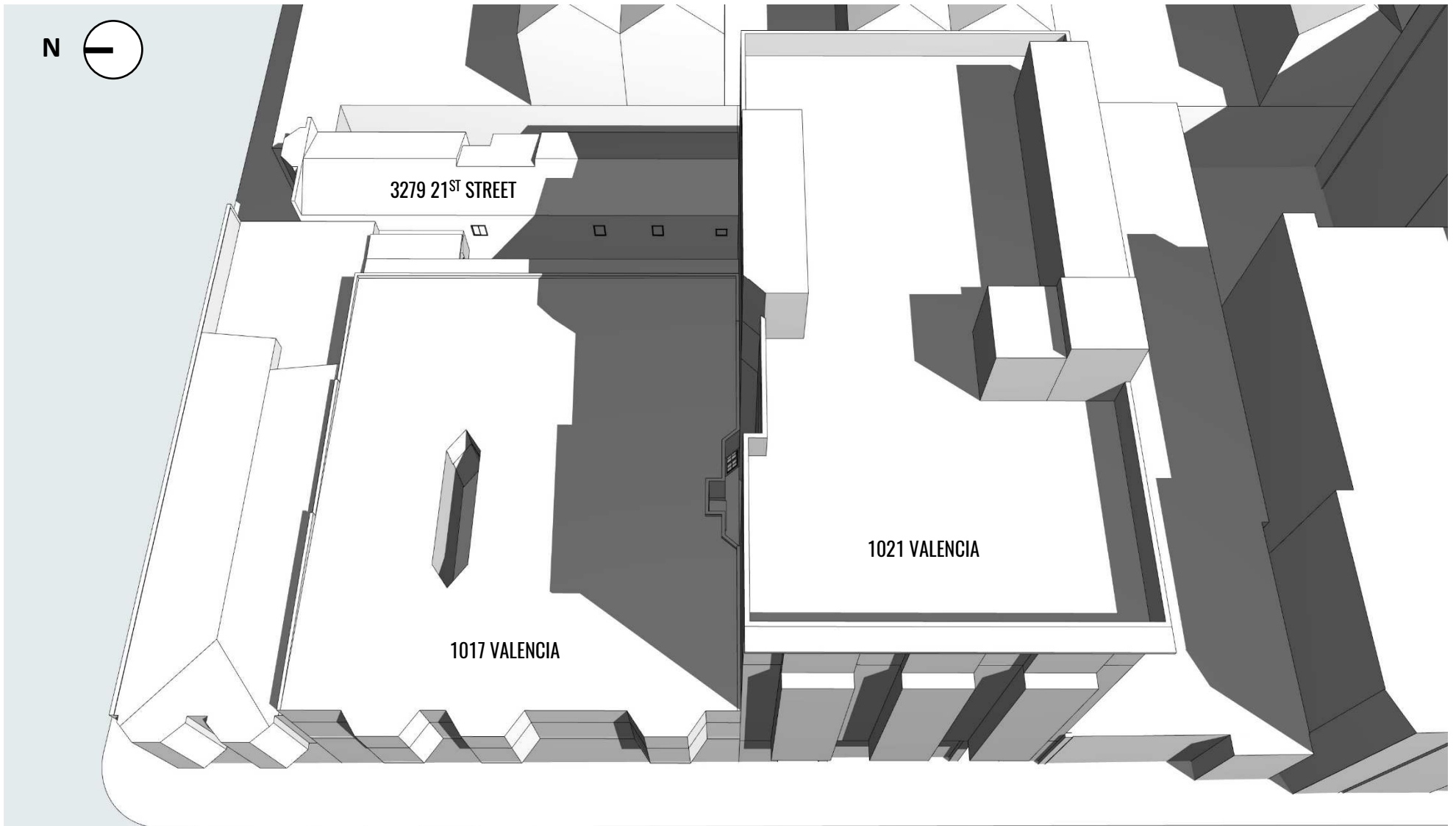
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B04

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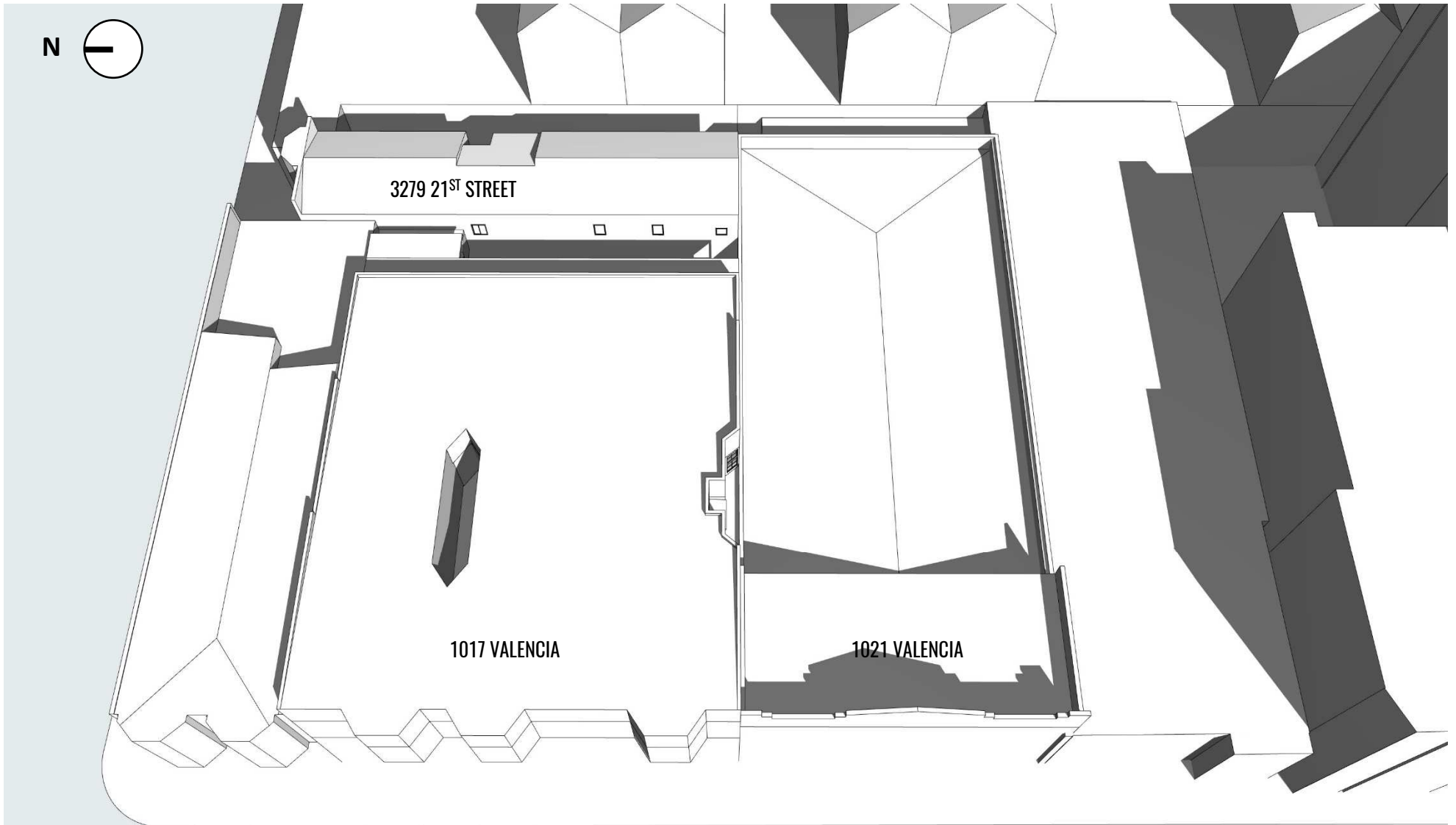
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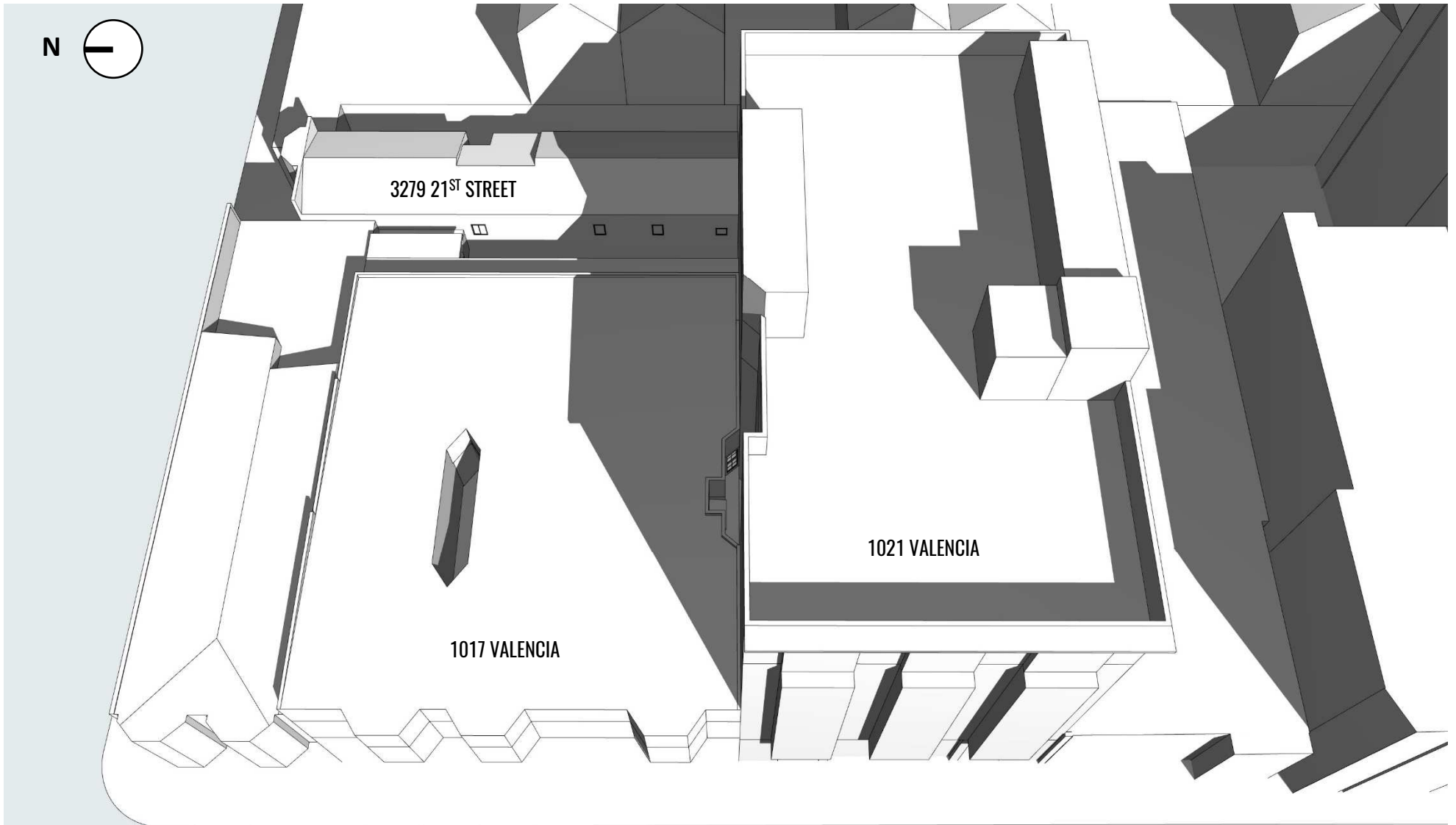
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B06

SEPTEMBER / MARCH 21ST | PROPOSED CONDITIONS

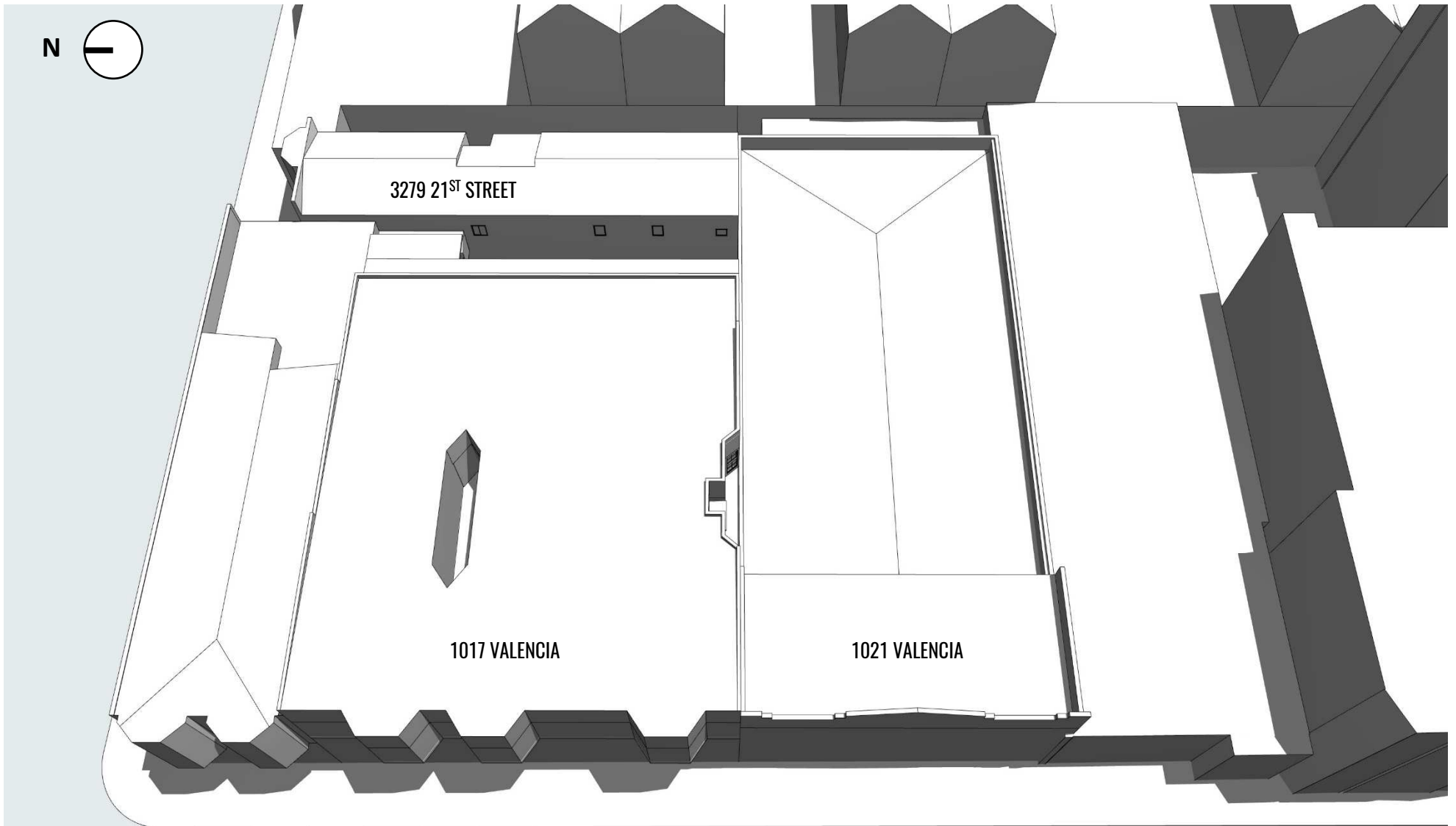
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C01

JUNE 21ST | EXISTING CONDITIONS

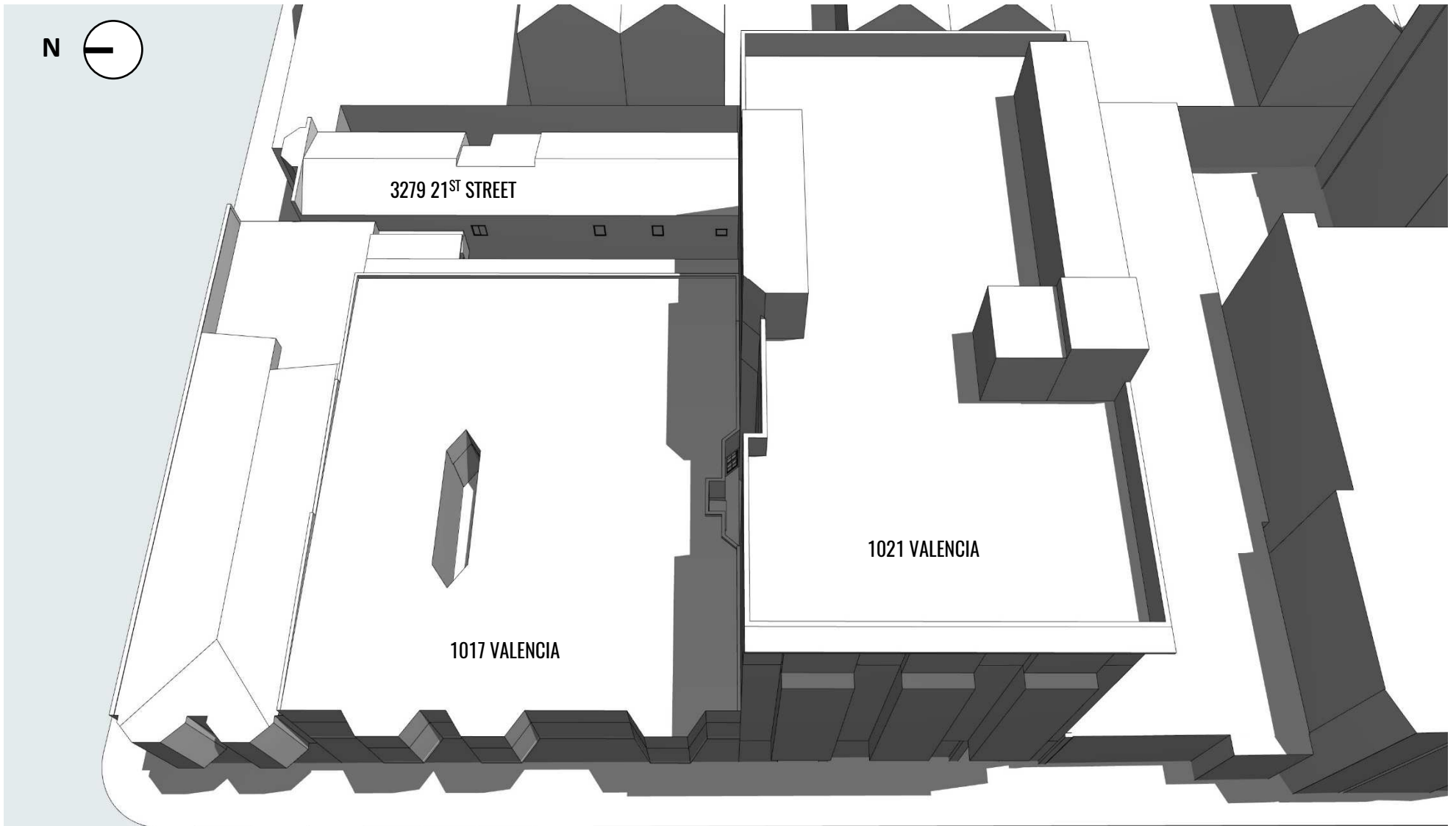
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C02

JUNE 21ST | PROPOSED CONDITIONS

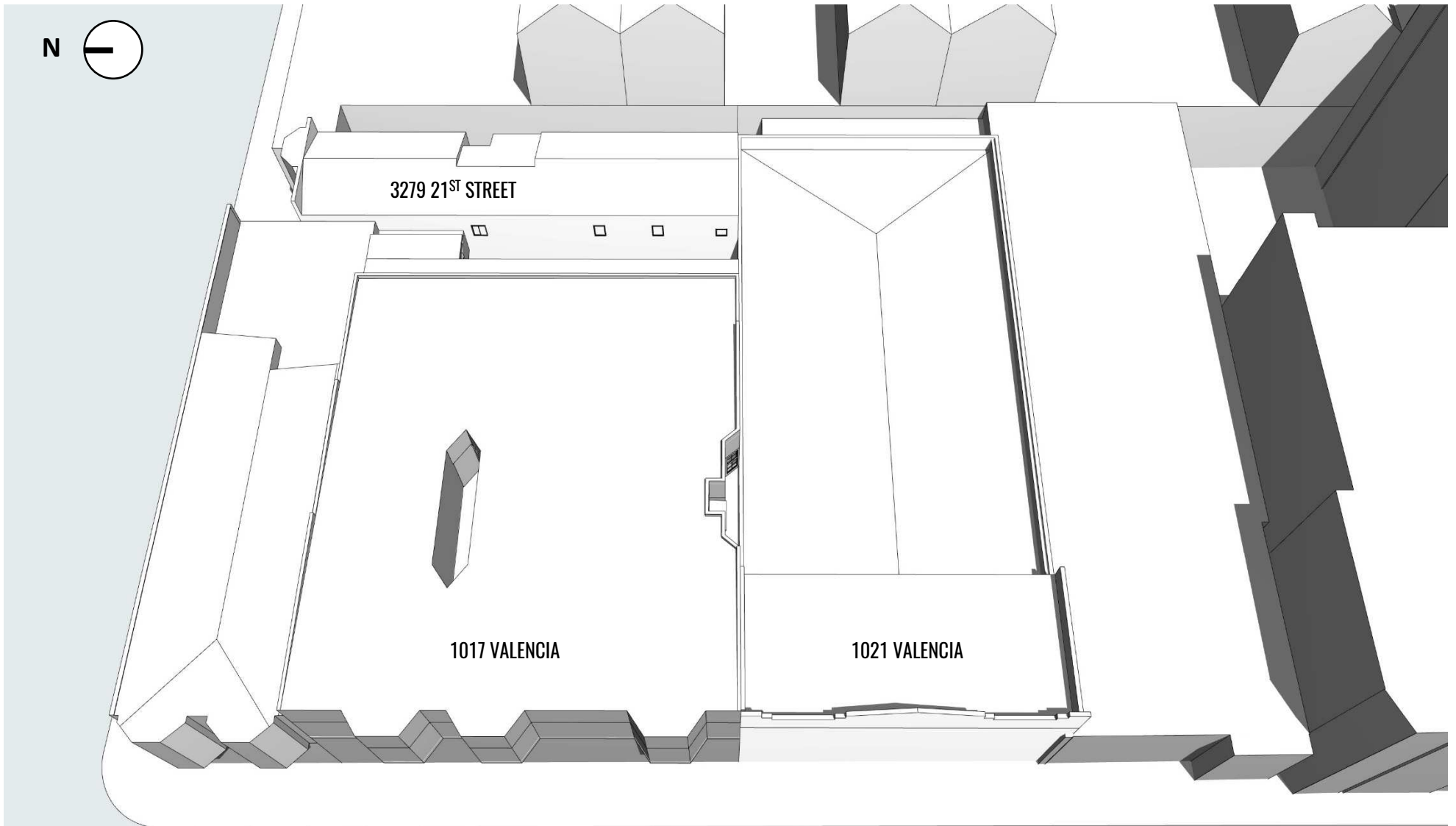
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C03

JUNE 21ST | EXISTING CONDITIONS

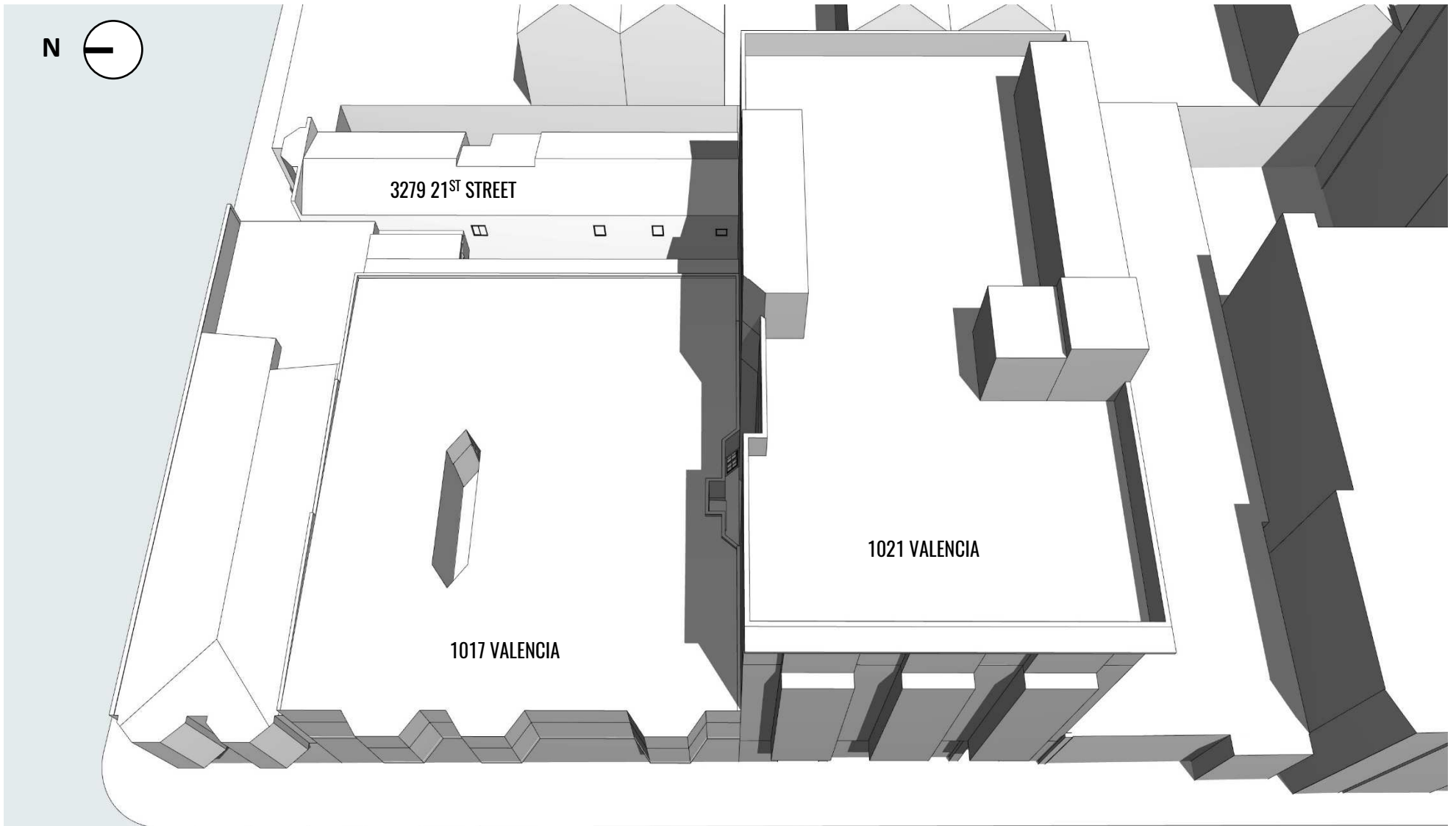
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C04

JUNE 21ST | PROPOSED CONDITIONS

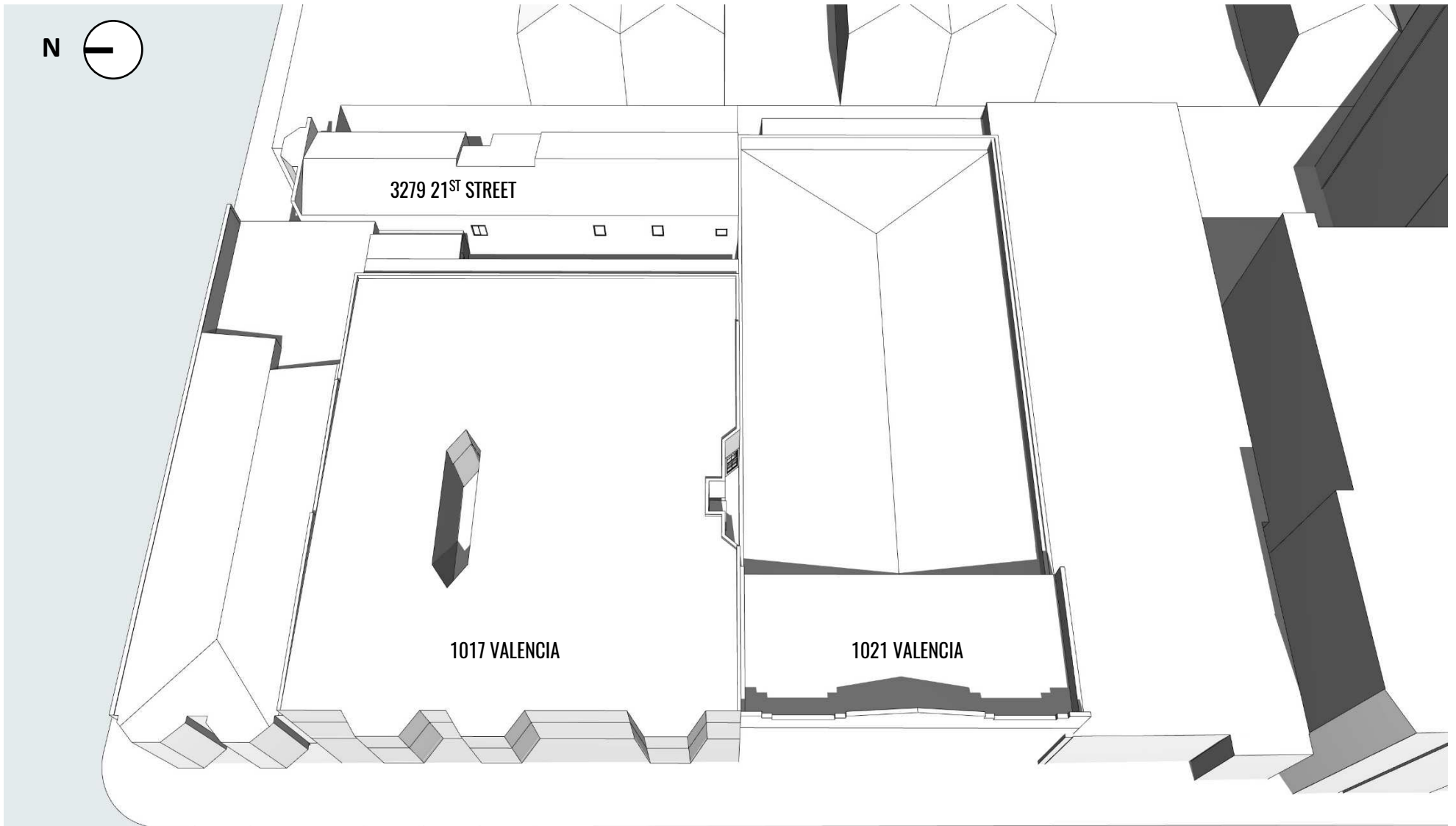
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C05

JUNE 21ST | EXISTING CONDITIONS

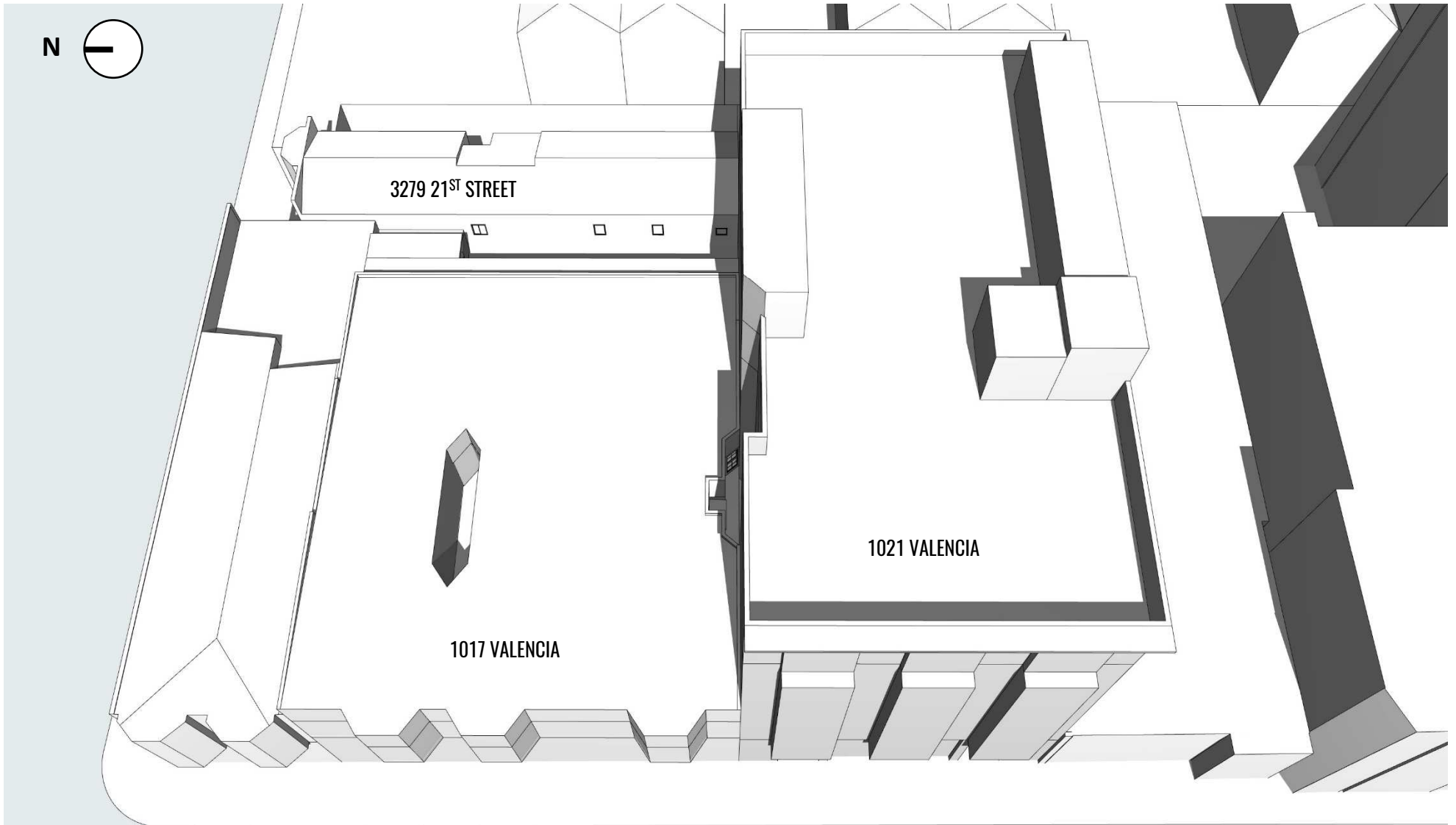
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C06

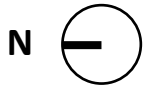
JUNE 21ST | PROPOSED CONDITIONS

3:00 PM

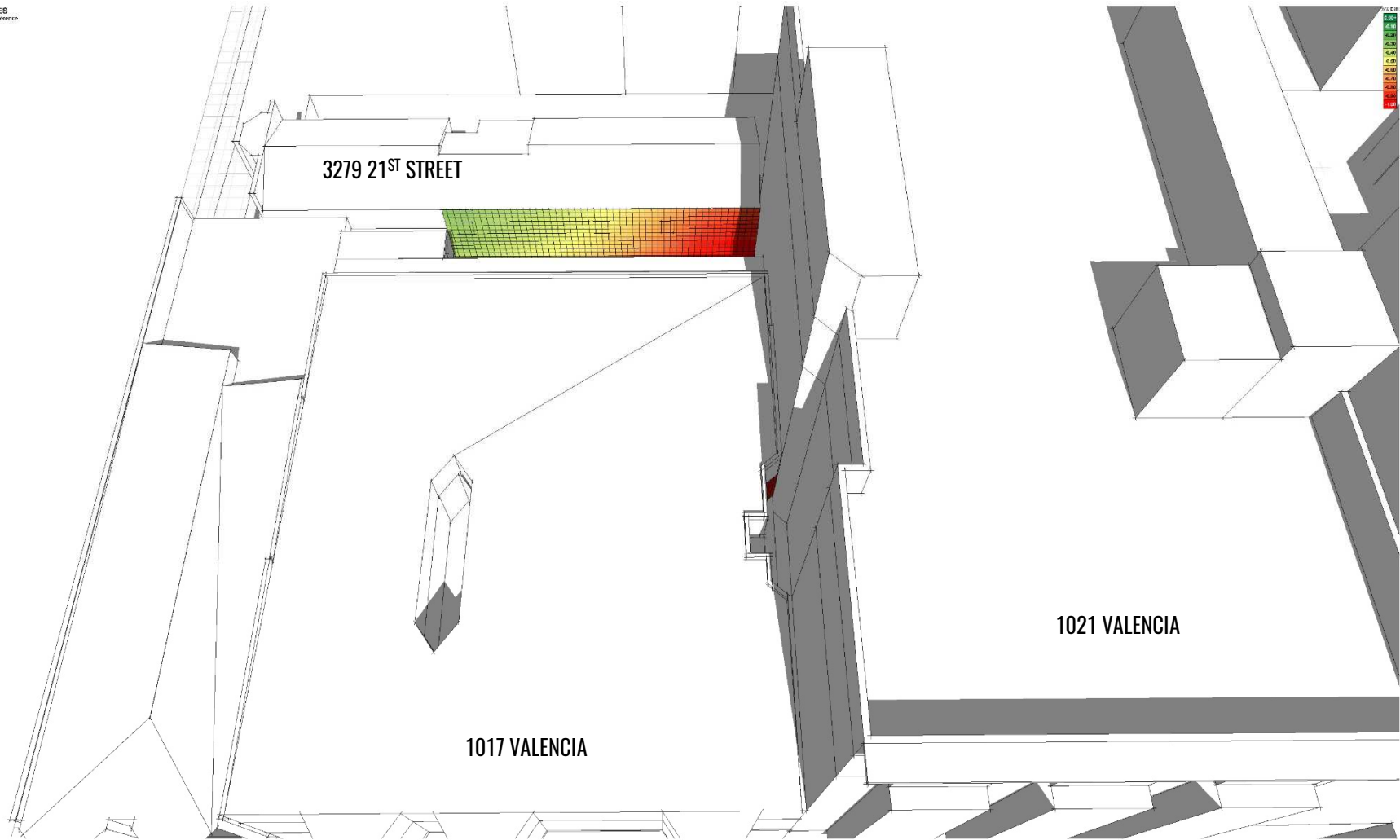


D01

ALL YEAR | SUN HOUR % REDUCTION TOTAL ON FAÇADE @ 3279 21ST ST. ALL DAY

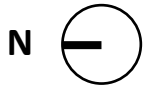


OBJECT ATTRIBUTES
Total Sunlight Hours, % Difference
Sunlight Hours -48 -18%
Sunlight Hours

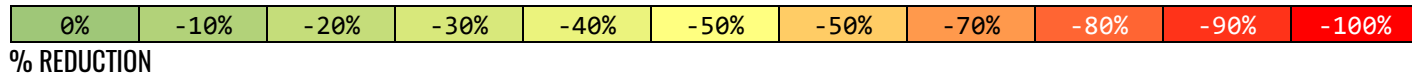
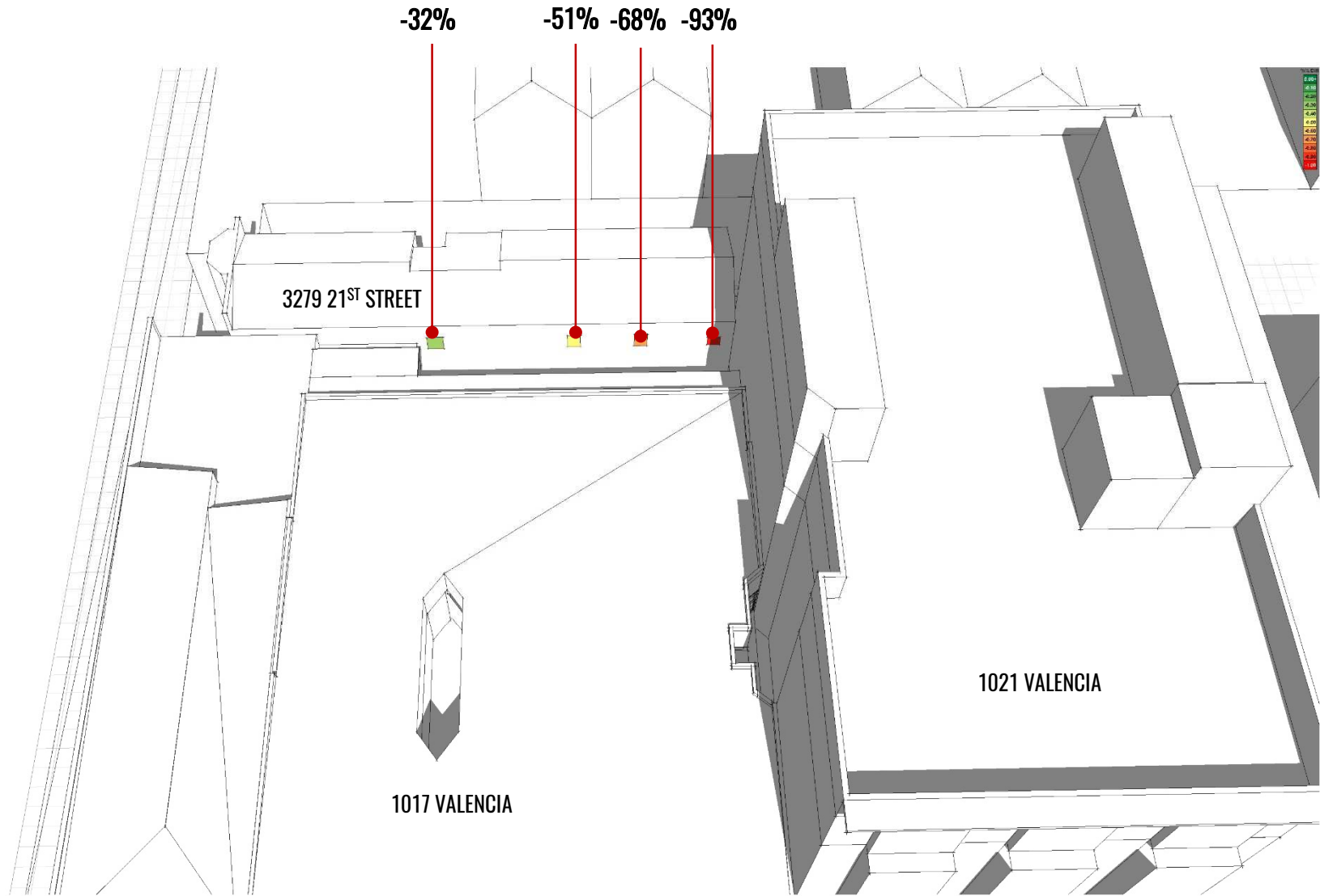


D02

ALL YEAR | SUN HOUR % REDUCTION TOTAL ON WINDOWS @ 3279 21ST ST. ALL DAY

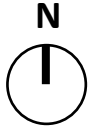


OBJECT ATTRIBUTES
Total Sunlight Hours, % Difference
Visual Range: 48 - 128 ft
Sunset: 0

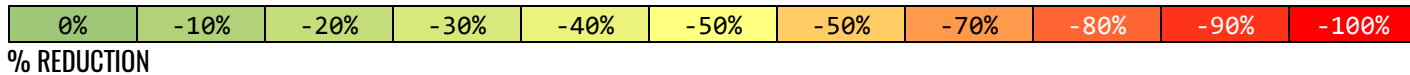
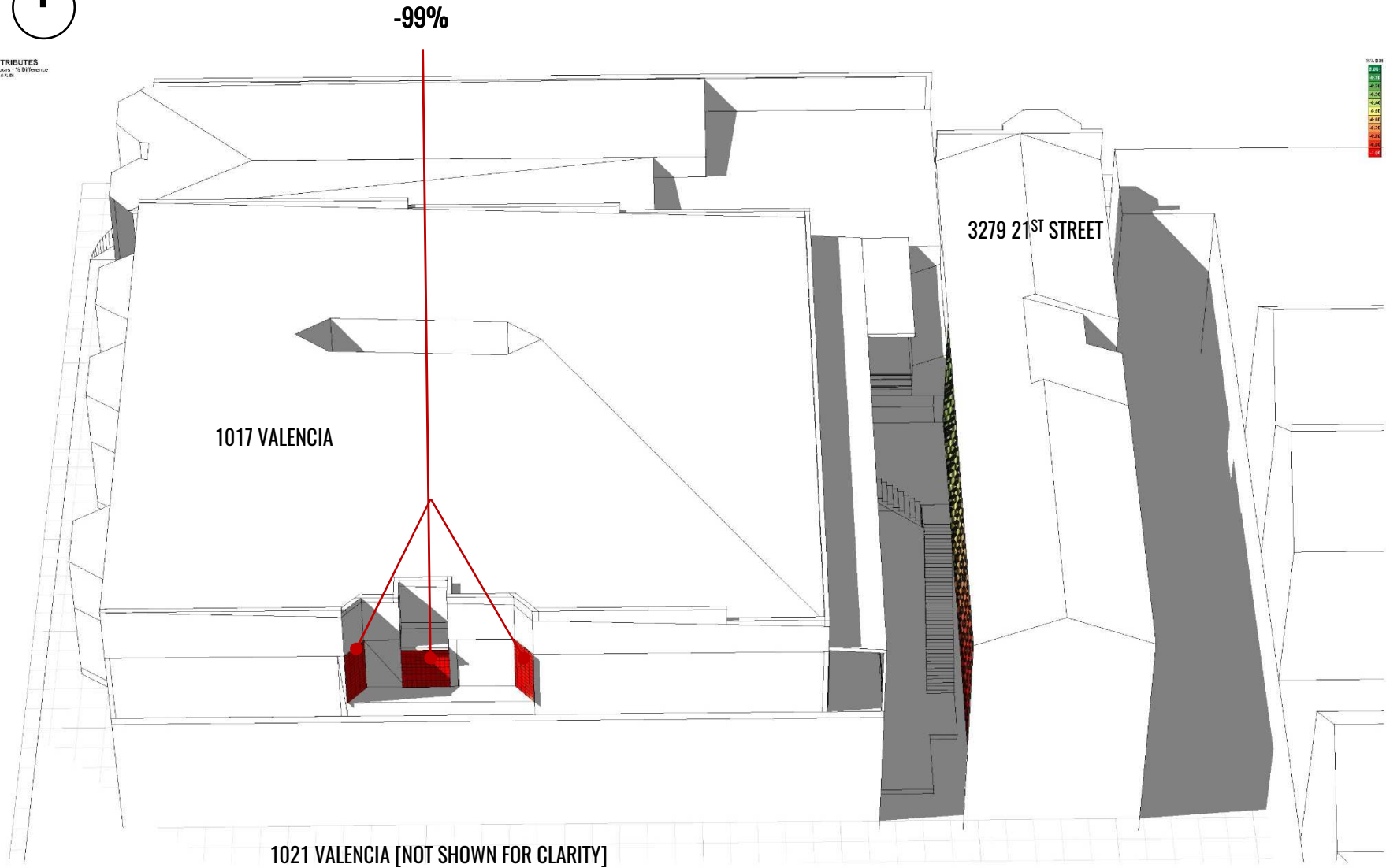


D03

ALL YEAR | SUN HOUR % REDUCTION TOTAL ON LIGHTWELL @ 1017 VALENCIA ALL DAY

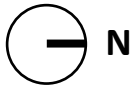


OBJECT ATTRIBUTES
Total Sunlight Hours, % Difference
Sunlight Hours: 48.11%
Sunlight Hours: 48.11%



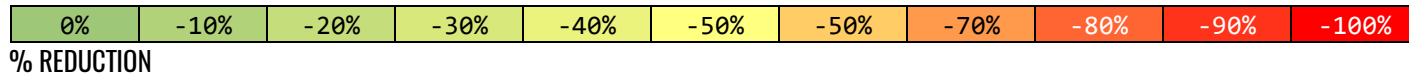
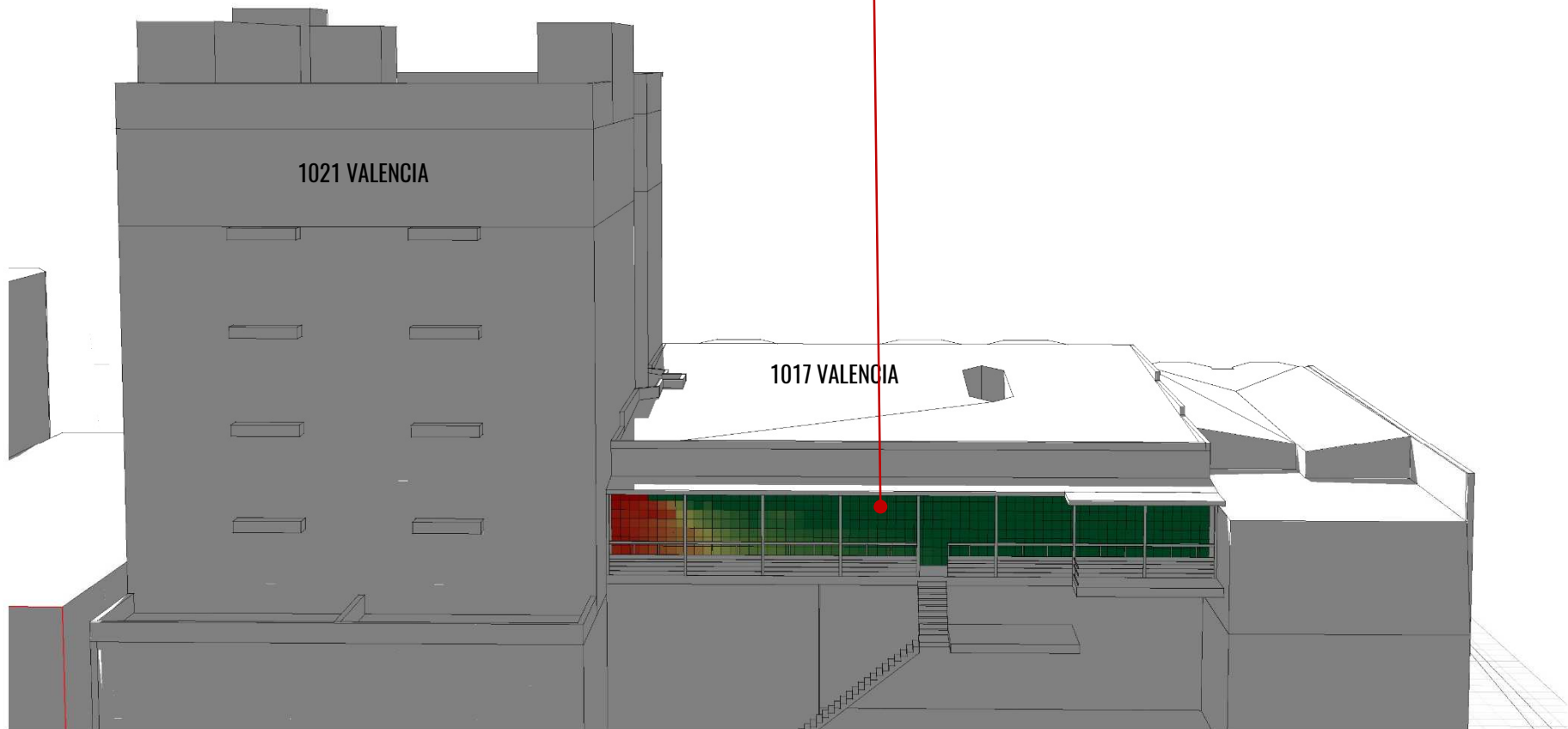
D04

ALL YEAR | SUN HOUR % REDUCTION TOTAL ON FACADE @ 1017 VALENCIA ALL DAY



OBJECT ATTRIBUTES
Total Sunlight Hours, % Difference
Sunlight Hours: 48.11%
Sunlight Hours: 48.11%

AVERAGE -14%



D05

DECEMBER 21 | FACADE RENDERINGS @ 1017

9:00 AM

EXISTING CONDITIONS



PROPOSED CONDITIONS



D06

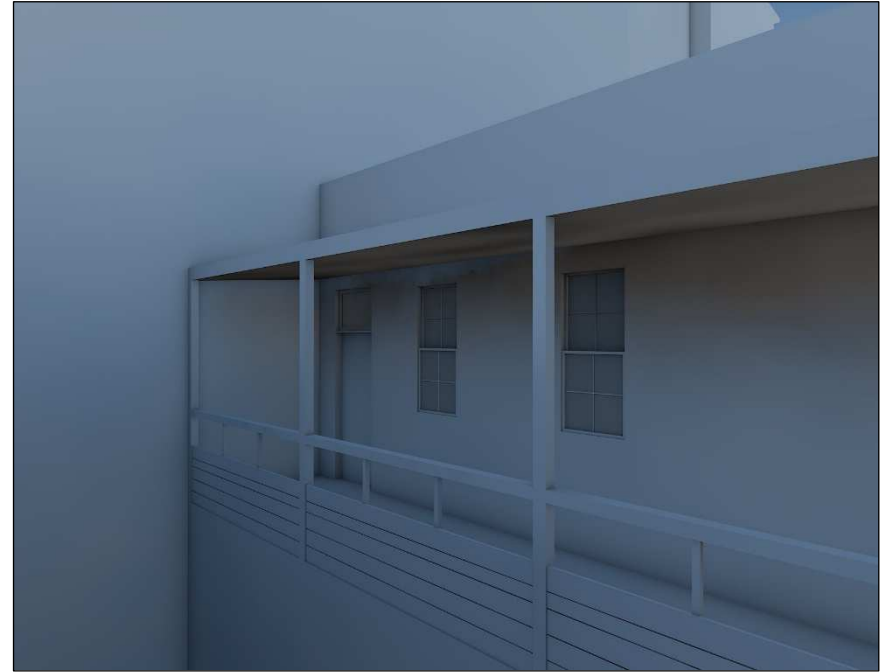
DECEMBER 21 | FACADE RENDERINGS @ 1017

11:30 AM

EXISTING CONDITIONS



PROPOSED CONDITIONS



D07

DECEMBER 21 | FACADE RENDERINGS @ 1017

12:00 PM

EXISTING CONDITIONS



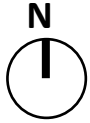
PROPOSED CONDITIONS



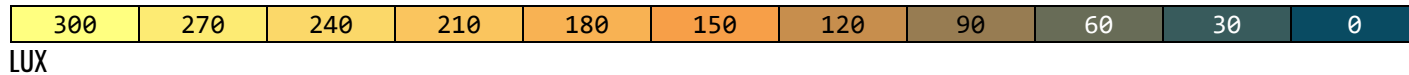
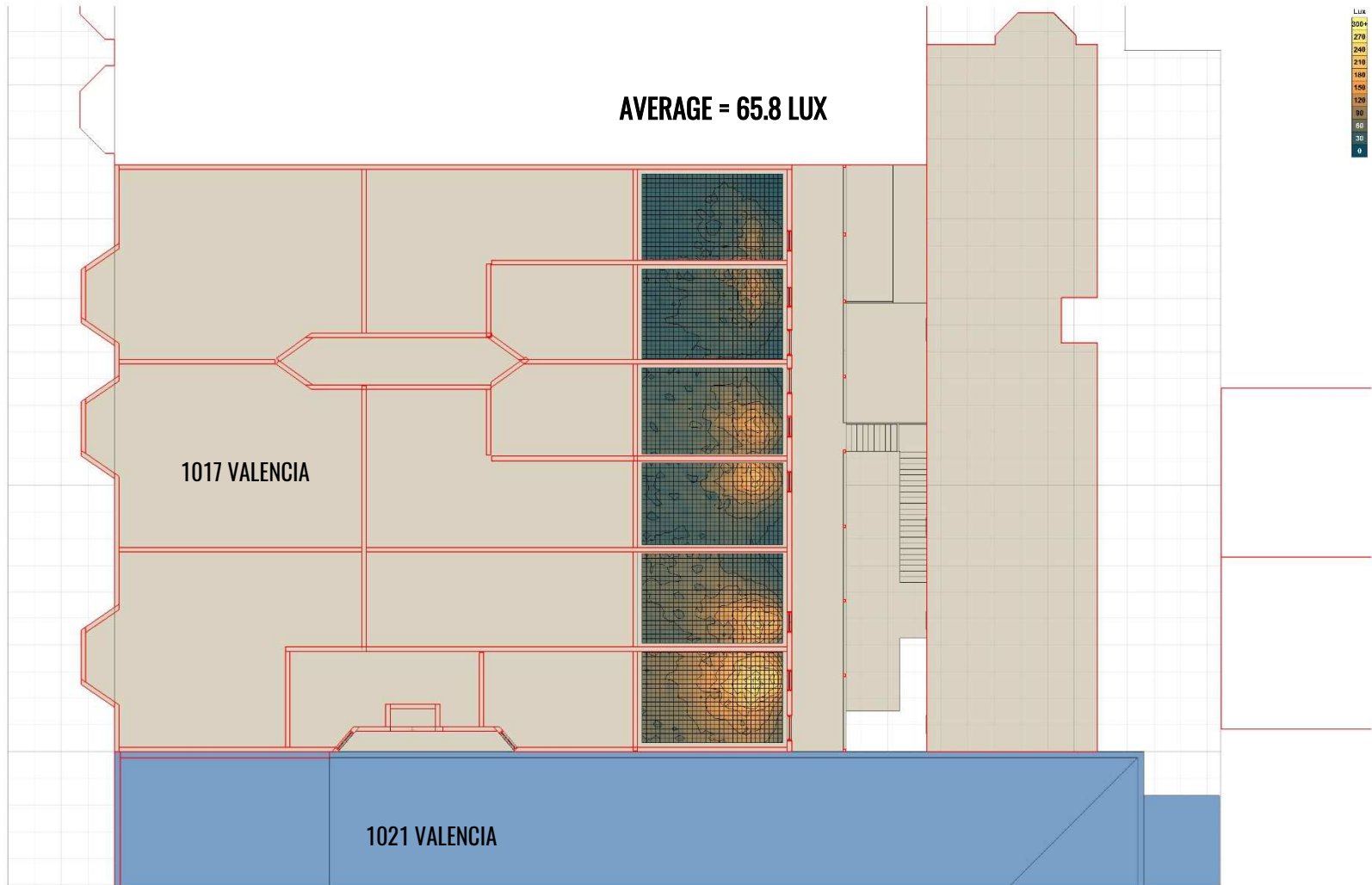
E01

DECEMBER 21ST | DAYLIGHT LEVELS FOR EXISTING CONDITIONS

3:00 PM



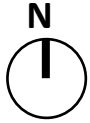
Analysis Grid
RAD Illuminance
Sun Position: 1:30 PM
12/21/2021



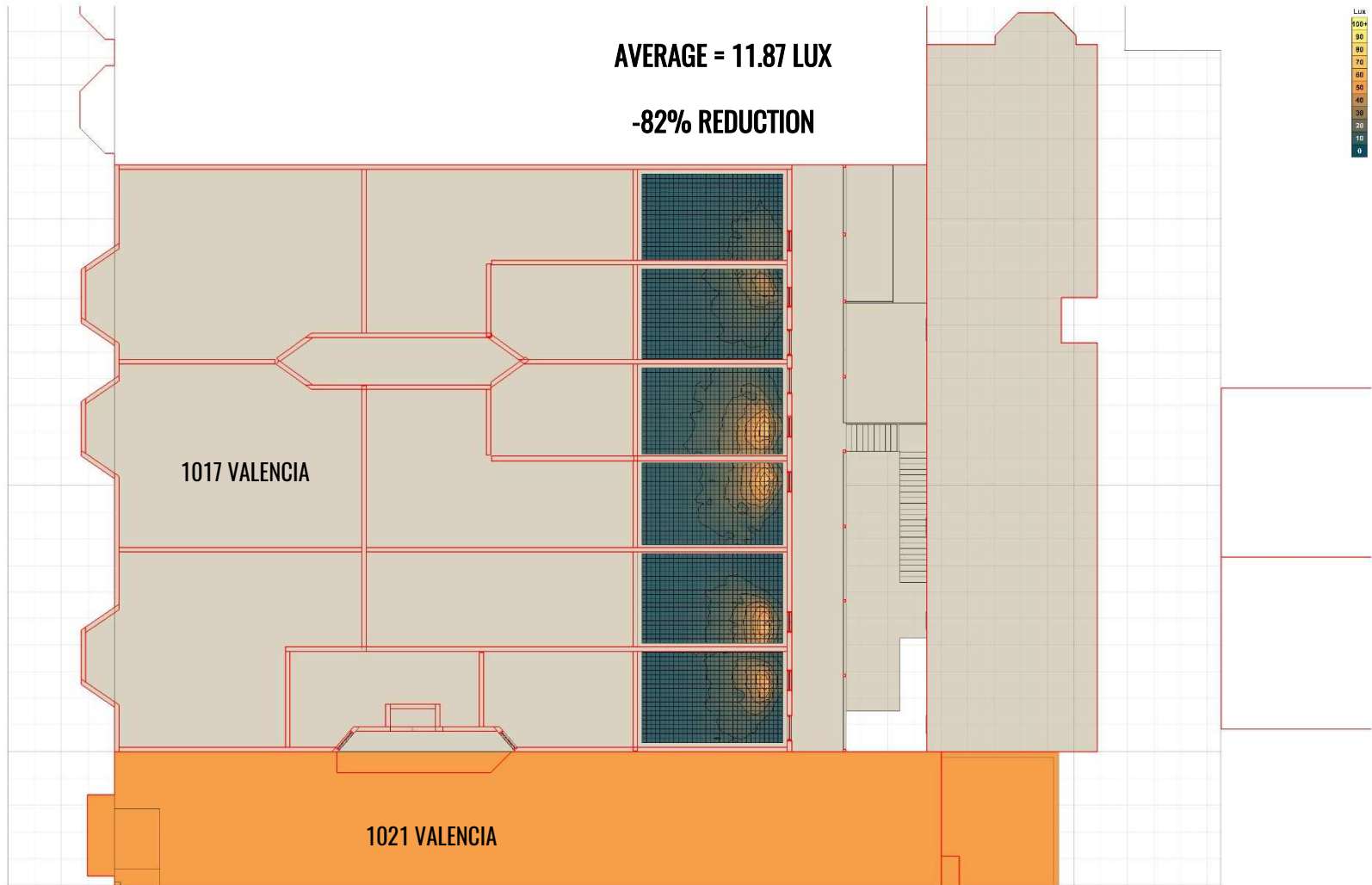
E02

DECEMBER 21ST | DAYLIGHT LEVELS FOR PROPOSED CONDITIONS

3:00 PM



Analysis Grid
RAD Illuminance
Vertical Plane - 1.50 Lux
0.45m x 0.45m



LUX * Note different scale from E01



DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name:

Address: Email Address:

Telephone:

Applicant Information (if applicable)

Name: Same as above

Company/Organization:

Address: Email Address:

Telephone:

Please Select Billing Contact:

Owner Applicant Other (see below for details)

Name: Email: Phone:

Please Select Primary Project Contact:

Owner Applicant Billing

Property Information

Project Address: Block/Lot(s):

Plan Area:

Project Description:

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

A new glass box condo development with retail that is 65ft to 75ft tall. It is slated to be built butting up against my building. Just the construction alone will disrupt our lives beyond what is reasonable to my tenant. All of our neighbors are elderly and their health would no doubt suffer if this project is to continue.

This project could also have disastrous consequences for our buildings foundation. The new development plans to dig 50+ ft underground, below our foundation. Our building is over 100 years old . The new building would also impede on our outside patio, in essence cutting us off from enjoying our on outside area. The light in our apartment would decrease by 95% if this plan goes through. Tenants would lose 95% of their light. This is not acceptable in any way. It is not conducive to human life to live in complete darkness 100% of the time.

We were only just informed of this plan and have been offered no compensation for the disruption in our lives and no way to negotiate some changes so our light and back patio.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: _____

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 2020.8 25.2609

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		✓
Did you discuss the project with the Planning Department permit review planner?		✓
Did you participate in outside mediation on this case? (including Community Boards)		✓

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.

N/A

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

We are requesting a review due to the impact on the neighborhood, specifically 1013 and 1015 Valencia St. This project directly effects seniors and some disable tenants fundamentally changing our quality of life. We are requesting a review of height of the building and the impact on a historic victorian.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

This project will create issues to my tenants. Tenants health will be effected by the lack of light and fresh air. And the new building propose have 12 property line windows over my property is effective privacy to the people in my building. unless those windows setback 5 feet from property line. The existing building have a functional parking lot in level below street. but propose building have no parking for 24 units. That will cause very difficulty parking for resident and commercial since a share bike rack already take out all parking space in front of my building

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

We would like the construction to not be directly touching our property and we would at least like the area of our patio to be unobstructed. This can be achieved either by lowering the height of the luxury condos or creating a light well between the two buildings. we hope the propose building is line up the length as my building 71 feet from street. We would also like compensation for our displacement during construction and compensation for lowering our quality of life.

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

owner of 1007-1017
valencia ST

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

4157061767

Phone

ShangLuo Harry Lau

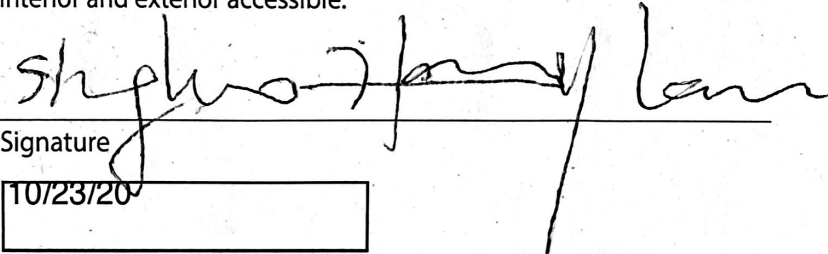
Name (Printed)

Harrylau10@gmail.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

10/23/20

Date

Shangluo Harry Lau

Name (Printed)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: _____

Email Address: _____

Address: _____

Telephone: _____

Information on the Owner of the Property Being Developed

Name: _____

Company/Organization: _____

Email Address: _____

Address: _____

Telephone: _____

Property Information and Related Applications

Project Address: _____

Block/Lot(s): _____

Building Permit Application No(s): _____

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

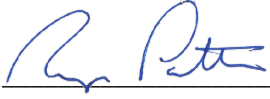
-
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 1021 Valencia Street

Block/Lot(s): 3616/024

Project Details

Density Bonus

Zoning District: Valencia Street NCT

Project Tenure: Rental Ownership

This project is a 100% Affordable Housing Project (if checked, leave Inclusionary rate blank)

This project is a Student Housing Project (if checked, leave Inclusionary rate blank)

On-site Inclusionary Rate: 12 %

Low Income: 12 % at 55% AMI (rental) or 80% AMI (ownership)

Moderate Income: % at 80% AMI (rental) or 105% AMI (ownership)

Middle Income: % at 110% AMI (rental) or 130% AMI (ownership)

Inclusionary Fee Rate: %

Maximum Allowable Residential Density (Base Density) 20,682 square feet / units (select one)

Bonus Project Total Area 34,175 SF

Total Units in Bonus Project: 24

The project is seeking the following density bonus:

This project is seeking a % density bonus by providing % of units at Very Low Income (50% AMI)

This project is seeking a 29 % density bonus by providing 16 % of units at Lower Income (80% AMI)

This project is seeking a % density bonus by providing % of units at Moderate Income (120% AMI)

This project is 100% affordable and seeking form-based density with three additional stories of height.

This project is seeking a 35% density bonus by providing 20% of units to Lower Income Students in a qualifying Student Housing Development.

This project is seeking a 20% density bonus by providing senior housing.

This project is seeking a 20% density bonus by providing 10% of units to transitional foster youth, disabled veterans, or homeless persons.

Concessions and Incentives

Please list the concessions and incentives (up to three, see above) the project is seeking, and describe how each requested concession or incentive would result in cost reductions for the project. The Department may request additional documentation to verify that the requested concessions and incentives result in cost reduction for the project.

Waivers

Please list the waivers the project is seeking, and describe how each requested waiver would allow the proposed project to accommodate any additional permitted density.

1. Rear Yard (Planning Code Section 134).
2. Usable Open Space (Planning Code Section 135).
3. Dwelling Unit Exposure (Planning Code Section 140).
4. Height (Planning Code Sections 250 and 252).

All of these waivers are required to allow the proposed project to add up to 5,998 SF of State Density Bonus residential GFA.

Removal of rent-controlled units for the Individually Requested State Density Bonus Program

Does the project remove any residential units? Yes No

Have there been any residential uses removed from the property within the last five years? Yes No

Are any of the existing units on the property subject to the San Francisco Rent Stabilization and Arbitration Ordinance (Administrative Code Section 37)? Yes No

Are any of the existing units on the property occupied by households of low or very low income, consistent with the requirements of the California Government Code Section 65915(c)(3)? Yes No

If you have responded yes to any of the questions above, please provide additional information on the type and size of the existing unit(s), as well as the incomes of persons or families occupying the unit(s).

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.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



James Curley

Signature

Name (Printed)

March 1, 2021

Date

Owner

(914) 318-5938

jimcurley81@gmail.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



March 1, 2021

Date

I, James Curley,
do hereby declare as follows:

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

1021 Valencia Street

Address

3616/024

Block / Lot

The subject property is located within the following Zoning District:

NCT - Valencia Street

Zoning District

55-X

Height and Bulk District

Mission Alcoholic Beverage SUD

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:

2017-013728PRJ

Planning Case Number

2020.0825.2609

Building Permit Number

This project requires the following approval:

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

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

Michael Christensen

Planner Name

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

December 15, 2017

Date

The project contains 24 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.
I reserve the right to charge this designation.

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:

12%

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.

26,651 SF

Residential Gross Floor Area (Bonus Project)

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

Base Project

Number of All Units in PRINCIPAL PROJECT:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
19	—	—	11	8	—

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

Off-site Affordable Housing Alternative (Planning Code Section 415.7 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:
3	—	—	2	1	—

2. Off-Site % of affordable housing requirement.

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

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

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
	3	12.5%	Ownership: 80% AMI
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% 29%, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) 5 bonus units and 5,969 SF of bonus residential gross floor area.

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. However, I reserve the right to object later to payment of this

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

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

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

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

Inclusionary Fee on the basis that the Inclusionary Fee is preempted by section 65915 of the California Government Code.

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

CDE Aptos II, LLC

Company Name

James Curley

Name (Print) of Contact Person

410 1/2 Dahlia Avenue

Address

(914) 318-5938

Phone / Fax

Corona del Mar, CA 92625

City, State, Zip

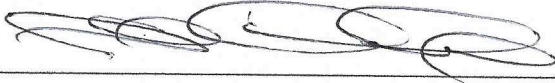
jimcurley81@gmail.com

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:



Name (Print), Title:

James Curley, Manager

Executed on this day in:

Location:

Corona del Mar, CA

Date:

March 1, 2021

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:

1021 VALENCIA

PLANNING SET - FEBRUARY 26TH, 2021



SHEET INDEX

02.26.21 PLANNING SET

00 - SITE SURVEY

- 1 TOPOGRAPHIC SITE SURVEY

01 - PROJECT INFORMATION

- A0.01 PROJECT INFORMATION
- A0.02 EXISTING SITE

02 - JOINT TRENCH

- INT 1 JOINT TRENCH - INTENT
- INT 2 JOINT TRENCH - INTENT

03 - ARCHITECTURAL

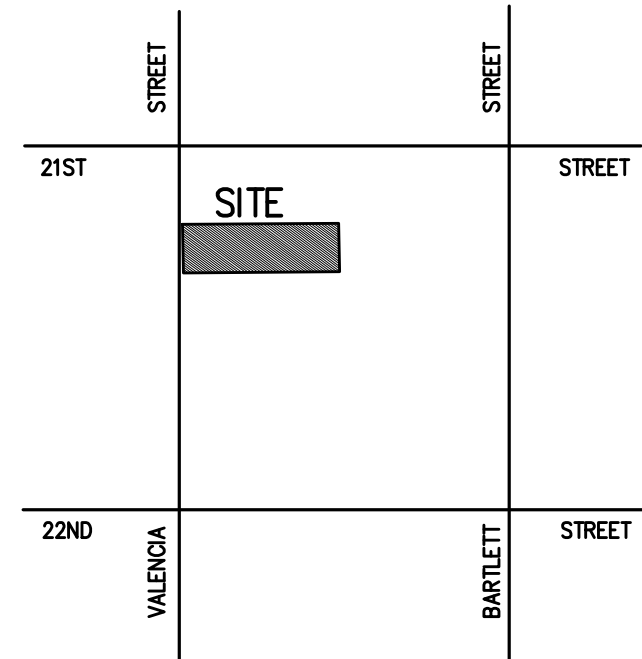
- A1.00 SITE PLAN FLOOR 1
- A1.01 ENLARGED PARTIAL SITE PLAN FLOOR 1
- A2.00 FLOOR B AND FLOOR 1 PLAN
- A2.01 FLOOR 2 AND FLOOR 3 PLAN
- A2.02 FLOOR 4-5 AND FLOOR 6 PLAN
- A2.03 ROOF PLAN
- A3.00 EXTERIOR ELEVATIONS
- A3.01 EXTERIOR ELEVATIONS
- A3.02 EXTERIOR ELEVATIONS
- A3.05 EXTERIOR PERSPECTIVES & MATERIALS
- A3.06 MATERIAL BOARD
- A3.10 BUILDING SECTIONS
- A4.00 EXISTING BUILDING PLANS
- A5.00 BASE PROJECT BLDG PLAN FLRS B1 & 1
- A5.01 BASE PROJECT BLDG PLAN FLRS 2-4
- A5.02 BASE PROJECT BLDG PLAN FLRS 5 & ROOF
- A6.00 BASE PROJECT BUILDING SECTION
- A10.41 WINDOW DETAILS

ABBREVIATIONS:

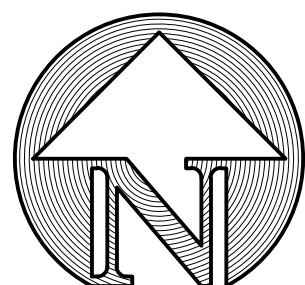
- ATS AUTO SPRINKLER
- BK BACK OF WALK
- B BOLLARD
- CO CLEAN OUT
- FL FLOW LINE
- GND GROUND
- GV GAS VAULT
- PGE PG&E BOX
- PM PARKING METER
- MH MANHOLE
- OVR OVER PROPERTY LINE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- TC TOP OF CURB
- TVC TV CABLE BOX
- WM WATER METER
- TOS TOP OF STAIRS

GENERAL NOTES:

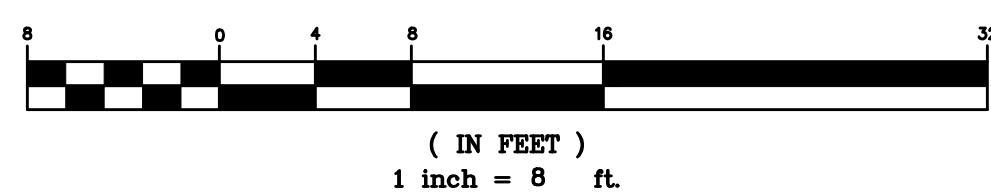
1. ALL SURVEY WORKS WAS CONDUCTED IN NOVEMBER 2018.
2. DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.
3. ELEVATIONS SHOWN HEREON WERE OBTAINED BASED SAN FRANCISCO CITY DATUM BM453 IN THE NORTHWEST CORNER AT THE INTERSECTION OF THE VALENCIA STREET AND 24TH STREET. ELEVATION = 77.543'.
4. RESEARCH INTO FOUND BOUNDARY OR BENCHMARK INFORMATION IS OUTSIDE THE SCOPE OF THIS TOPOGRAPHIC SURVEY. SURVEY CONTROL MARKINGS ARE SHOT WHEN VISIBLE BUT DO NOT REPRESENT ALL MARKS OF RECORD.



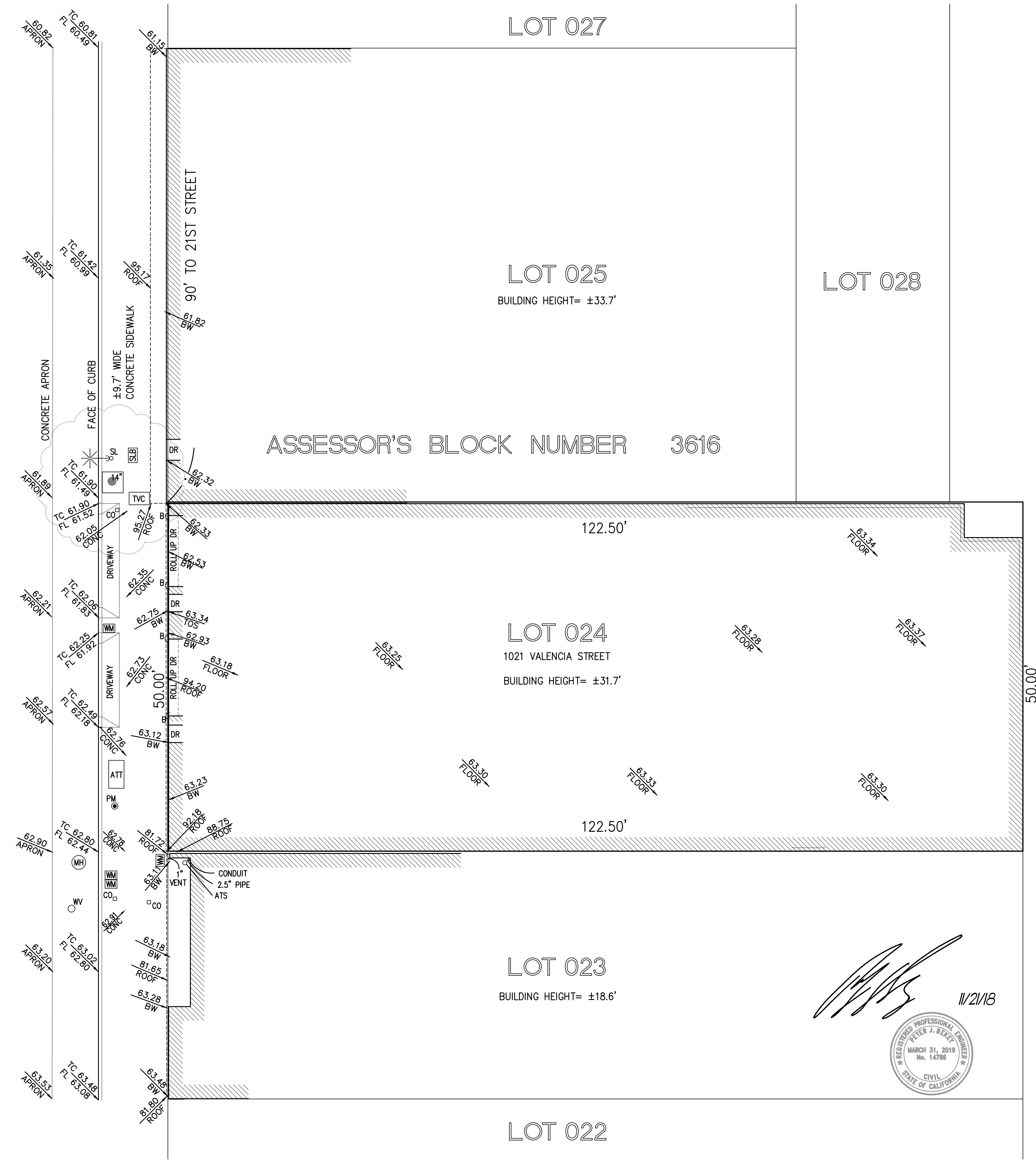
VICINITY MAP
NO SCALE



GRAPHIC SCALE

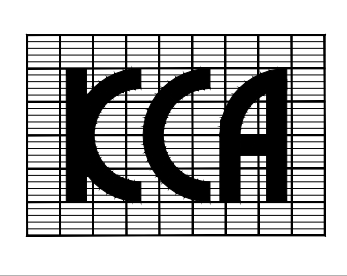


VALENCIA STREET
(82.50' WIDE)



[Signature]
11/21/18
Professional Engineer Seal: PETER J. BEKER, No. 14796, CIVIL, STATE OF CALIFORNIA

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED:	PROJECT NO.	DES. JH	DRW. RL		
		CKD.	REV. PJB		
APPROVED:		DATE	NOV 2018	11.21.18	FINAL
		JOB NO.	6586	11.12.18	PRELIMINARY
				NO.	DATE
					DESCRIPTION

TOPOGRAPHIC SITE SURVEY MAP OF
1021 VALENCIA STREET
ASSESSOR'S BLOCK NUMBER 3616 ~ 024
SAN FRANCISCO CALIFORNIA

SCALE:
HORIZ. 1" = 8'
VERT. _____
1 OF 1

ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
PROJECT APPLICATION RESUBMITTAL	05.29.20
PLANNING SET	02.26.21

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT INFORMATION

SHEET TITLE	SCALE
As indicated	
PROJ. NO. 1714	DRAWN BY: XX
SHEET SIZE: 30 x 42	

CONSTRUCTION TYPE:		IIIA OVER IA		
FLOORS:		5 WOOD OVER 1 CONCRETE		
UNIT TYPE		Unit Rentable*	Floor Levels	
		SF	B1 1ST 2ND 3RD 4TH 5TH 6TH Total	
JR 1 BEDROOM	A1.0	1 BED/ 1 BATH	546	0 0 2 2 0 0 0 4
	A2.0	1 BED/ 1 BATH	557	0 0 1 1 1 1 0 4
	A2.1	1 BED/ 1 BATH	539	0 0 0 0 0 0 1 1
	A3.0	1 BED/ 1 BATH	1,092	0 0 0 0 1 1 0 2
	A3.1	1 BED/ 1 BATH	1,056	0 0 0 0 0 0 1 1
2 BEDROOM	B1.0	2 BED/2 BATH	921	0 0 1 1 1 1 1 5
	B2.0	2 BED/2 BATH	1,009	0 1 0 0 0 0 0 1
	B2.1	2 BED/2 BATH	1,140	0 1 0 0 0 0 0 1
	B3.0	2 BED/2 BATH	1,118	0 0 0 1 1 1 1 4
	B3.0a	2 BED/2 BATH	1,118	0 0 1 0 0 0 0 1
TOTAL UNITS			856	0 2 5 5 4 4 4 24

Unit	Unit Rentable*	Rentable Area by Type
	50.0%	4,605
	50.0%	1,009
		1,140
		4,472
		1,118
		20,535

Rentable Residential by floor (not incl. decks)	0	2,149	3,688	3,688	3,688	3,688	3,634	20,535
Gross Residential (lobby, corridors, stairs, etc...)	1,536	1,411	941	941	941	941	941	6,116
Amenity Spaces (Interior Only)...	2,329	-	-	-	-	-	-	2,329
Commercial Area	1,656	1,347	-	-	-	-	-	3,003
Utilities (Incl. storage, Fire, ...)	416	240	-	-	-	-	-	656
Total Gross	5,937	5,147	4,629	4,629	4,629	4,629	4,575	34,175

* RESIDENTIAL AMENITY BELOW FLOOR 1 IS NOT INCLUDED IN SF PLANNING COMPLIANT RESIDENTIAL GROSS AREA

COMPLIANT OPEN SPACE:
ROOF: COMMON OPEN SPACE PROVIDED: 629 +/- SF

NON-COMPLIANT PRIVATE SPACE:
LEVEL 1: 702 +/- SF
LEVEL 2: 577 +/- SF
LEVEL 3-5: 32 +/- SF
LEVEL 6: 82 +/- SF

BICYCLE PARKING
CLASS 1 (RESIDENTIAL) BIKE PARKING REQUIRED:
1:1 STALLS FOR 1ST 100 UNITS
A STALL FOR EVERY 7,500 SF OF OCCUP. AREA RETAIL

CLASS 1 (RESIDENTIAL) BIKE PARKING PROVIDED: 26

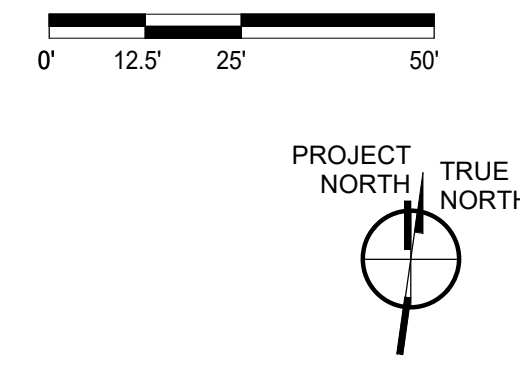
CLASS TWO BIKE PARKING PROVIDED: 6

BONUS PROJECT STATISTICS 5

SF Planning Residential Gross Area	26,651
State Density Bonus Allowable GFA	26,680



- ① BUS STOP (NONE)
- ② COMMERCIAL LOADING "YELLOW CURB"
- ③ PASSENGER LOADING "WHITE CURB"
- ④ SHORT TERM PARKING "GREEN CURB"
- ⑤ PUBLIC BICYCLE STATION



PROXIMITY MAP 2

CONSTRUCTION TYPE:		VA OVER IA		
FLOORS:		4 WOOD OVER 1 CONCRETE		
UNIT TYPE		Unit Rentable*	Floor Levels	
		SF	B1 1ST 2ND 3RD 4TH 5TH Total	
JR 1 BEDROOM	A1.0	1 BED/ 1 BATH	515	0 0 2 2 2 0 6
	A2.0	1 BED/ 1 BATH	518	0 0 1 1 1 0 3
	A3.0	1 BED/ 1 BATH	680	0 0 0 0 0 1 1
	A4.0	1 BED/ 1 BATH	875	0 0 0 0 0 1 1
2 BEDROOM	B1.0	2 BED/2 BATH	983	0 0 2 0 0 0 2
	B1.1	2 BED/2 BATH	983	0 0 0 2 2 0 4
	B1.2	2 BED/2 BATH	983	0 0 0 0 0 2 2
TOTAL UNITS			740	0 0 5 5 5 4 19

Unit	Unit Rentable*	Rentable Area by Type
	57.9%	3,090
		1,554
		680
		875
		1,966
		3,932
		1,966
		14,063

Rentable Residential by floor (not incl. decks)	0	0	3,514	3,514	3,514	3,521	14,063
Gross Residential (lobby, corridors, stairs, etc...)	1,424	1,415	776	776	776	776	4,519
Amenity Spaces (Interior Only)...	2,327	2,100	-	-	-	-	2,100
Commercial Area	1,656	1,327	-	-	-	-	2,983
Utilities (Incl. storage, Fire, ...)	417	151	-	-	-	-	568
Total Gross	5,824	4,993	4,290	4,290	4,290	4,297	27,984

* RESIDENTIAL AMENITY BELOW FLOOR 1 IS NOT INCLUDED IN SF PLANNING COMPLIANT RESIDENTIAL GROSS AREA

BASE PROJECT STATISTICS 4

SF Planning Residential Gross Area	20,682
------------------------------------	--------

ZONING CODE SUMMARY

PROJECT LOCATION:
1021 VALENCIA STREET, SAN FRANCISCO, CA

BLOCK AND LOT NUMBER:
PARCEL: BLOCK 3616, LOT 024

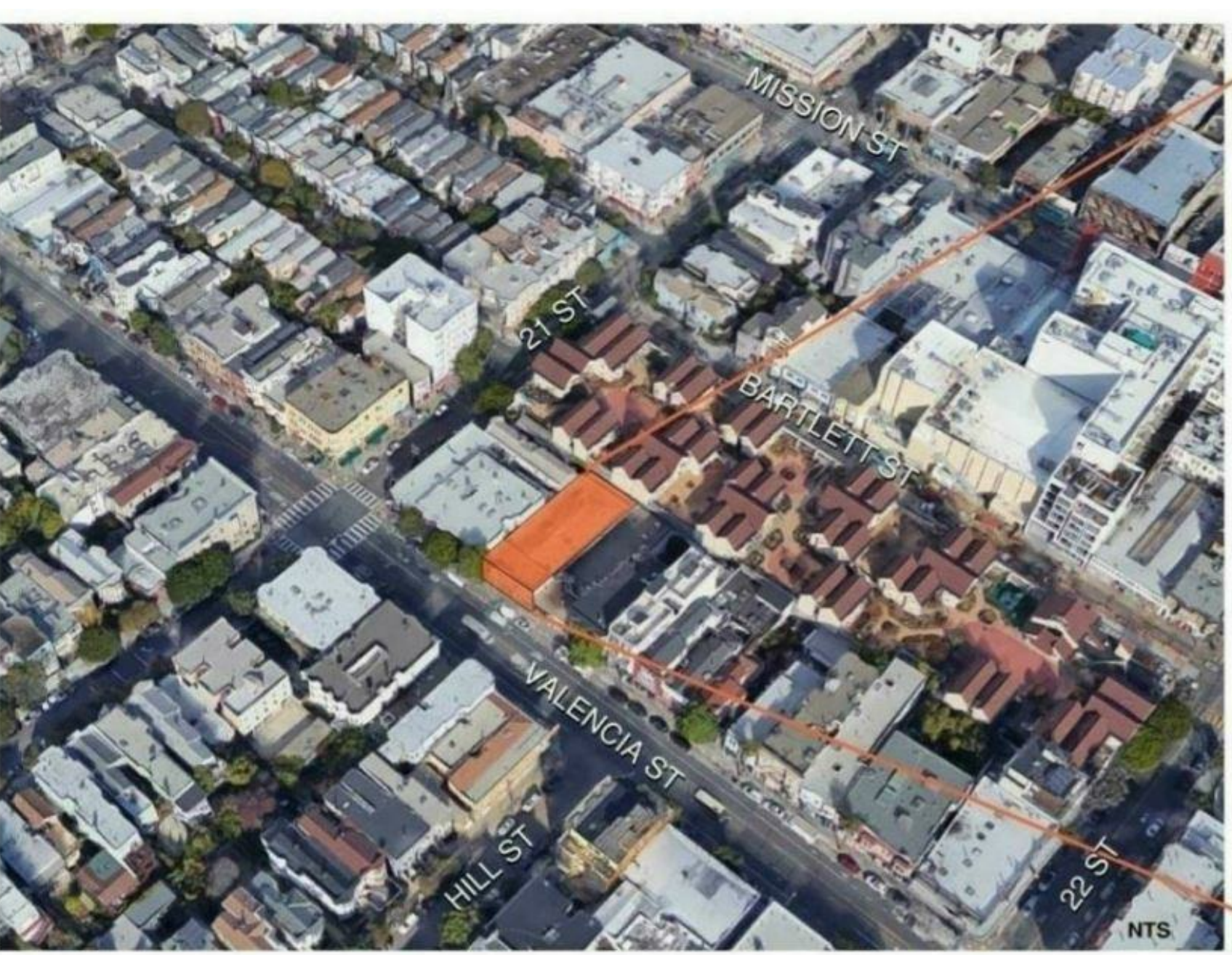
LOT AREA:
6,125 SF

ZONING: (SEC. 762)
NCT - INDIVIDUAL (NAMED, CONTROLS VARY) DISTRICT

HEIGHT / BULK: (ZONING MAP HT07)
55-X

PROPOSED BUILDING HEIGHT:
65 FEET

GROUND FLOOR CEILING HEIGHT:
(SEC. 145.1(C)(4)(B)) GROUND FLOOR NON-RESIDENTIAL USES IN ALL C-3, C-M, NCT, DTR, CHINATOWN MIXED USE, RSD, SLR, SLI, SPD, SSO, MUG, MUR, AND MUO DISTRICTS SHALL HAVE A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 14 FEET, AS MEASURED FROM GRADE.



THE SITE IS LOCATED MID-BLOCK ON VALENCIA STREET BETWEEN 21ST AND 22ND STREET. THE EXISTING STRUCTURE IS A 2-STORY (WITH BASEMENT) AUTOMOTIVE REPAIR SHOP COVERING THE ENTIRE SITE. WE ANTICIPATE THE EXISTING BASEMENT TO BE REPLACED AND EXISTING STRUCTURE WILL BE PARTIALLY OR FULLY DEMOLISHED (PENDING STRUCTURAL AND GEOTECHNICAL REVIEW) FOR A MIXED-USE RESIDENTIAL URBAN INFILL DEVELOPMENT. PROPOSED PROJECT IS A:

STATE DENSITY BONUS
6 FLOOR (5 LEVELS TYPE IIIA OVER 1 FLOOR TYPE IA)

LOT AREA: 6,125 SF (0.14 ACRE)
EXISTING LOT COVERAGE: 6,125 SF (APPROX)
PROPOSED LOT COVERAGE: 5888 SF (FLOOR 1)

THE STATE DENSITY BONUS LAW ENTITLES A BONUS PROJECT WITH A MAXIMUM 35% DENSITY BONUS IF AT LEAST 10% OF ITS BASE PROJECT UNITS ARE AFFORDABLE TO LOW-INCOME HOUSEHOLDS. THIS PROJECT MEETS THE STANDARD TO ACHIEVE 29% STATE DENSITY BONUS. LISTED PER SAN FRANCISCO PLANNING DIRECTOR BULLETIN 6, REVISED JULY 2019. PROJECT WOULD MEET AFFORDABLE HOUSING COMPONENT WITH 3 ON-SITE BMR DWELLING UNITS.

GROUND FLOOR WOULD PROVIDE 1,327 SF +/- RETAIL AND POTENTIAL RESTAURANT INFRASTRUCTURE.

A LARGE ROOF DECK WOULD SERVE AS RESIDENT AMENITY AND COMMON OPEN SPACE. PER SF PLANNING CODE 155(I)(2)(H) NO PARKING OR LOADING IS PERMITTED OFF OF VALENCIA STREET. PROJECT PROPOSES TO ELIMINATE 2 EXISTING CURB CUTS AND PROVIDE NO ON-SITE PARKING. NO PARKLET, ON-STREET LOADING OR PARKING IS PROPOSED BY THE 1021 VALENCIA STREET PROJECT, BUT THE EXISTING CURB CUTS (AND ACCESS THERETO) WILL REMAIN IN PLACE UNTIL CONSTRUCTION BEGINS ON THE PROJECT.

WE ACKNOWLEDGE THAT THE SFMTA-PROPOSED VALENCIA BIKEWAY IMPROVEMENTS PROJECT MAY AFFECT THE 1021 VALENCIA STREET PROJECT.

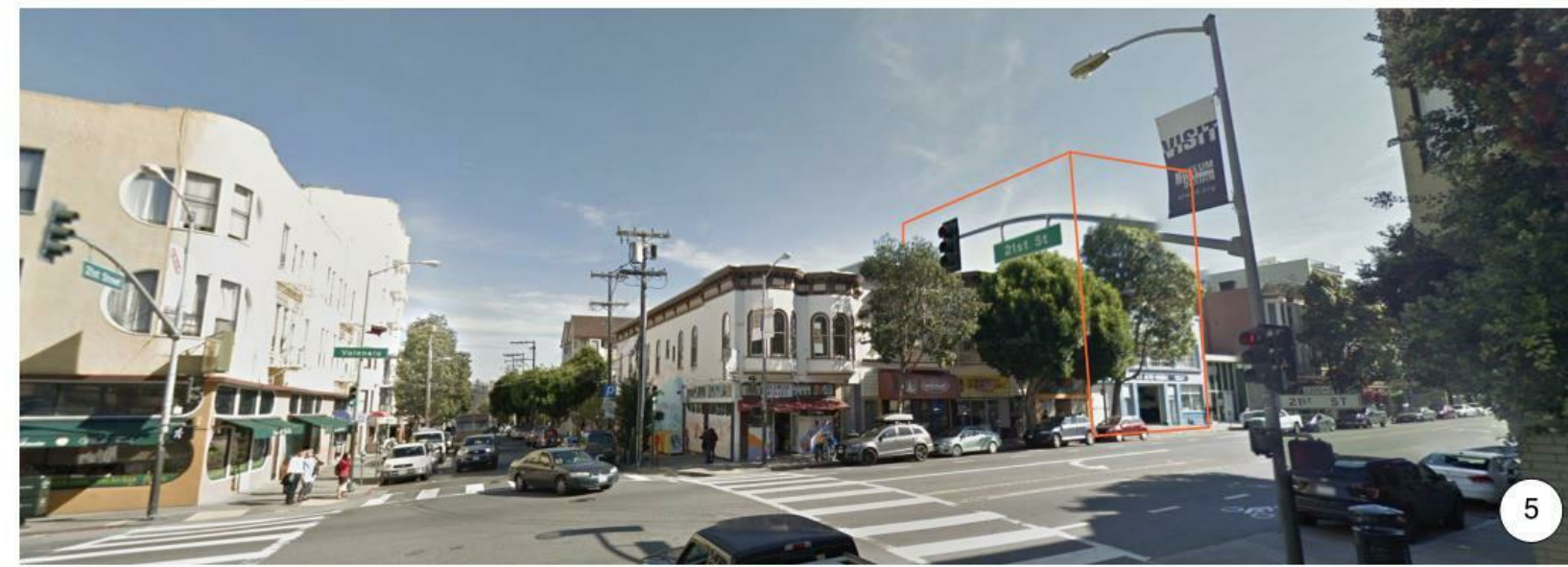
UNDER THE STATE DENSITY BONUS LAW, THE PROJECT SPONSOR IS ENTITLED TO ONE INCENTIVE/CONCESSION, AS WELL AS A WAIVER OF ANY DEVELOPMENT STANDARD THAT WOULD PHYSICALLY PRECLUDE CONSTRUCTION OF THE PROJECT AT THE DENSITY PROPOSED. THE FOLLOWING WAIVERS ARE REQUIRED TO PHYSICALLY ACHIEVE THE DENSITY BONUS:

1. REAR YARD (PLANNING CODE SECTION 134).
2. USABLE OPEN SPACE (PLANNING CODE SECTION 135).
3. DWELLING UNIT EXPOSURE (PLANNING CODE SECTION 140).
4. HEIGHT (PLANNING CODE SECTION 250 AND 252).

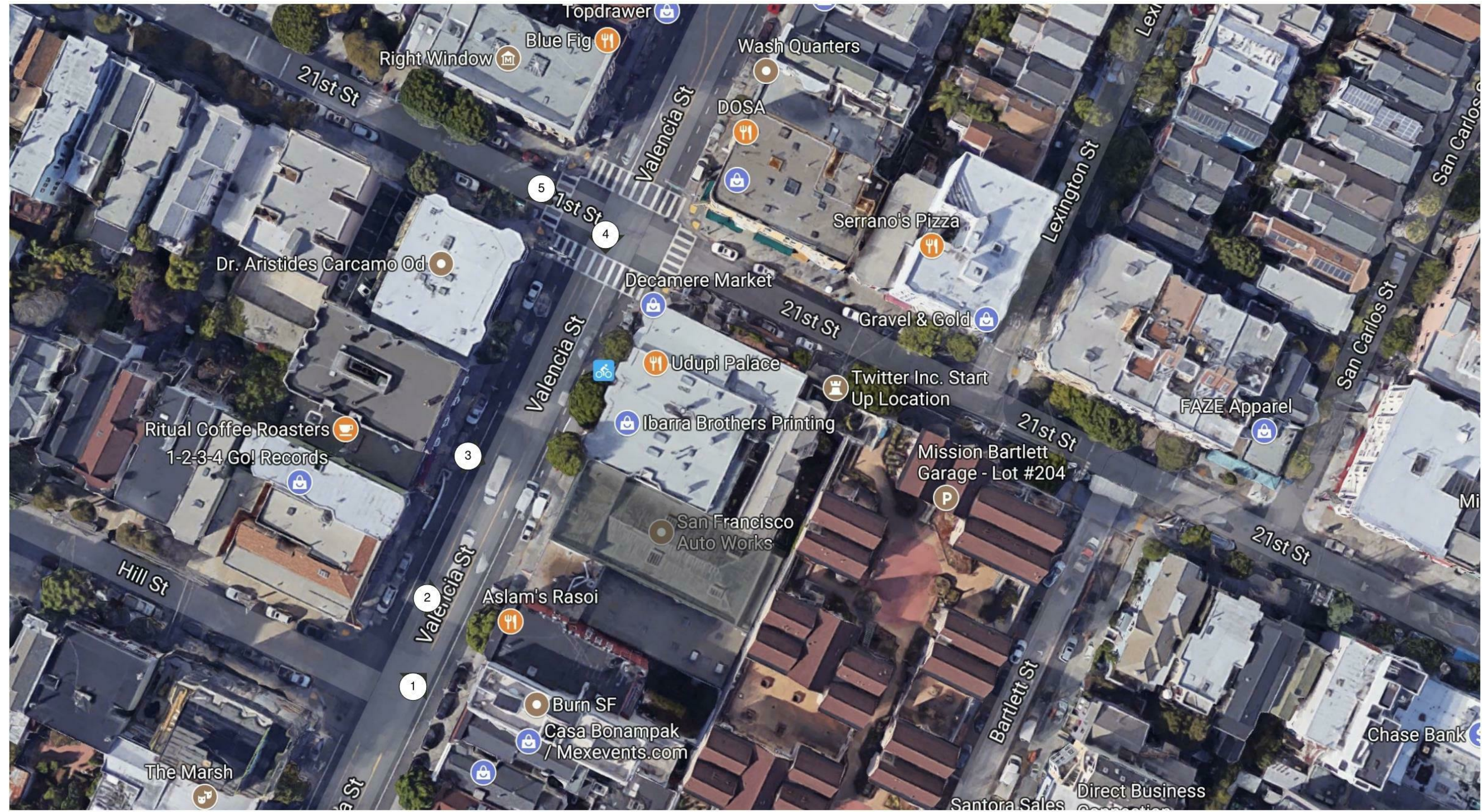
PROJECT SUMMARY 3

PROJECT DESCRIPTION 1

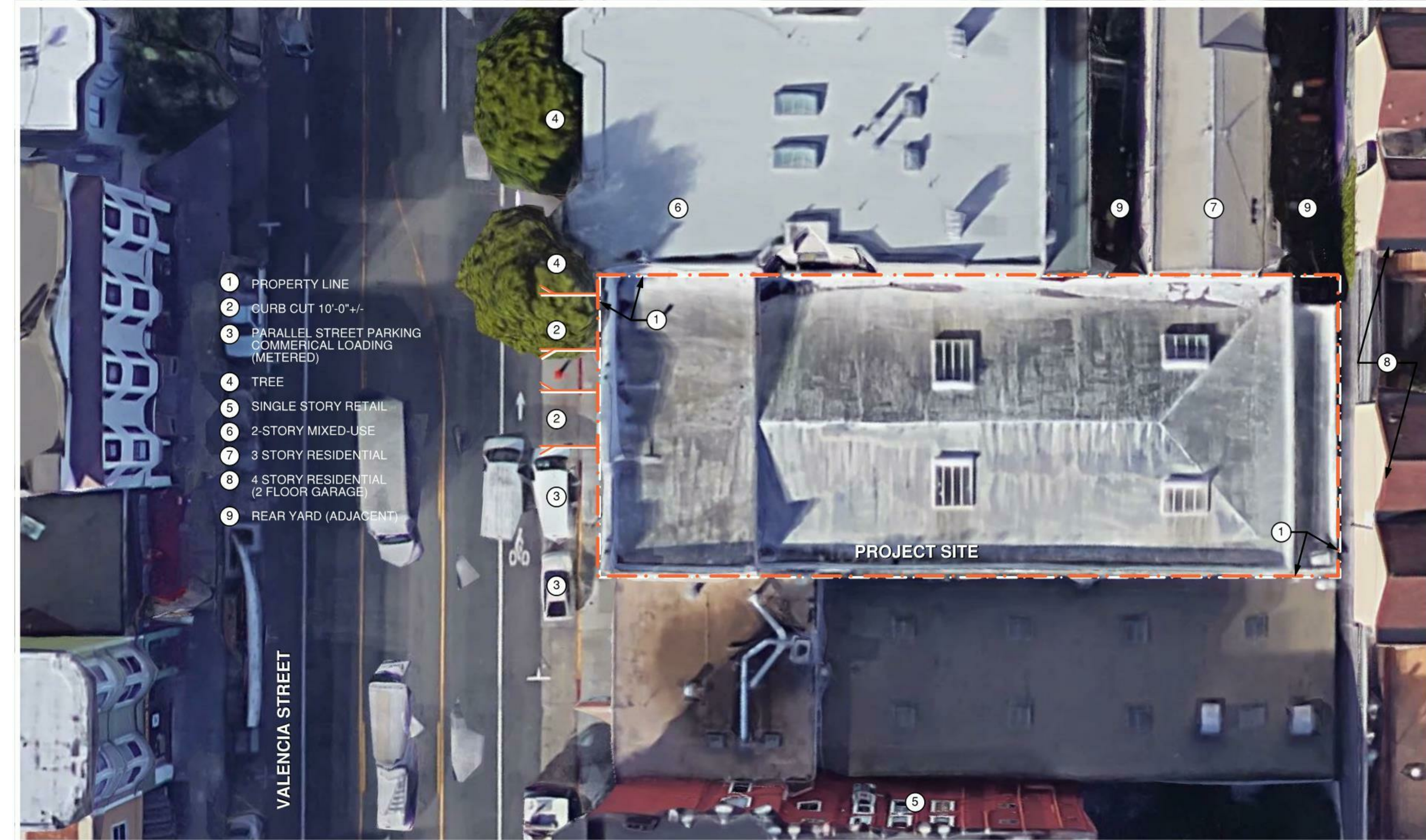
A0.01



EXISTING SITE PHOTOS 3



EXISTING SITE PHOTO 2



EXISTING PLOT PLAN 1

ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
PROJECT APPLICATION RESUBMITTAL	05.29.20
PLANNING SET	02.26.21

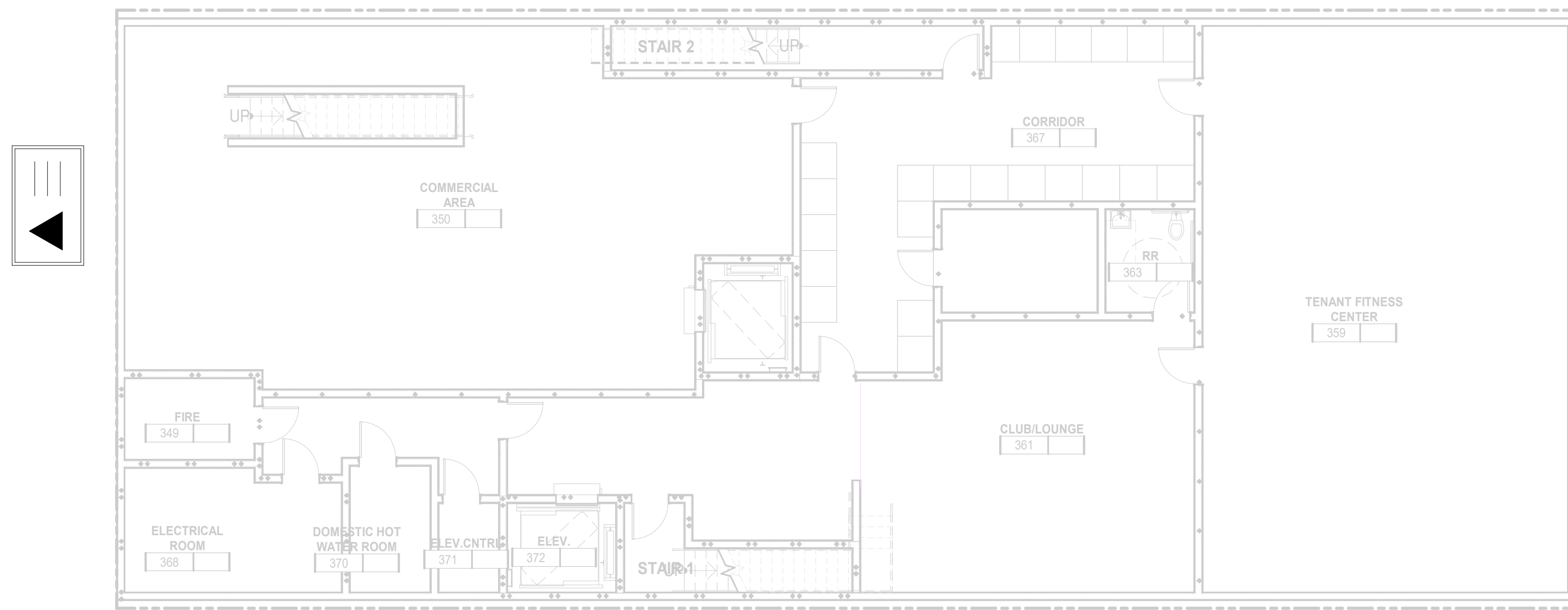
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EXISTING SITE

SHEET TITLE
SCALE
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42

1021 VALENCIA
SAN FRANCISCO, CA

ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
PROJECT APPLICATION RESUBMITTAL	05.29.20
SITE PERMIT PLANNING SET	02.26.21

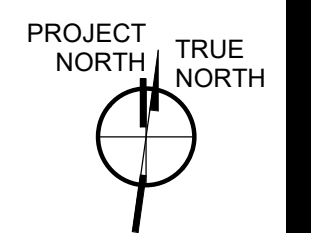
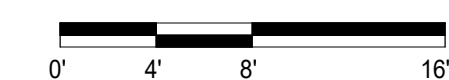


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JOINT TRENCH - INTENT

SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42

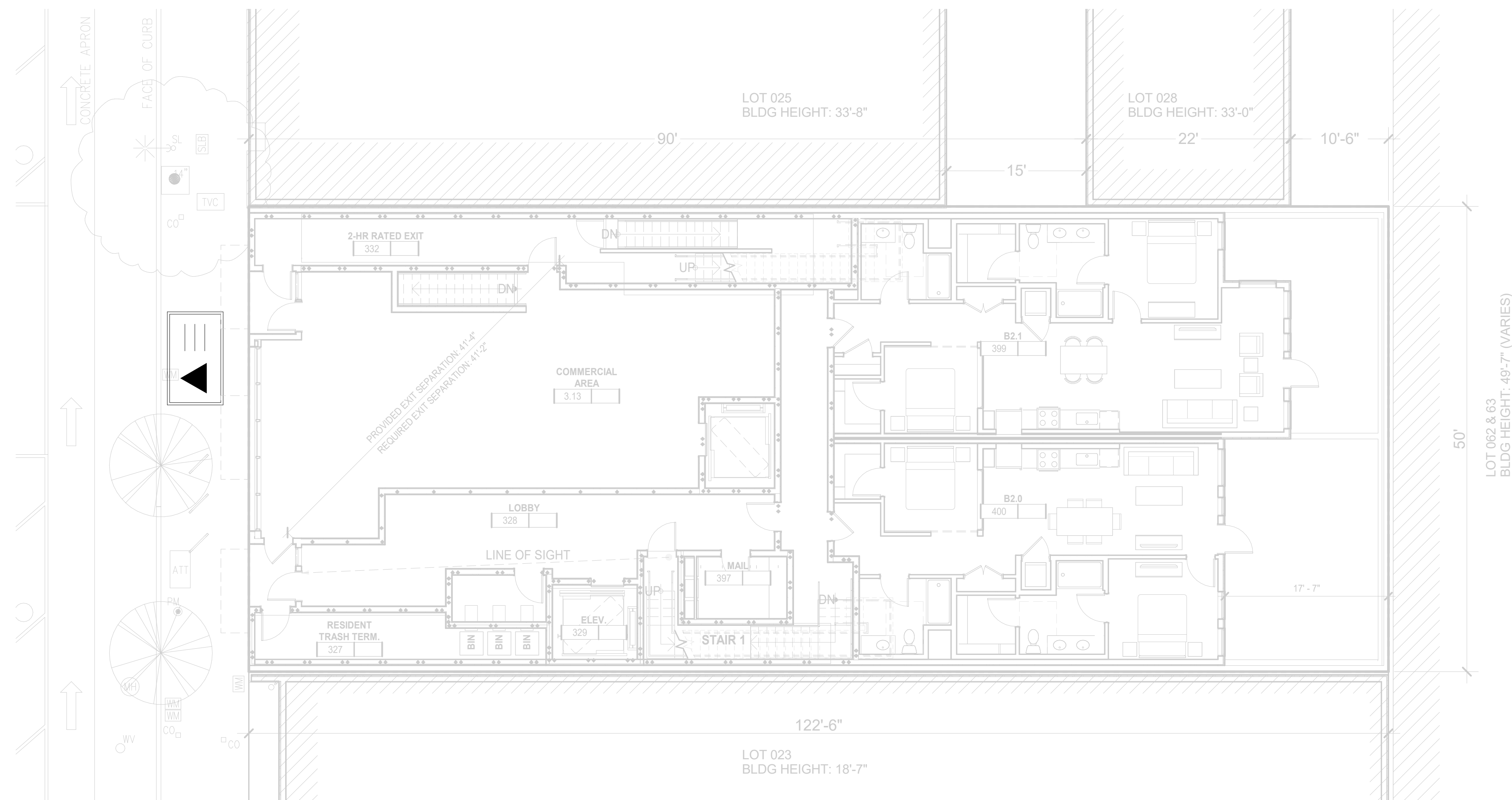
BASEMENT PLAN 1
1/8" = 1'-0"



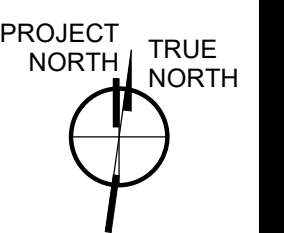
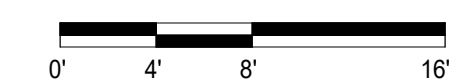
INT 1

1021 VALENCIA
SAN FRANCISCO, CA

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FLOOR 1 PLAN 1
1/8" = 1'-0"



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JOINT TRENCH - INTENT

SHEET TITLE
SCALE 1/8" = 1'-0"
PRD. NO. 1714 DRAWN BY Author
SHEET SIZE: 30 x 42

INT 2

1021 VALENCIA
SAN FRANCISCO, CA

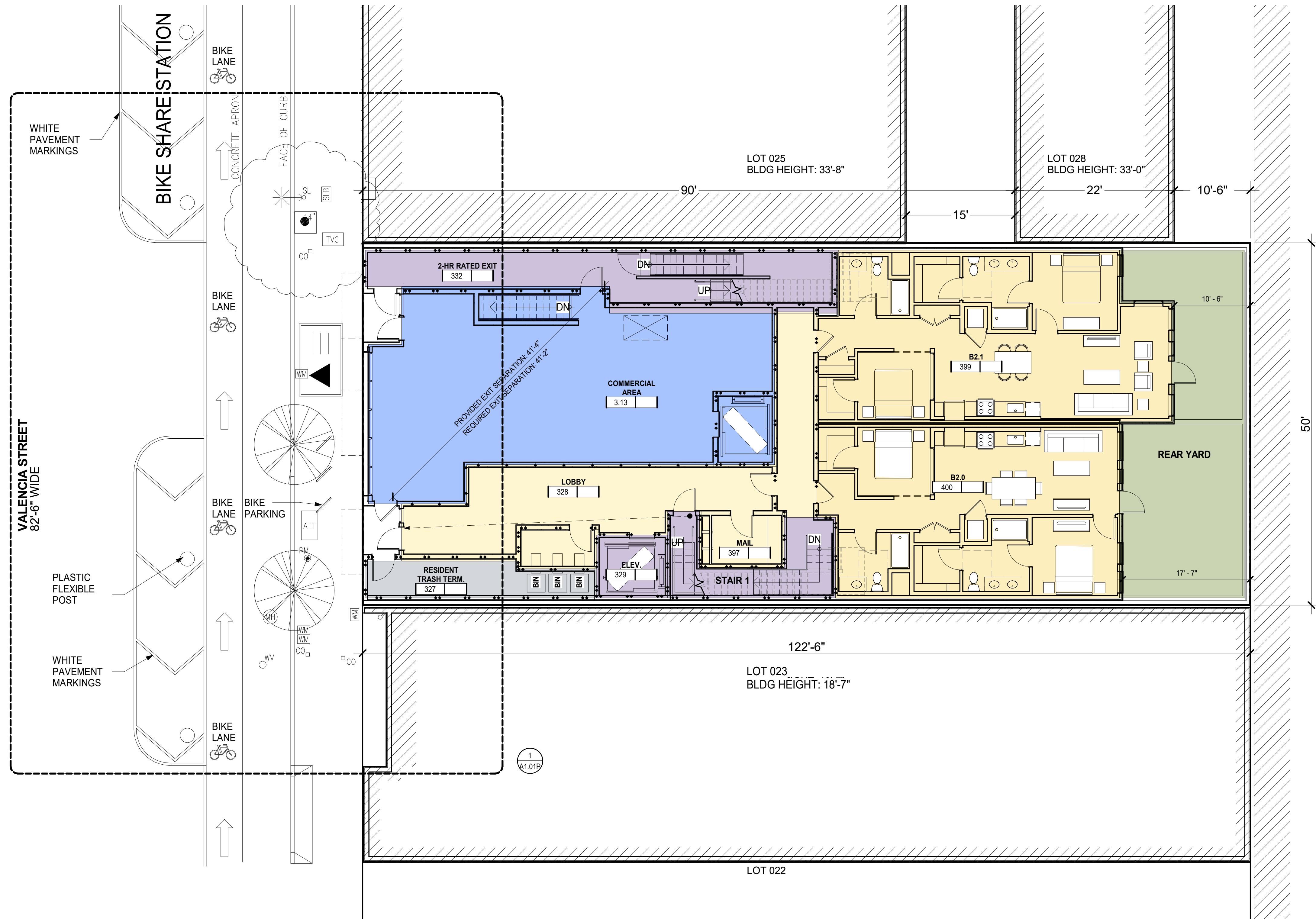
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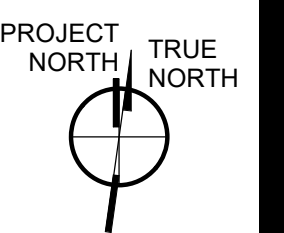
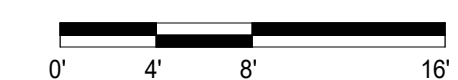
SITE PLAN FLOOR 1

SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42

A1.00



SITE PLAN - FLOOR 1 1
1/8" = 1'-0"



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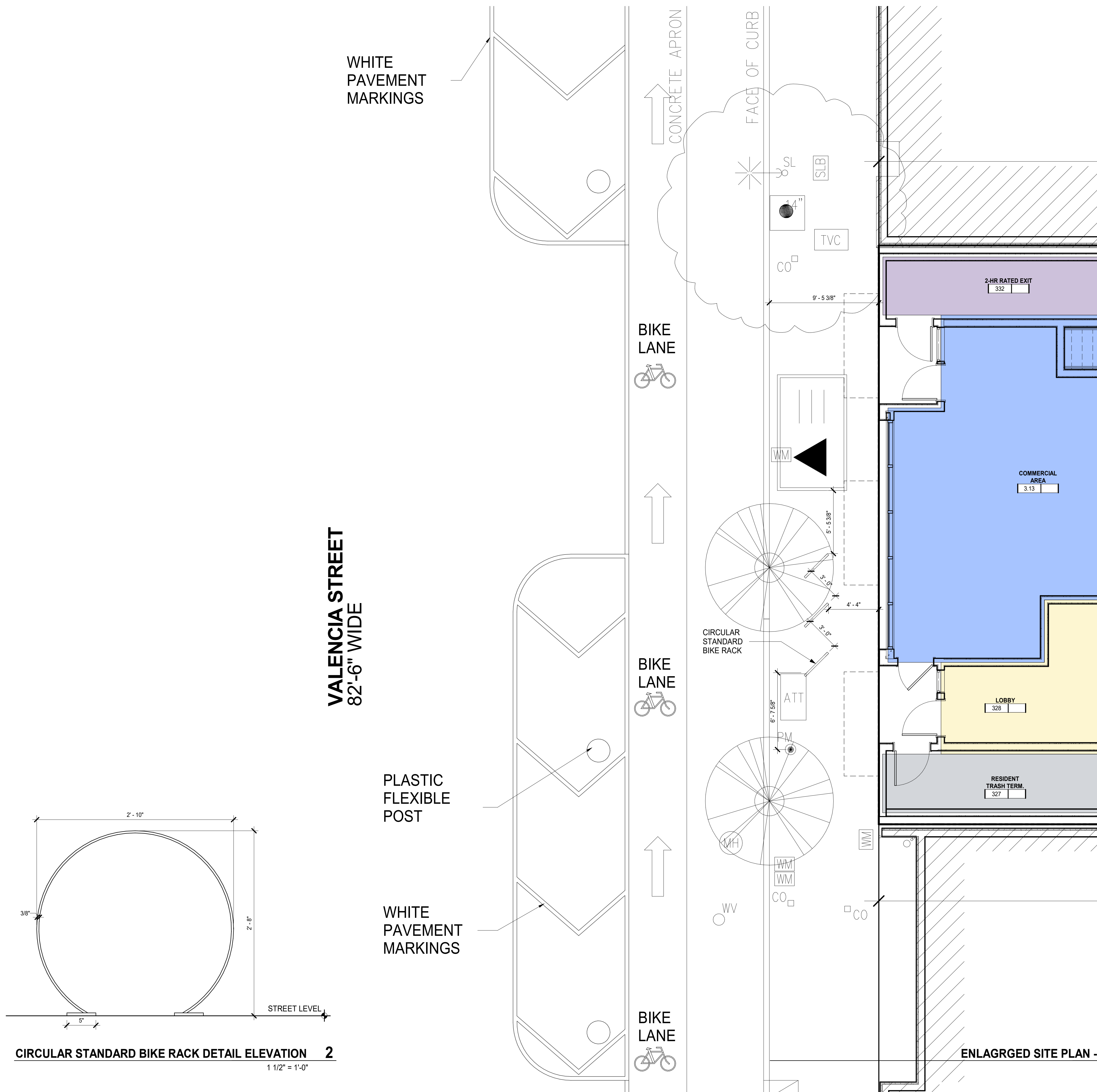
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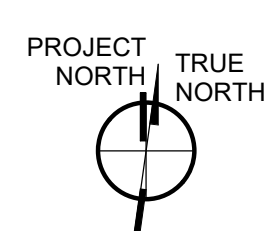
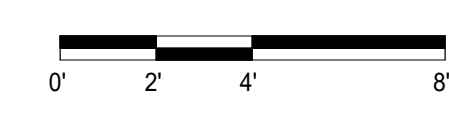
ENLARGED PARTIAL SITE PLAN FLOOR 1

SHEET TITLE: As indicated
SCALE: 1/4" = 1'-0"
PROJ. NO. 1714 DRAWN BY: XX
SHEET SIZE: 30 x 42

A1.01



ENLARGED SITE PLAN - FLOOR 1 1
1/4" = 1'-0"



CIRCULAR STANDARD BIKE RACK DETAIL ELEVATION 2
1 1/2" = 1'-0"

2/26/2021 4:26:08 PM

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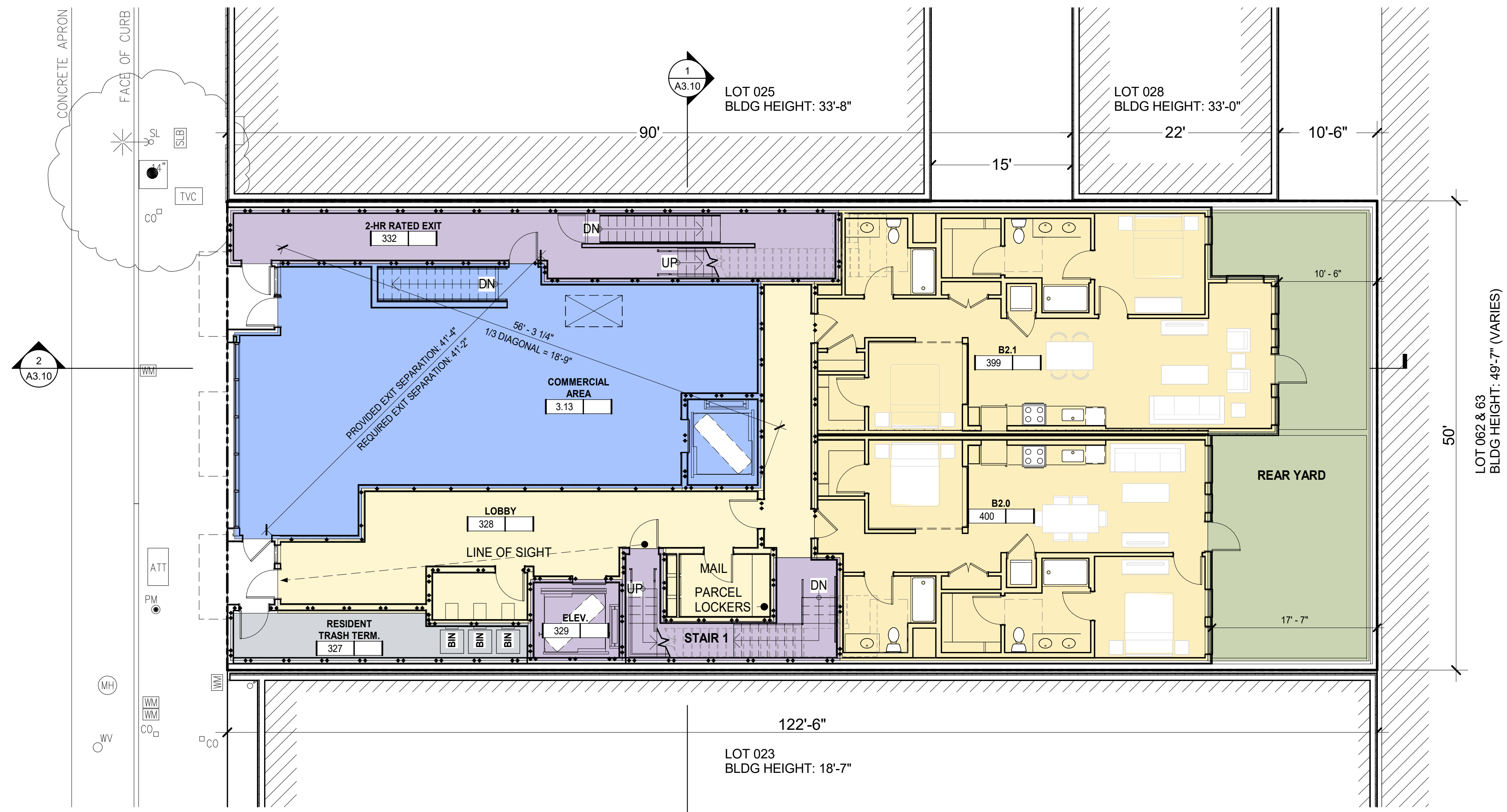
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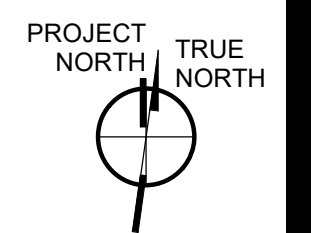
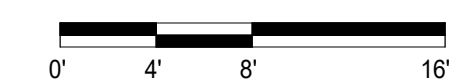
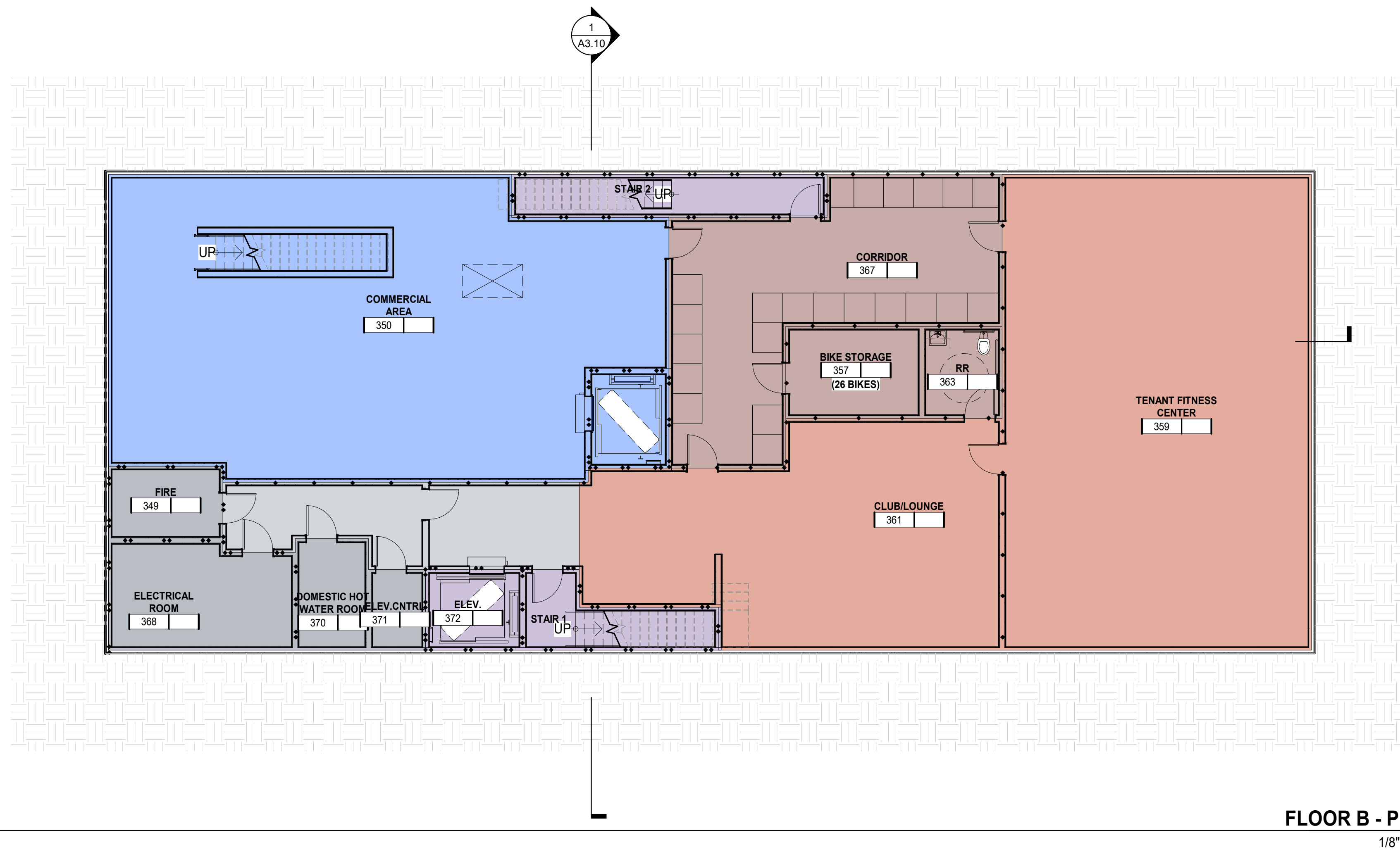
FLOOR B AND FLOOR 1 PLAN

SHEET TITLE	SCALE
FLOOR B AND FLOOR 1 PLAN	1/8" = 1'-0"
PROJ. NO. 1714	DRAWN BY XX
SHEET SIZE: 30 x 42	

A2.00

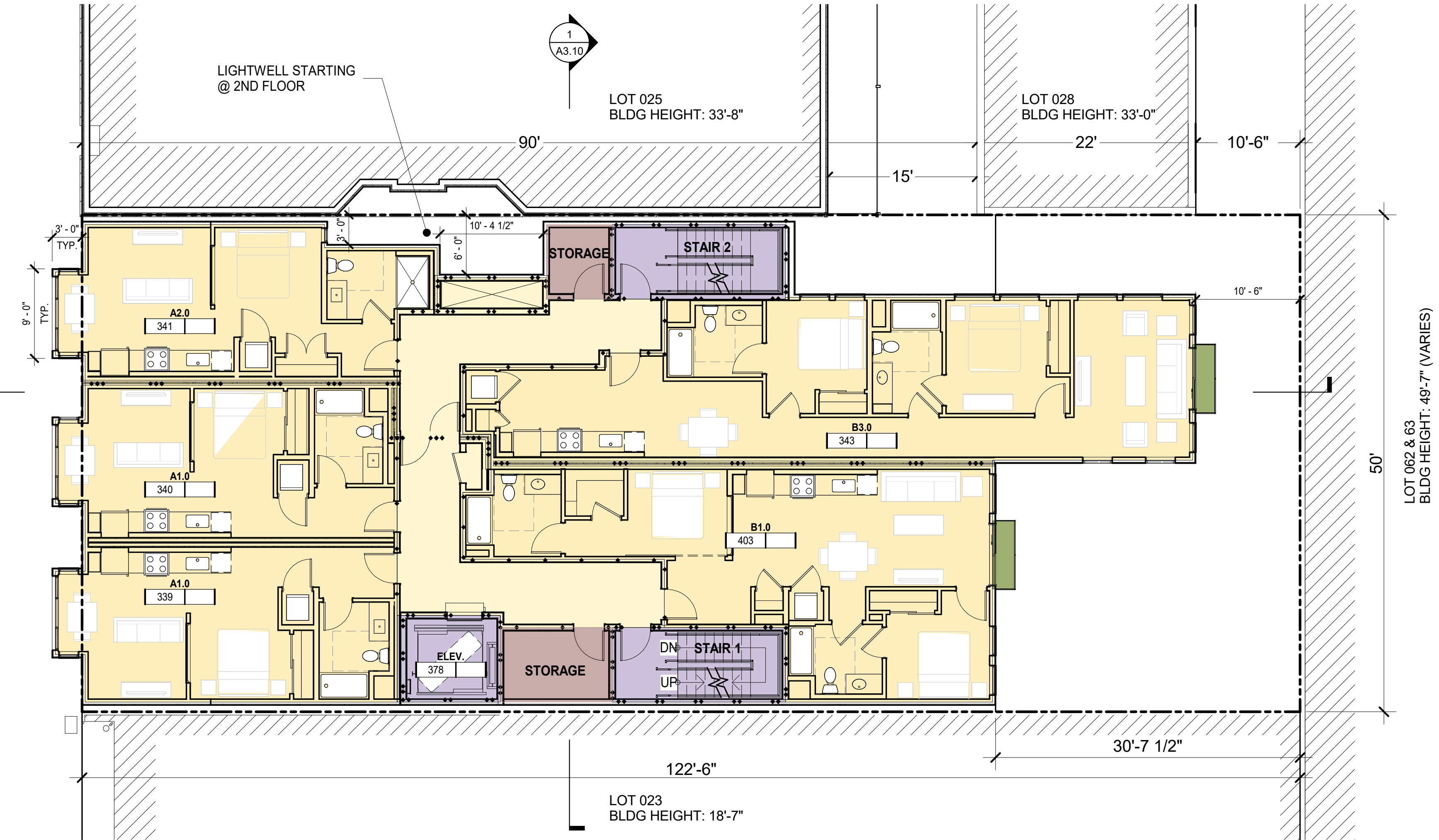


- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA
- MEP/UTILITY**
NOT INCLUDED IN GFA

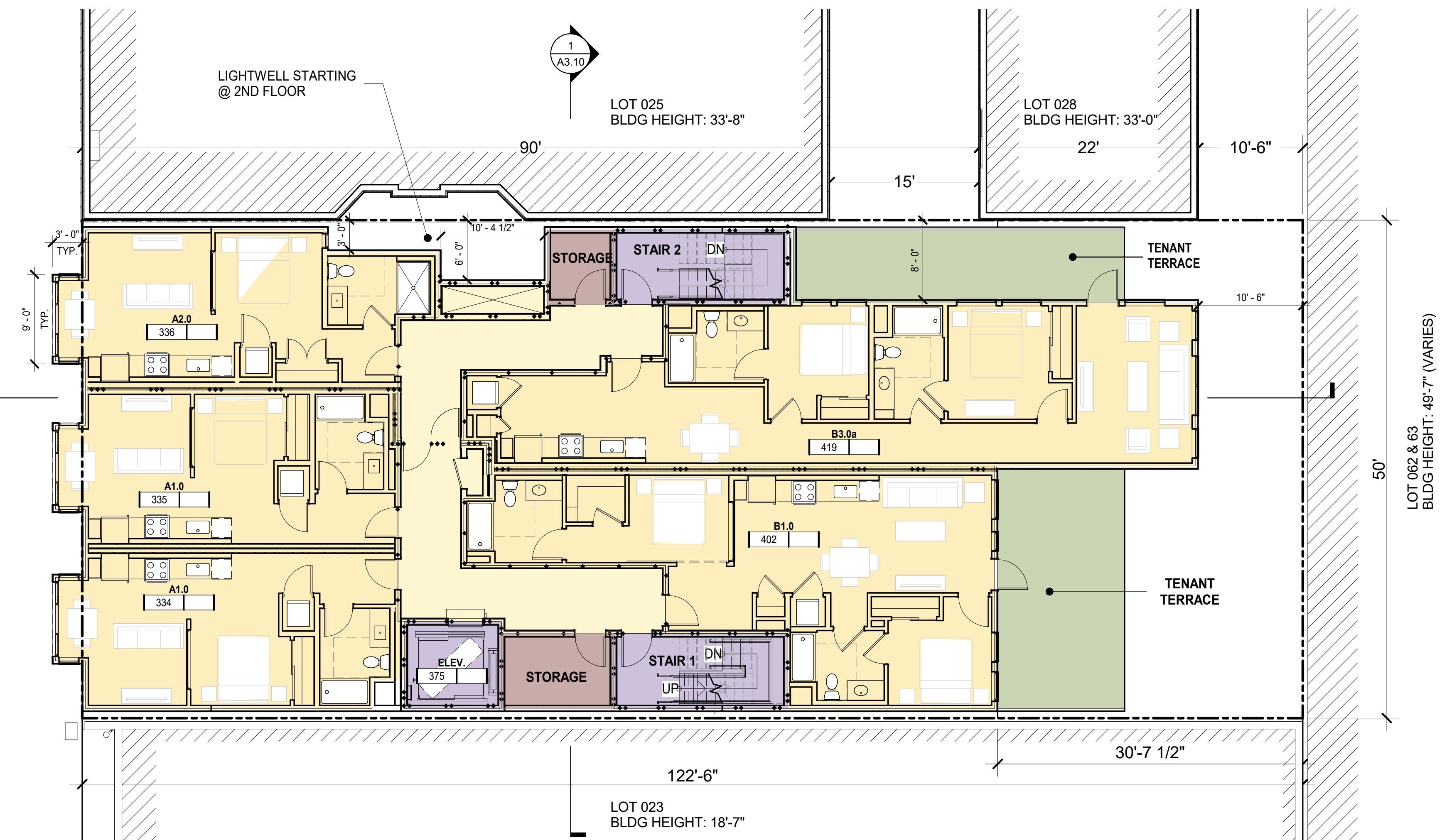


1021 VALENCIA
SAN FRANCISCO, CA

- BUILDING GROSS AREA INCLUDED IN GFA
- DU NET AREA INCLUDED IN GFA
- TENANT AMENITY INCLUDED IN GFA
- OPERATIONS/STORAGE NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS INCLUDED IN GFA
- RETAIL NOT INCLUDED IN GFA
- OPEN SPACE REFER TO PLANS FOR SF COMPLIANT OPEN SPACE NOT INCLUDED IN GFA
- MEP/UTILITY NOT INCLUDED IN GFA



FLOOR 3 - PLAN 2
1/8" = 1'-0"



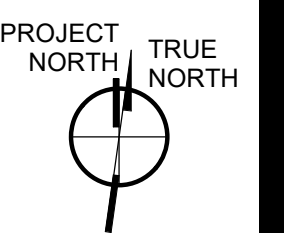
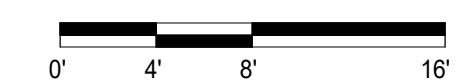
FLOOR 2 - PLAN 1
1/8" = 1'-0"

ISSUE	DATE
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PROJECT APPLICATION RESUBMITTAL	05.29.20
SITE PERMIT	05.29.20
PLANNING SET	02.26.21

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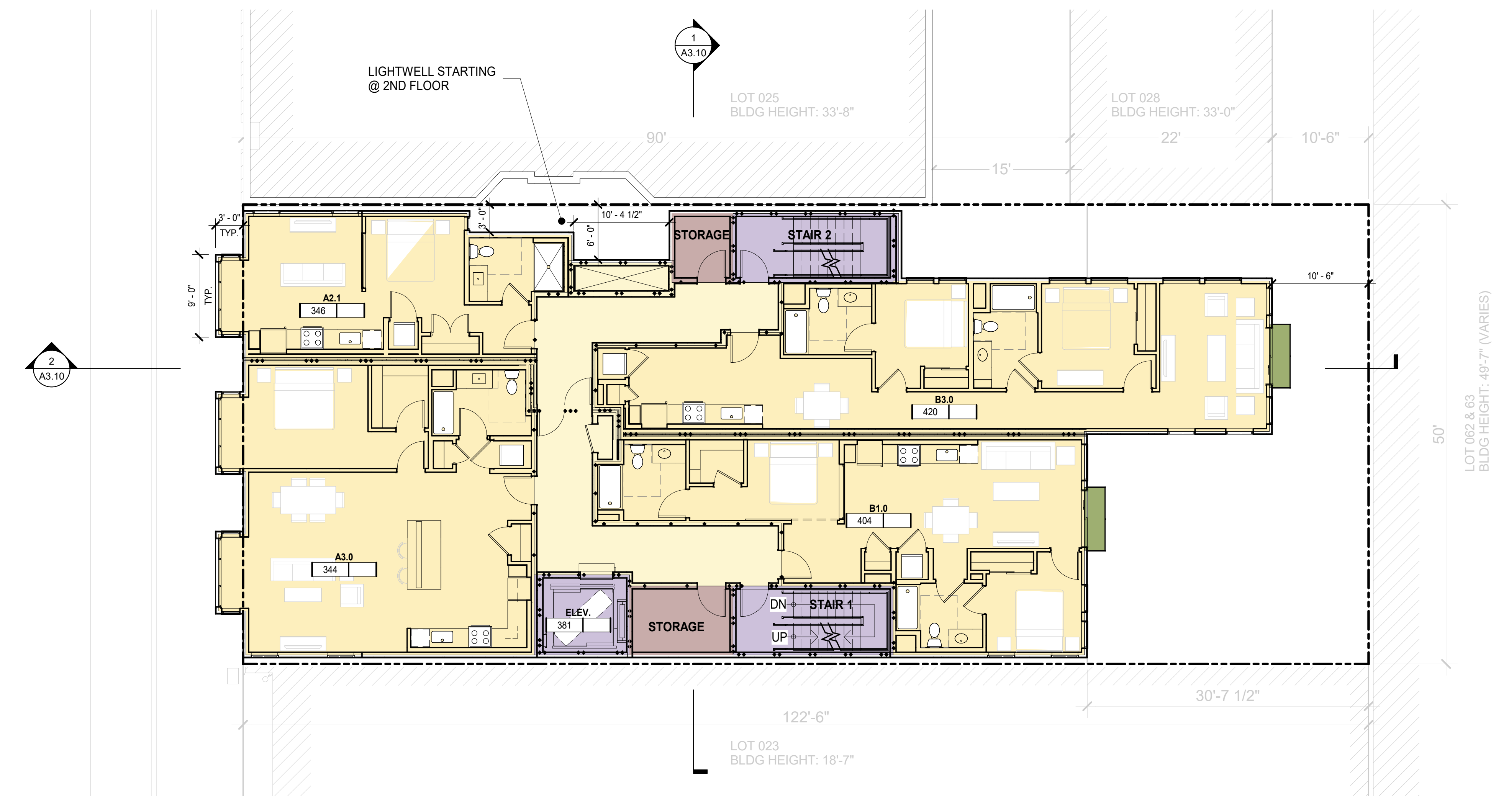
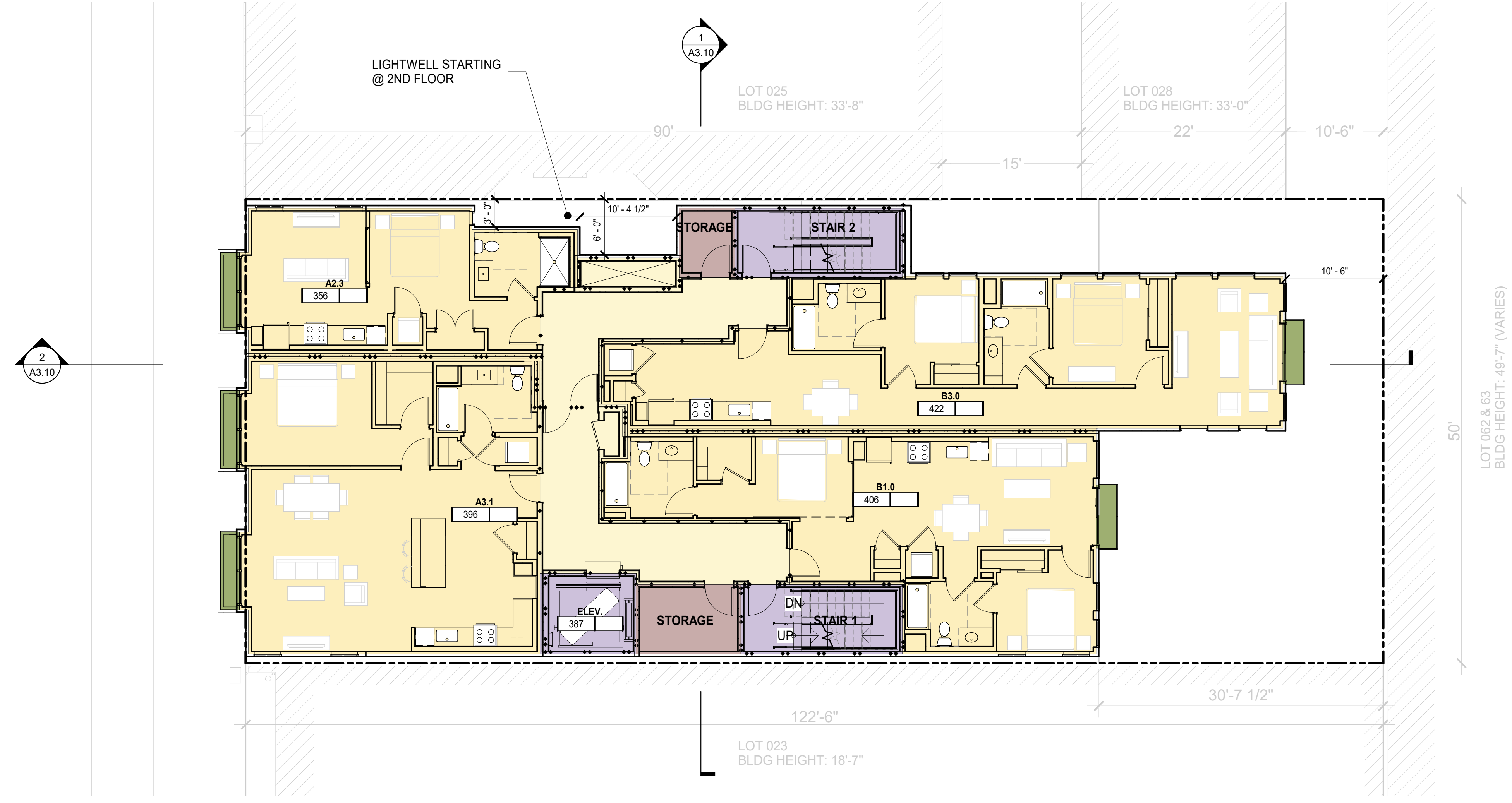
FLOOR 2 AND FLOOR 3 PLAN

SHEET TITLE	
SCALE	1/8" = 1'-0"
PROJ. NO. 1714	DRAWN BY XX
SHEET SIZE:	30 x 42



1021 VALENCIA
SAN FRANCISCO, CA

- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA
- MEP/UTILITY**
NOT INCLUDED IN GFA

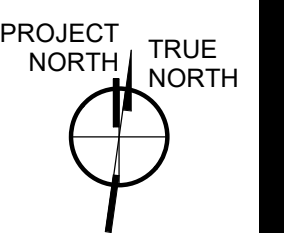
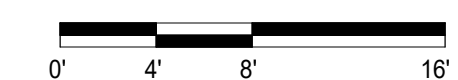


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FLOOR 4-5 AND FLOOR 6 PLAN

SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42



1021 VALENCIA
SAN FRANCISCO, CA

- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA
- MEP/UTILITY**
NOT INCLUDED IN GFA

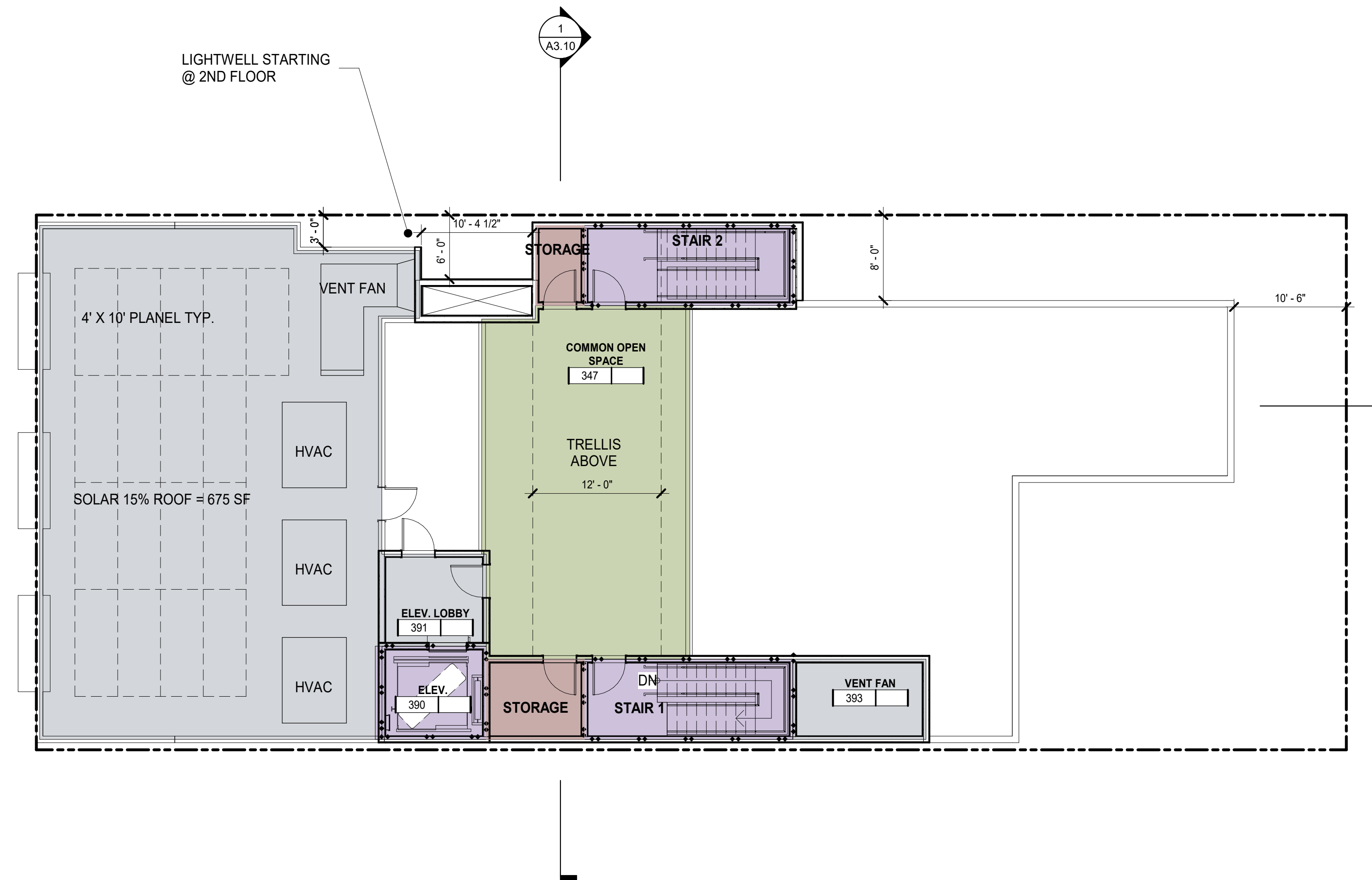
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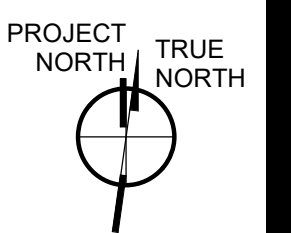
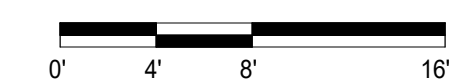
ROOF PLAN

SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42

A2.03



ROOF PLAN 1
1/8" = 1'-0"

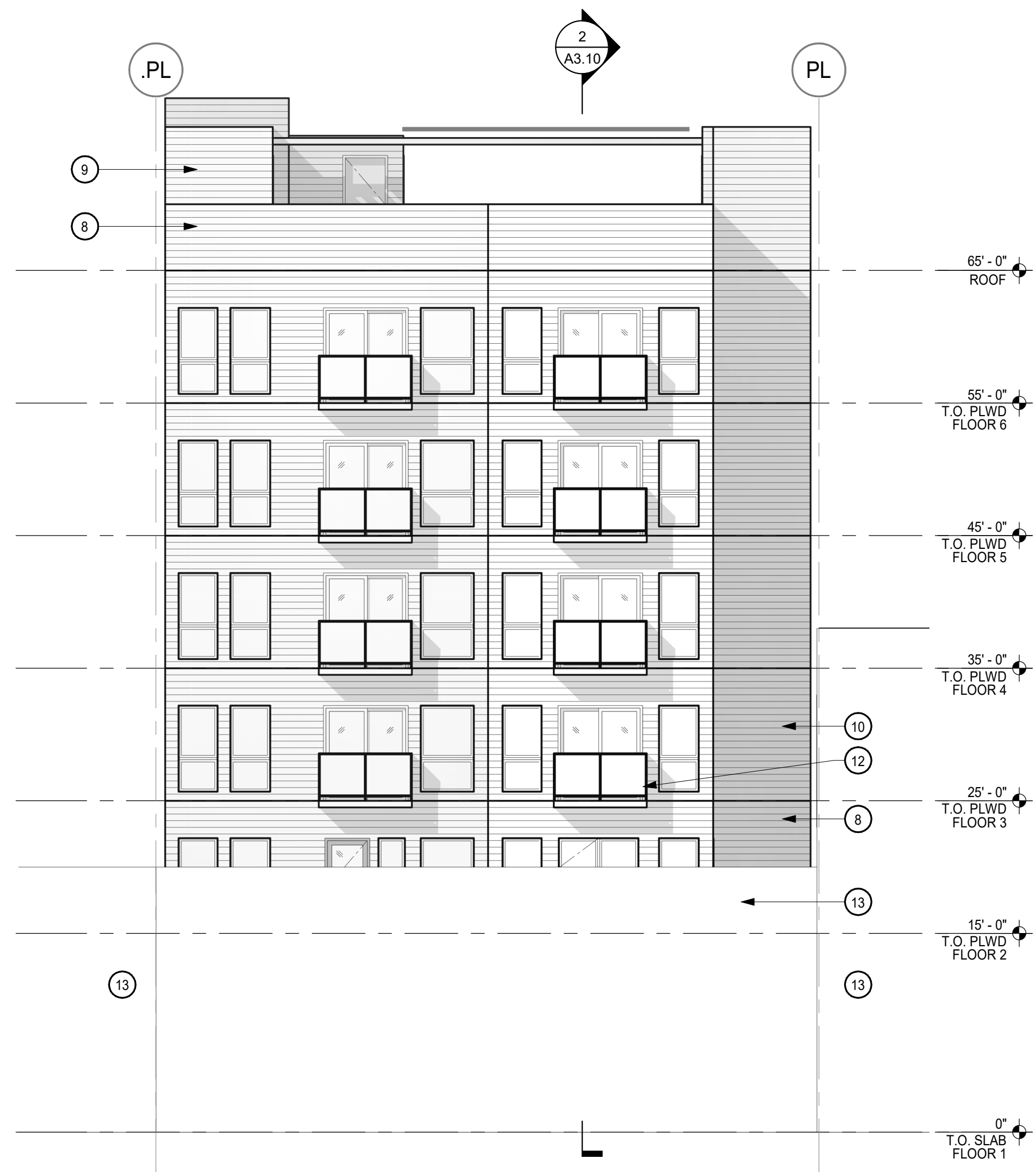


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BUILDING ELEVATIONS

SHEET TITLE
SCALE As indicated
PRJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42



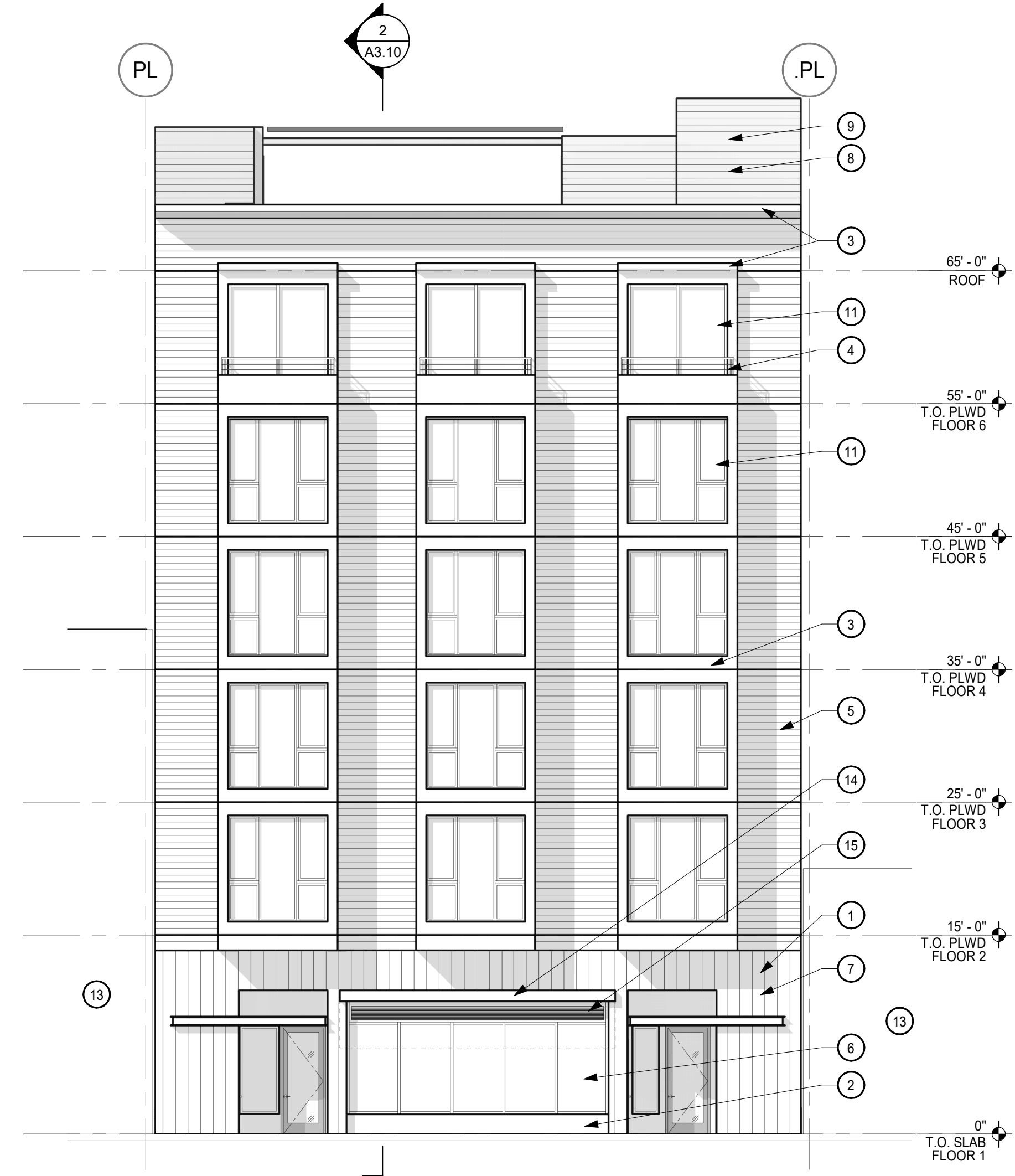
BUILDING ELEVATION - EAST 4

1/8" = 1'-0"



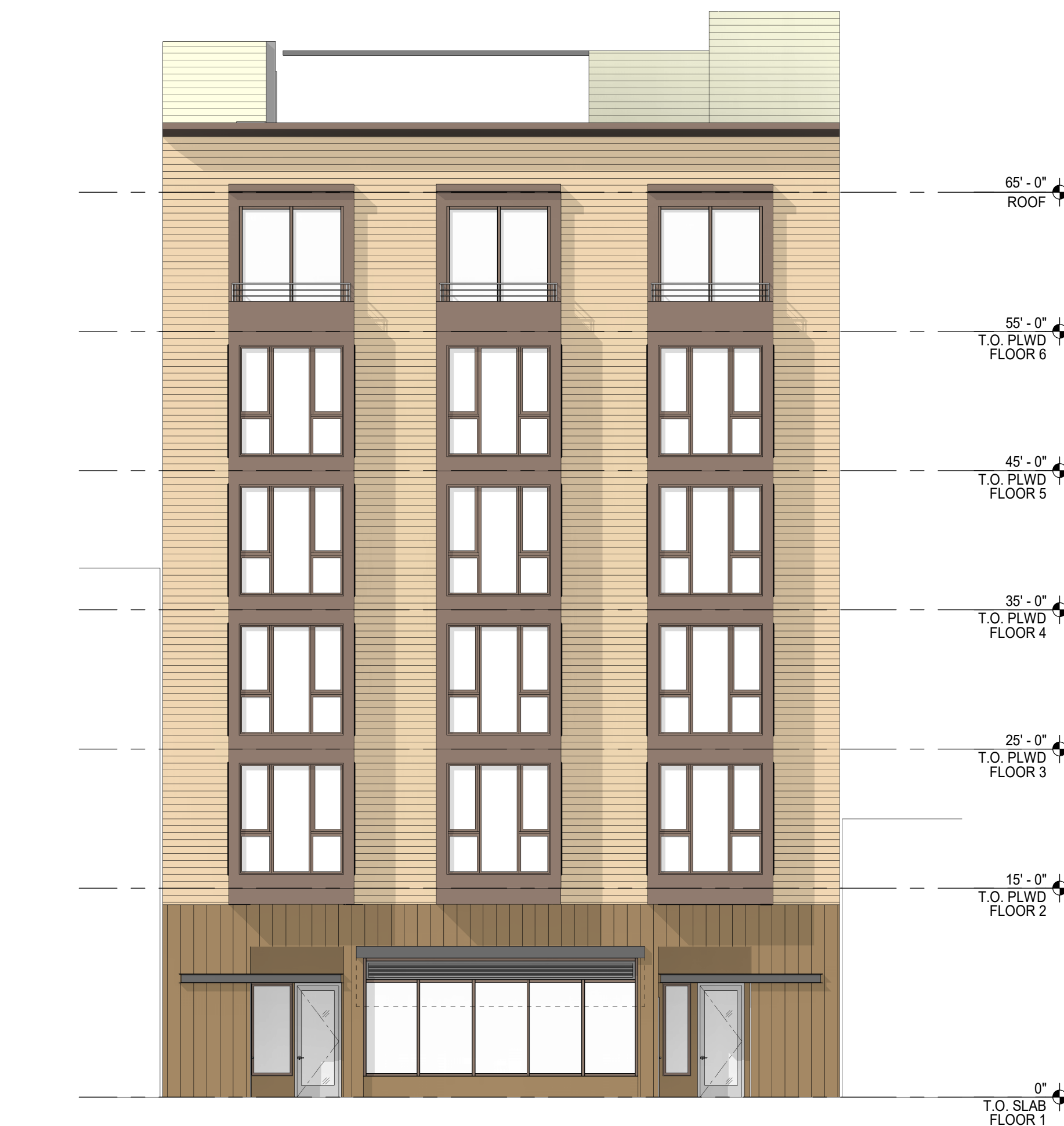
BUILDING ELEVATION - EAST 3

1/8" = 1'-0"



BUILDING ELEVATION - WEST 2

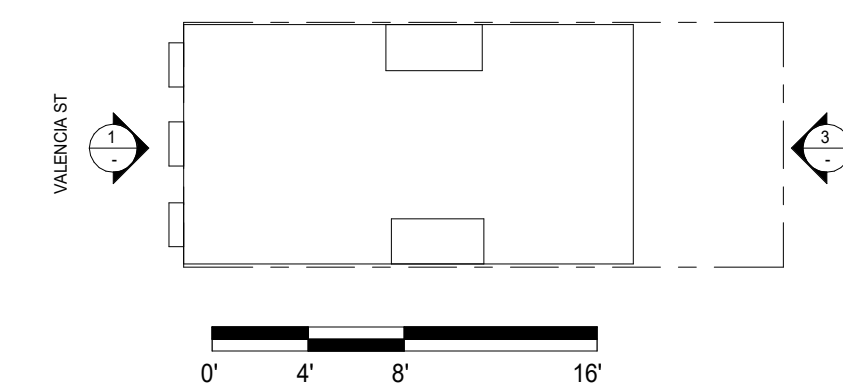
1/8" = 1'-0"



BUILDING ELEVATION - WEST 1

1/8" = 1'-0"

KEY PLAN



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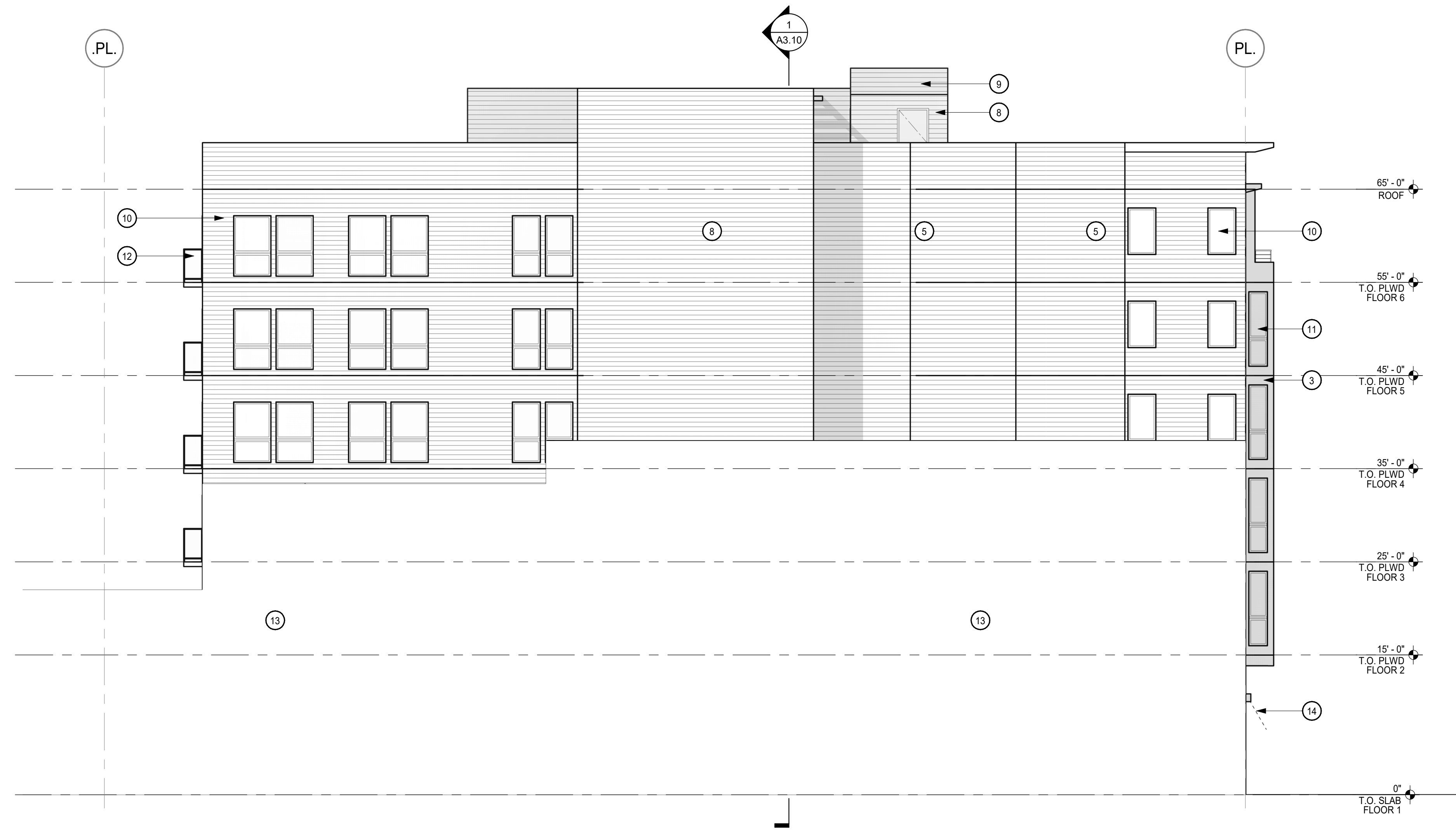
BUILDING ELEVATIONS

SHEET TITLE
SCALE As indicated
PRJ. NO. 1714 DRAWN BY SP
SHEET SIZE: 30 x 42

SHEET NOTES

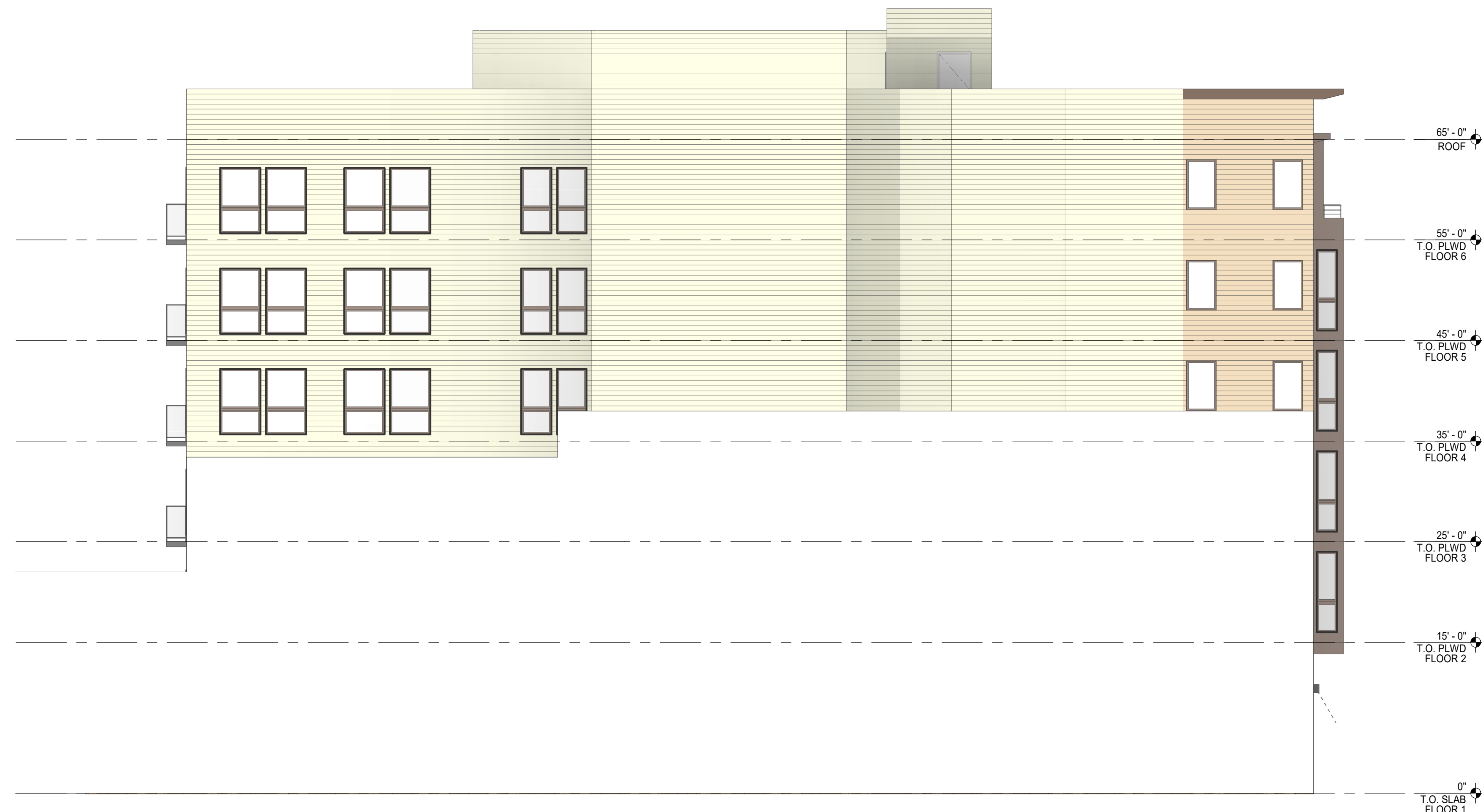
NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

- 1 VERTICAL BOARD FORM CONCRETE - YOSEMITE BROWN BROOMED
- 2 C.I.P CONCRETE
- 3 HARDIE PANEL & TRIM - SMOOTH
- 4 HORIZONTAL BAR METAL GUARDRAIL
- 5 WOOD GRAIN SIDING
- 6 STOREFRONT WINDOW
- 7 METAL AWNING
- 8 FIBER CEMENT HORIZONTAL SIDING
- 9 STAIR/ELEVATOR PENTHOUSE
- 10 VINYL NAIL FIN WINDOW
- 11 ALUMINUM NAIL FIN ARCH BRONZE FINISH
- 12 GLASS GUARDRAILS
- 13 ADJACENT BUILDING
- 14 RETRACTABLE AWNING
- 15 LOUVER



BUILDING ELEVATION - NORTH 2

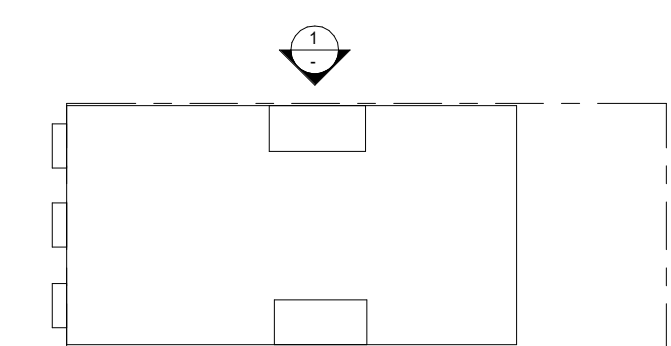
1/8" = 1'-0"



BUILDING ELEVATION - NORTH - MATERIAL 1

1/8" = 1'-0"

KEY PLAN



ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
PROJECT APPLICATION RESUBMITTAL	05.29.20
SITE PERMIT PLANNING SET	02.26.21

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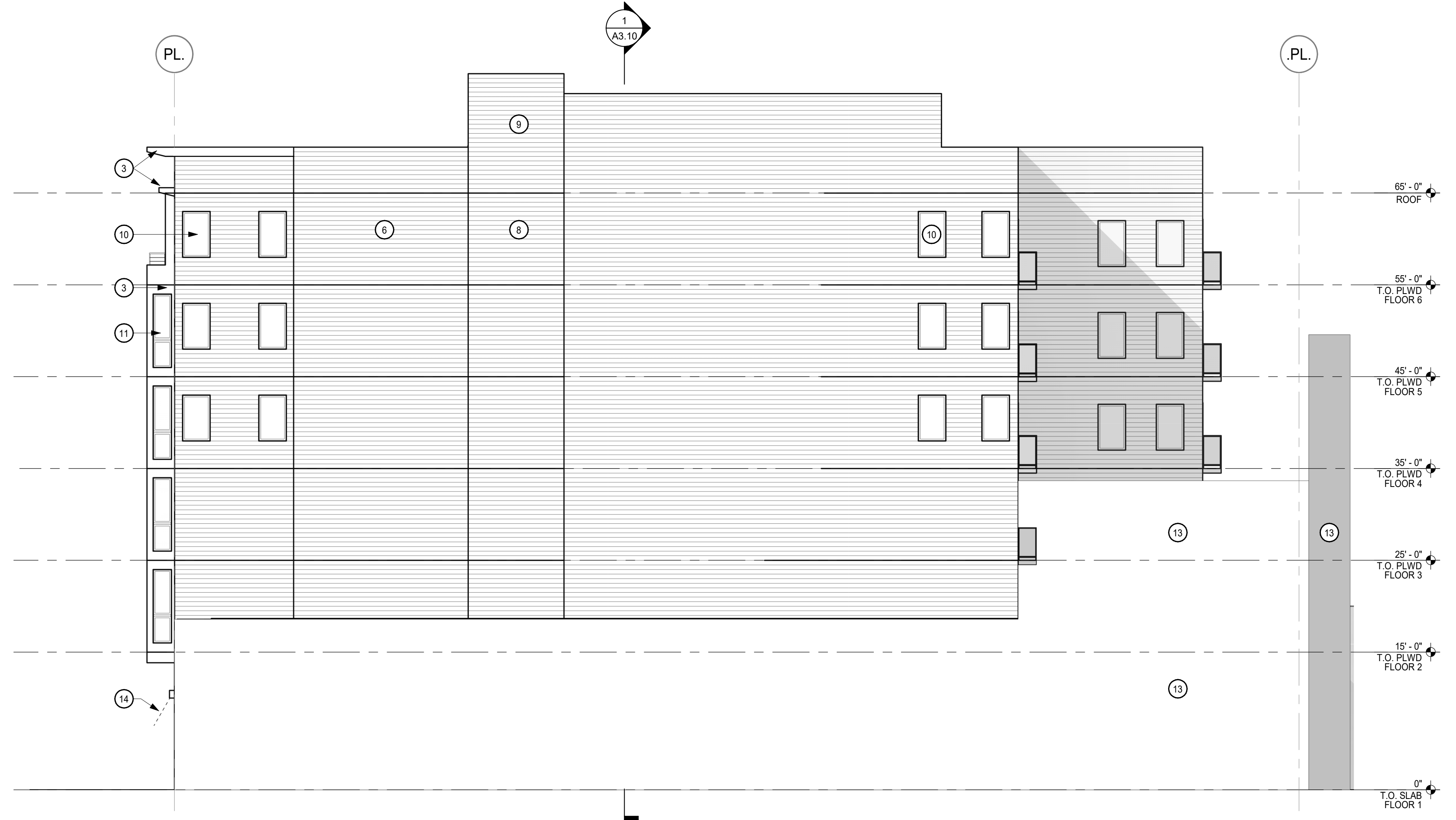
BUILDING ELEVATIONS

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PROJ. NO. 1714 DRAWN BY SP
SHEET SIZE: 30 x 42

SHEET NOTES

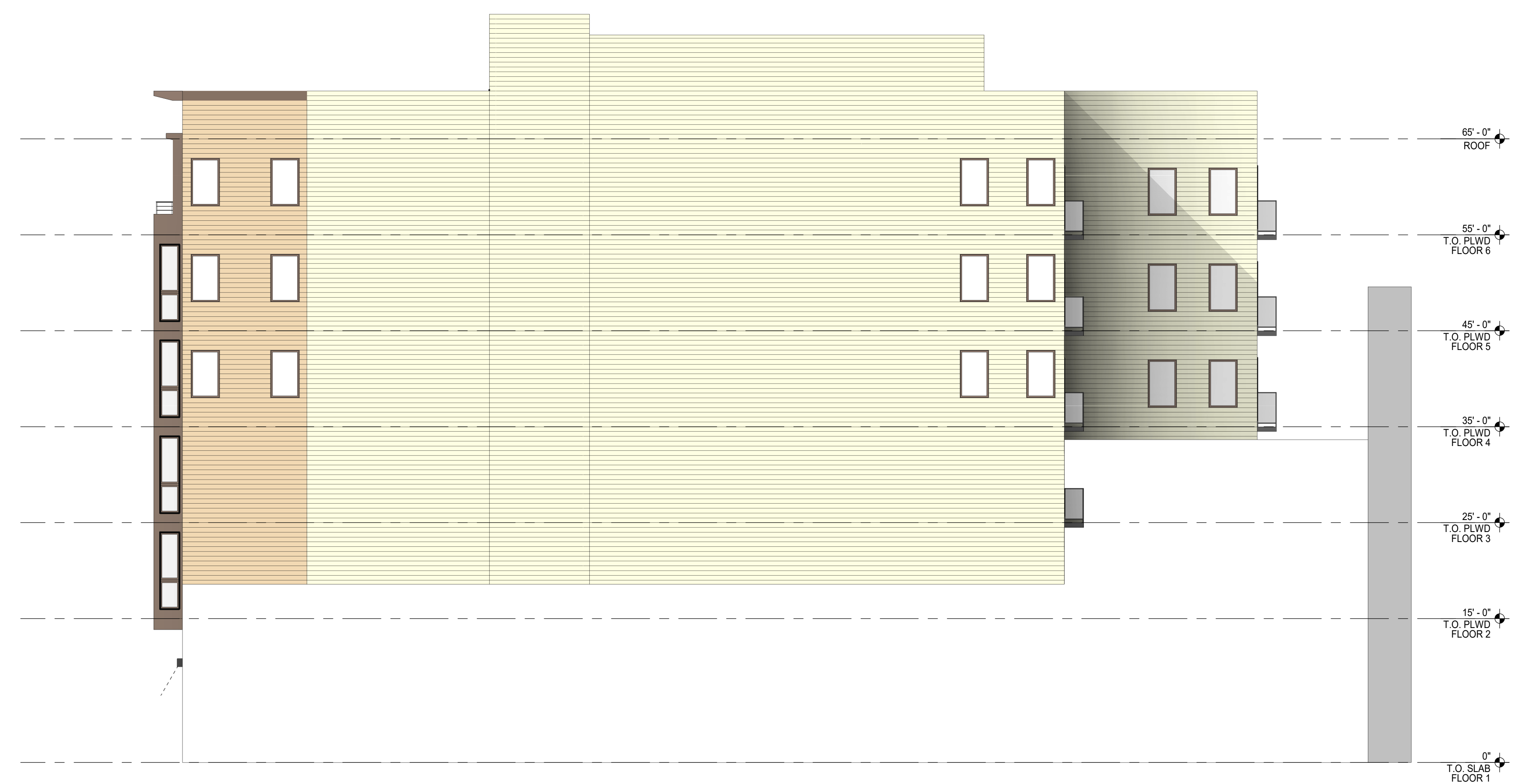
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- 11 ALUMINUM NAIL FIN ARCH BRONZE FINISH
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BUILDING ELEVATION - SOUTH 2

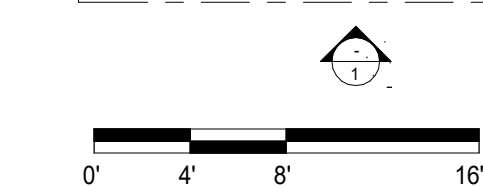
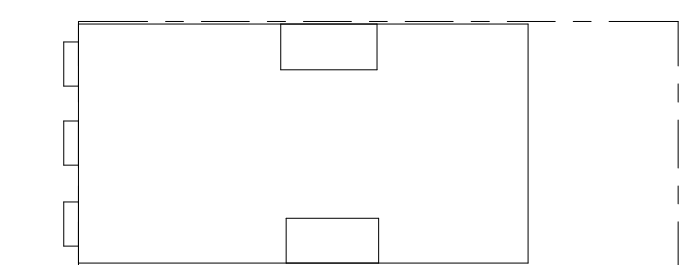
1/8" = 1'-0"



BUILDING ELEVATION - SOUTH 1

1/8" = 1'-0"

KEY PLAN





PERSPECTIVE 4 4
12" = 1'-0"



PERSPECTIVE 2 2
12" = 1'-0"



PERSPECTIVE 3 3
12" = 1'-0"



PERSPECTIVE 1 1
12" = 1'-0"

SHEET NOTES

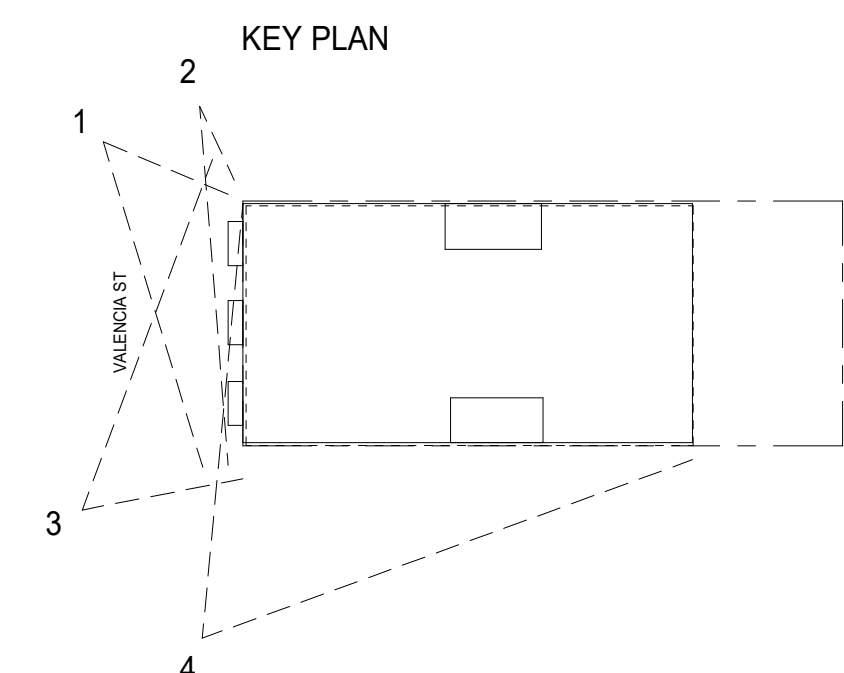
- ① VERTICAL BOARD FORM CONCRETE- YOSEMITE BROWN BROOMED
- ② C.I.P. CONCRETE
- ③ HARDIE PANEL & TRIM - SMOOTH
- ④ HORIZONTAL BAR METAL GUARDRAIL
- ⑤ HORIZONTAL PHENOLIC WOOD SIDING, LONGBOARD OR EQUAL
- ⑥ STOREFRONT WINDOW
- ⑦ METAL AWNING
- ⑧ HARDIE: ARTISAN V-RUSTIC OR LAP SIDING
- ⑨ STAIR/ELEVATOR PENTHOUSE
- ⑩ VINYL NAIL FIN WINDOW
- ⑪ ALUMINUM NAIL FIN ARCH BRONZE FINISH WINDOW
- ⑫ METAL GUARDRAILS
- ⑬ ADJACENT BUILDING
- ⑭ RETRACTABLE AWNING
- ⑮ LOUVER

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EXTERIOR PERSPECTIVES & MATERIALS

SHEET TITLE
SCALE: As indicated
PROJ. NO. 1714 DRAWN BY: VD
SHEET SIZE: 30 x 42



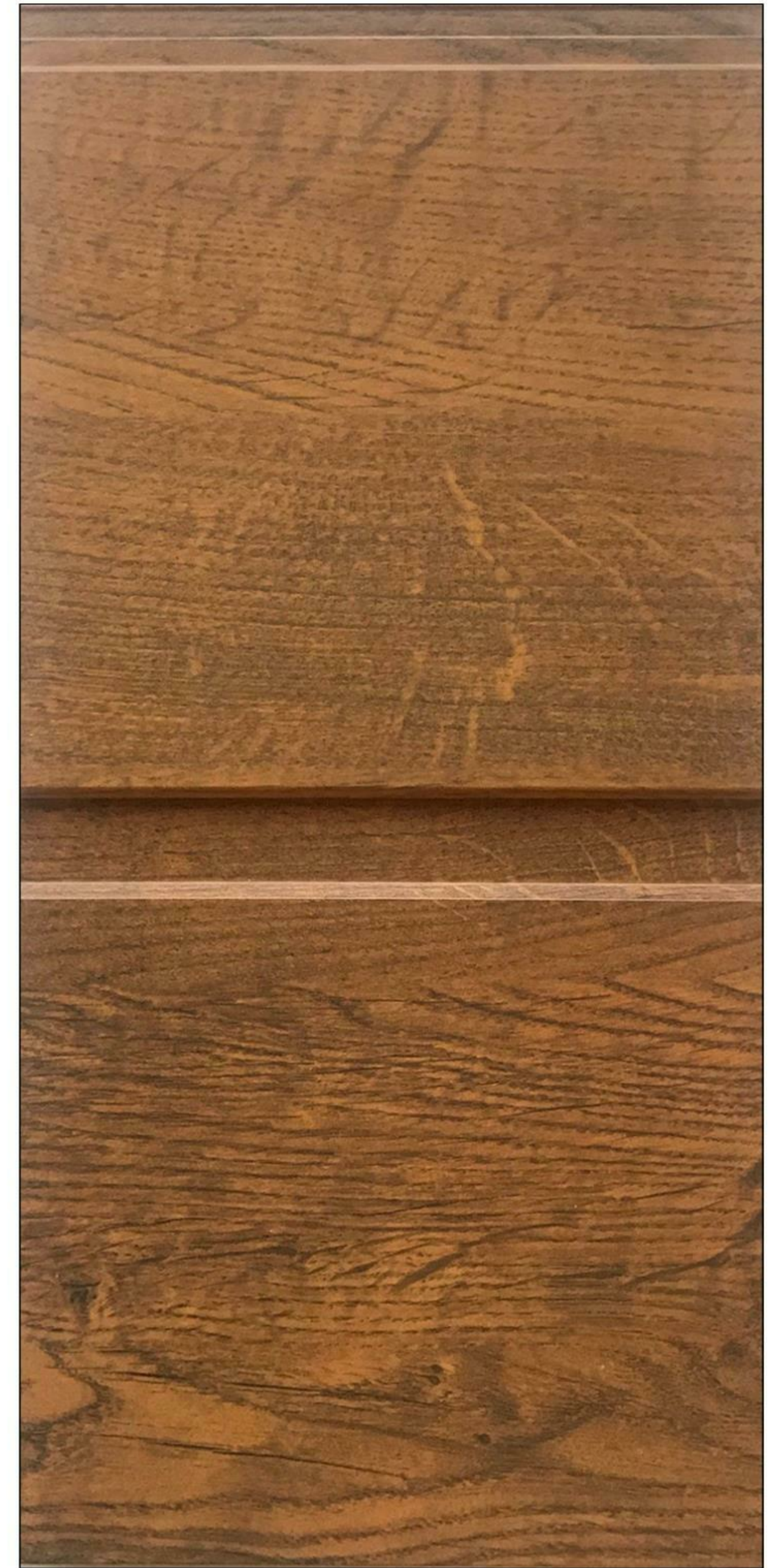
1021 VALENCIA
SAN FRANCISCO, CA

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MATERIAL BOARD

SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42



WOODGRAIN ALUMINUM SIDING - 'LIGHT ANTIQUE OAK' ①



VINYL NAIL FIN WINDOWS - 'ARCHITECTURAL BRONZE' ④



BOARD FORM CONCRETE (SAMPLE FOR TEXTURE ONLY) ③



FIBER CEMENT HORIZONTAL SIDING (SAMPLE FOR TEXTURE ONLY) ②



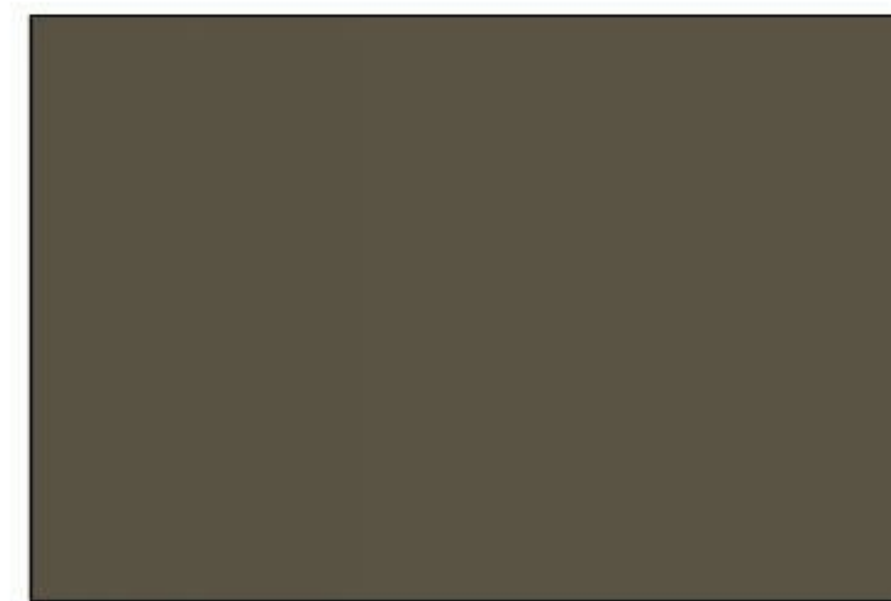
METAL AWNING ⑧



HORIZONTAL METAL RAILING ⑦



PAINT - 'CAPE MAY COBBLESTONE' ⑥B



PAINT - 'MUDDLED BASIL' ⑥A

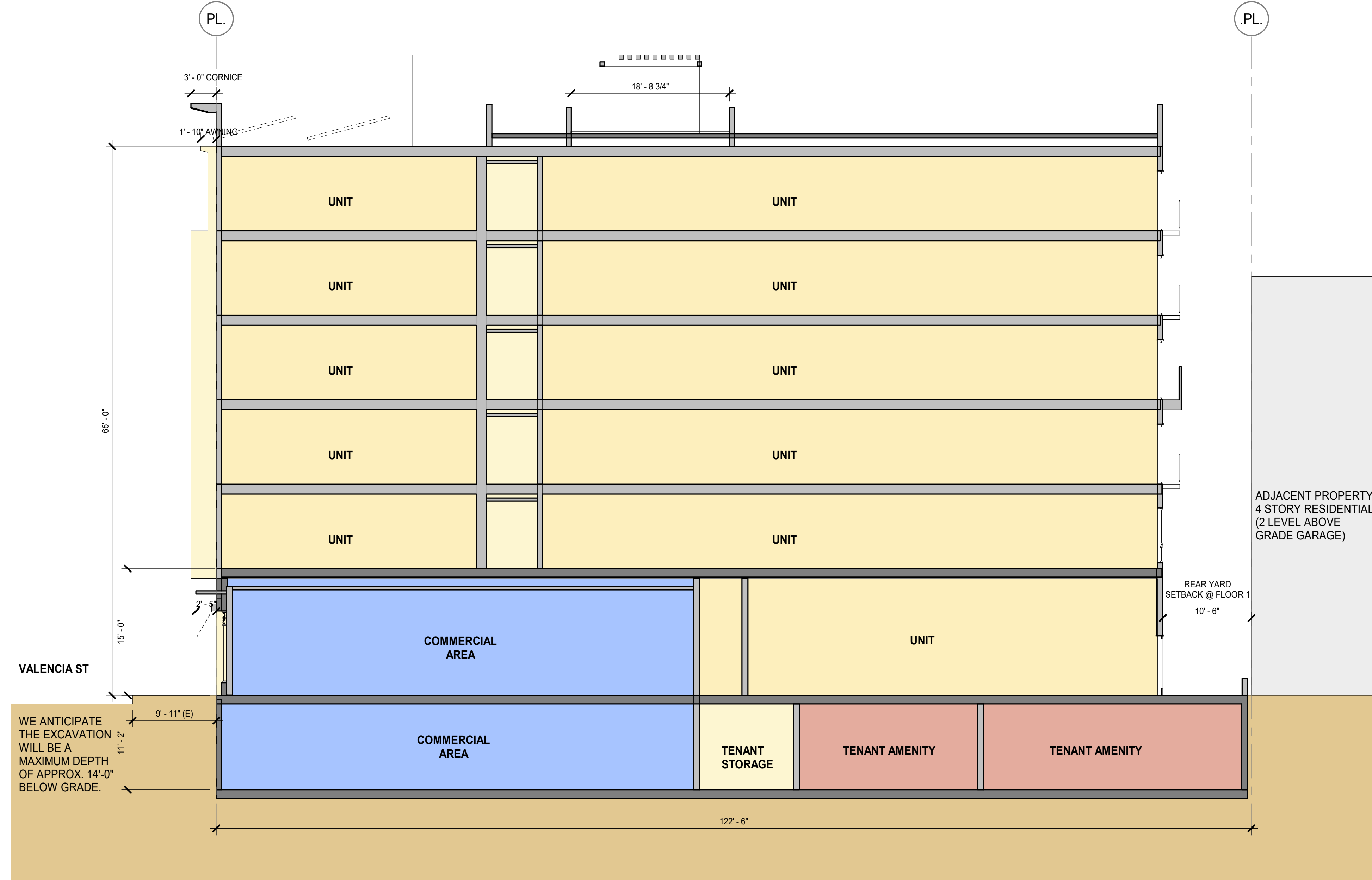


FIBER CEMENT PANEL SIDING ⑤

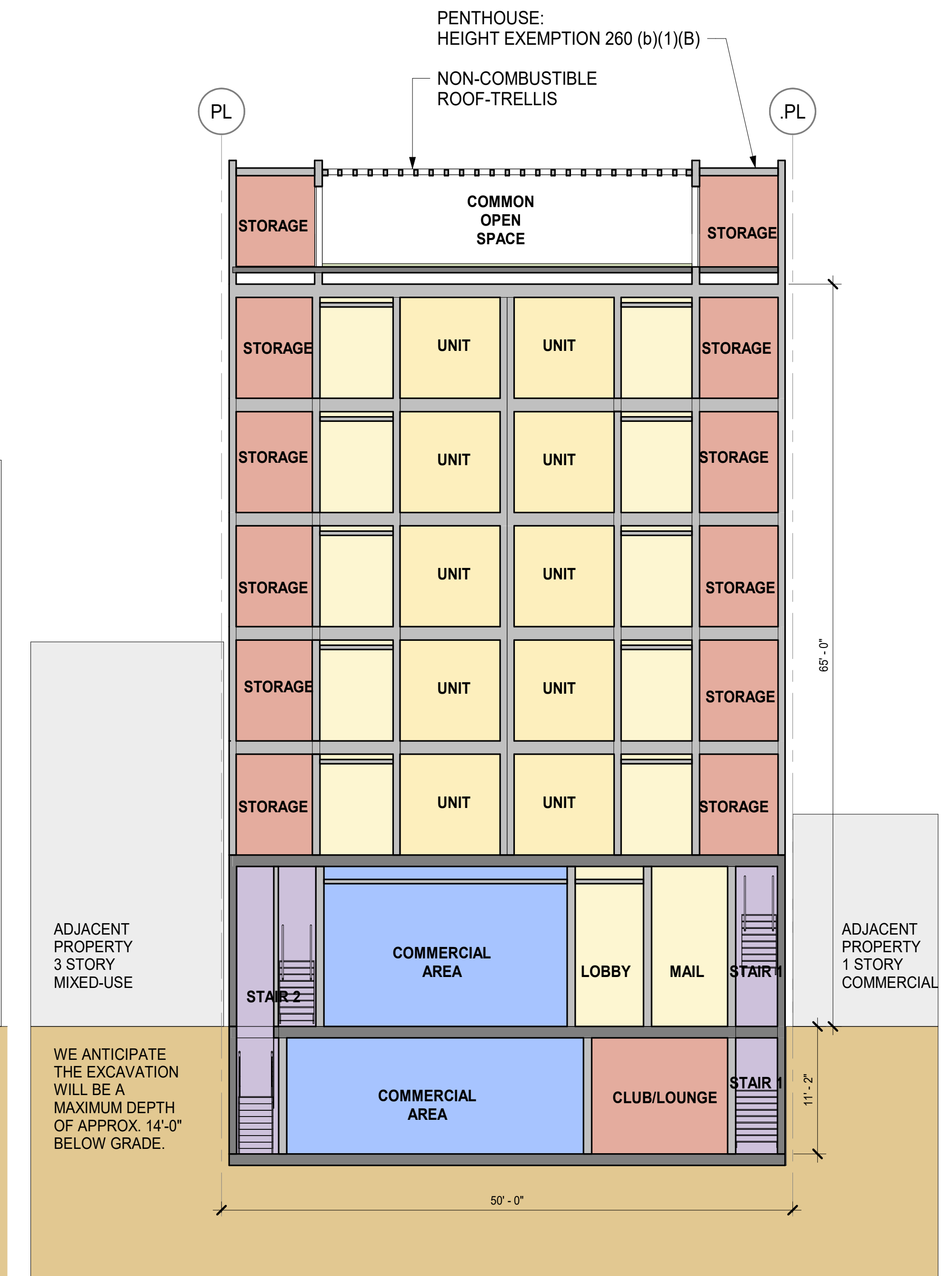


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- BUILDING GROSS AREA INCLUDED IN GFA
- DU NET AREA INCLUDED IN GFA
- TENANT AMENITY INCLUDED IN GFA
- OPERATIONS/STORAGE INCLUDED IN GFA
- VERTICAL CIRCULATIONS INCLUDED IN GFA
- RETAIL NOT INCLUDED IN GFA
- OPEN SPACE REFER TO PLANS FOR SF COMPLIANT OPEN SPACE NOT INCLUDED IN GFA
- MEP/UTILITY NOT INCLUDED IN GFA



BUILDING SECTION 2
1/8" = 1'-0"



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

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BUILDING SECTIONS

SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ. NO. 1714 DRAWN BY SP
SHEET SIZE: 30 x 42



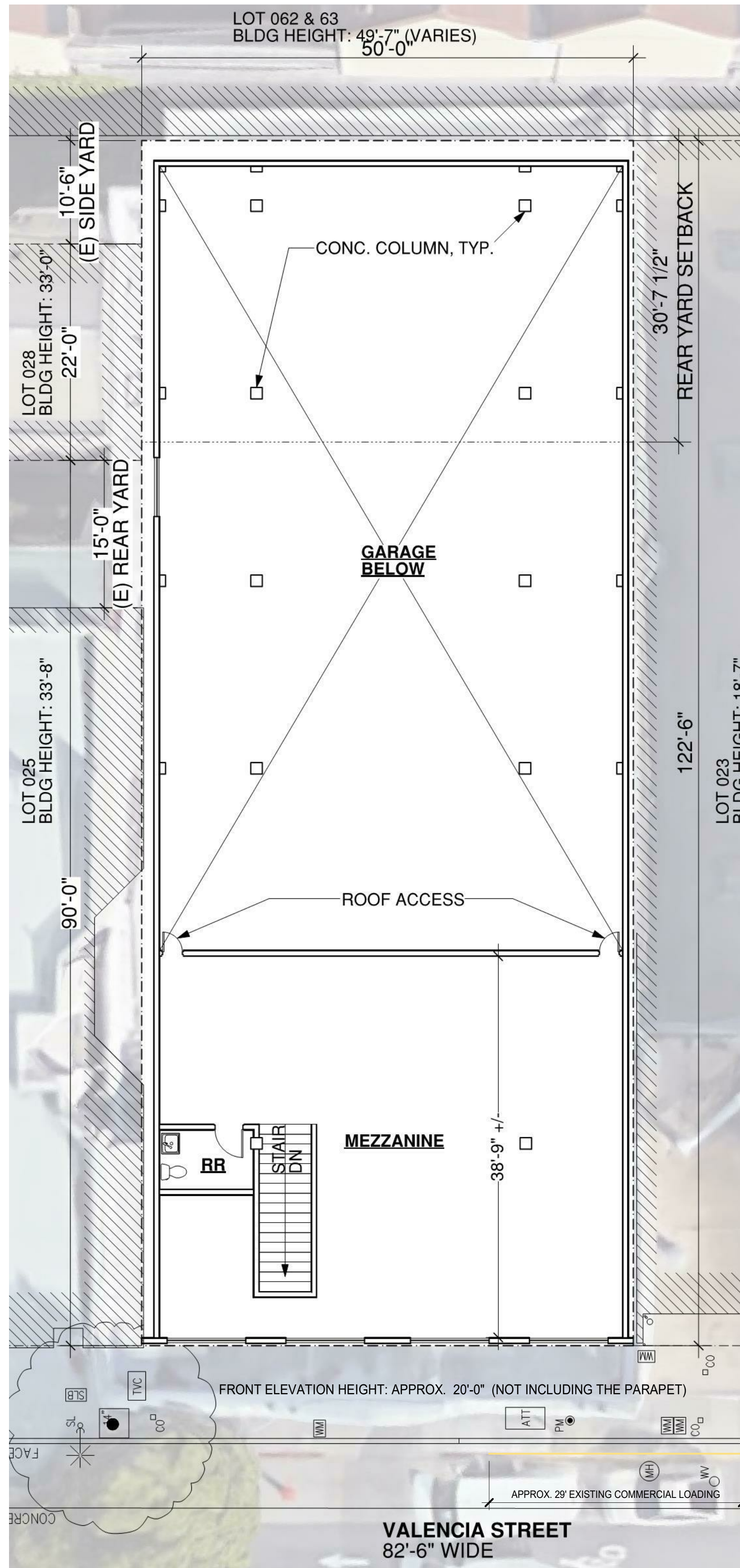
1021 VALENCIA
SAN FRANCISCO, CA

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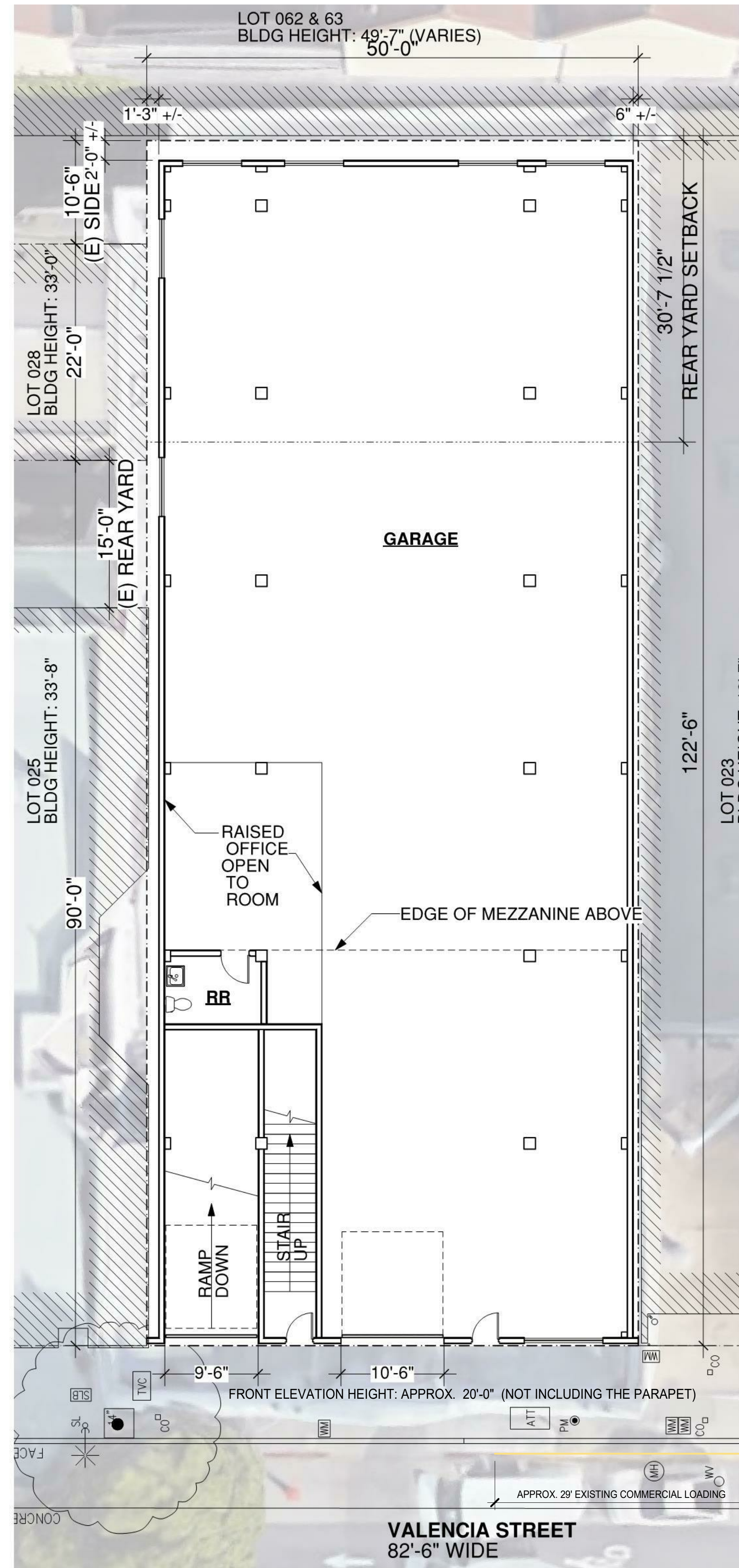
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EXISTING BUILDING PLANS

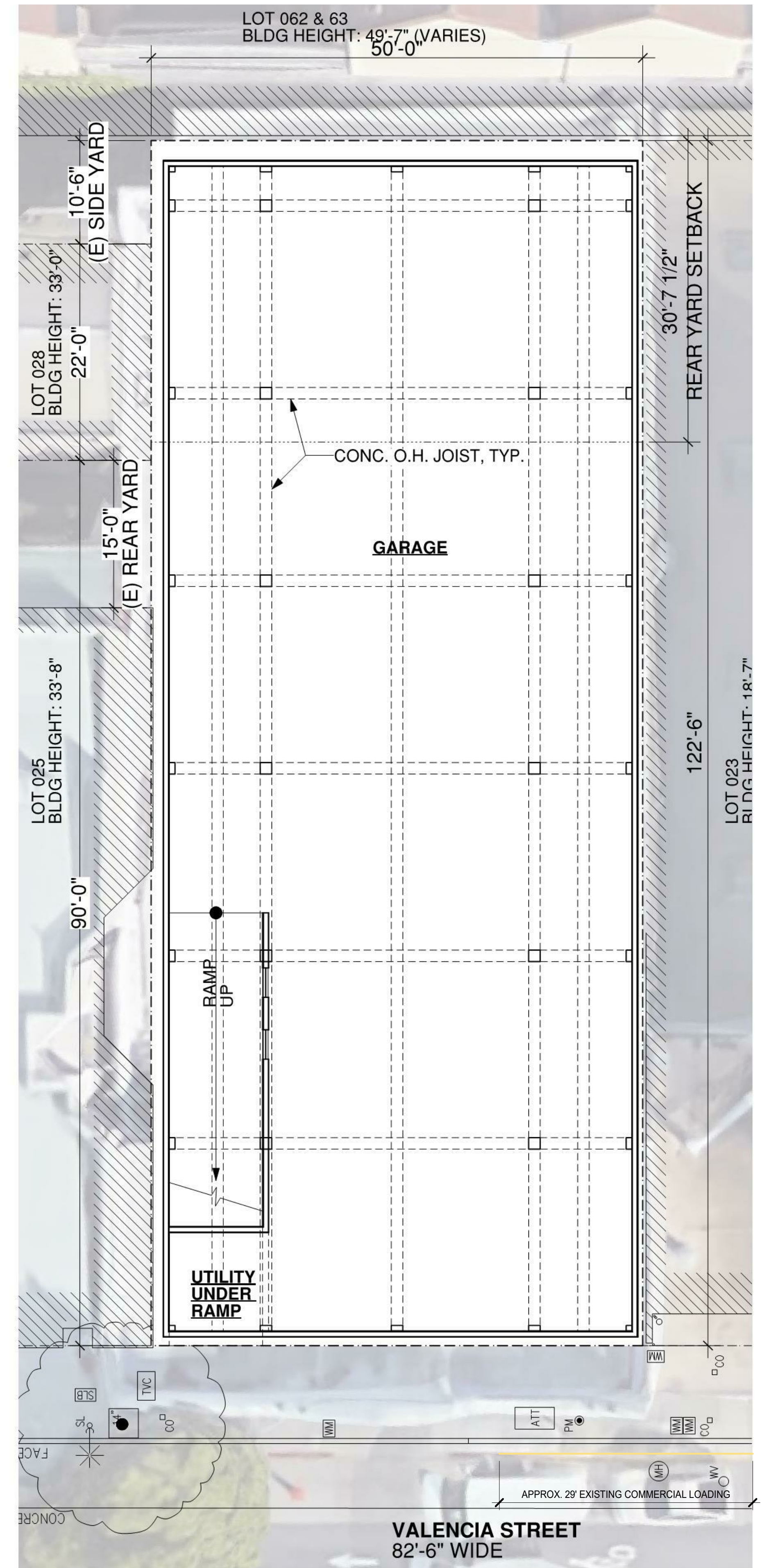
SHEET TITLE
SCALE
PRJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42



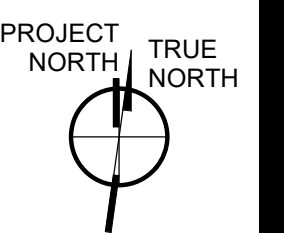
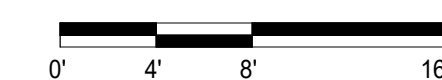
FLOOR PLAN - MEZZANINE 3
1/8" = 1'-0"



FLOOR PLAN - FLOOR 1 2
1/8" = 1'-0"



FLOOR PLAN - BASEMENT (GARAGE) 1
1/8" = 1'-0"



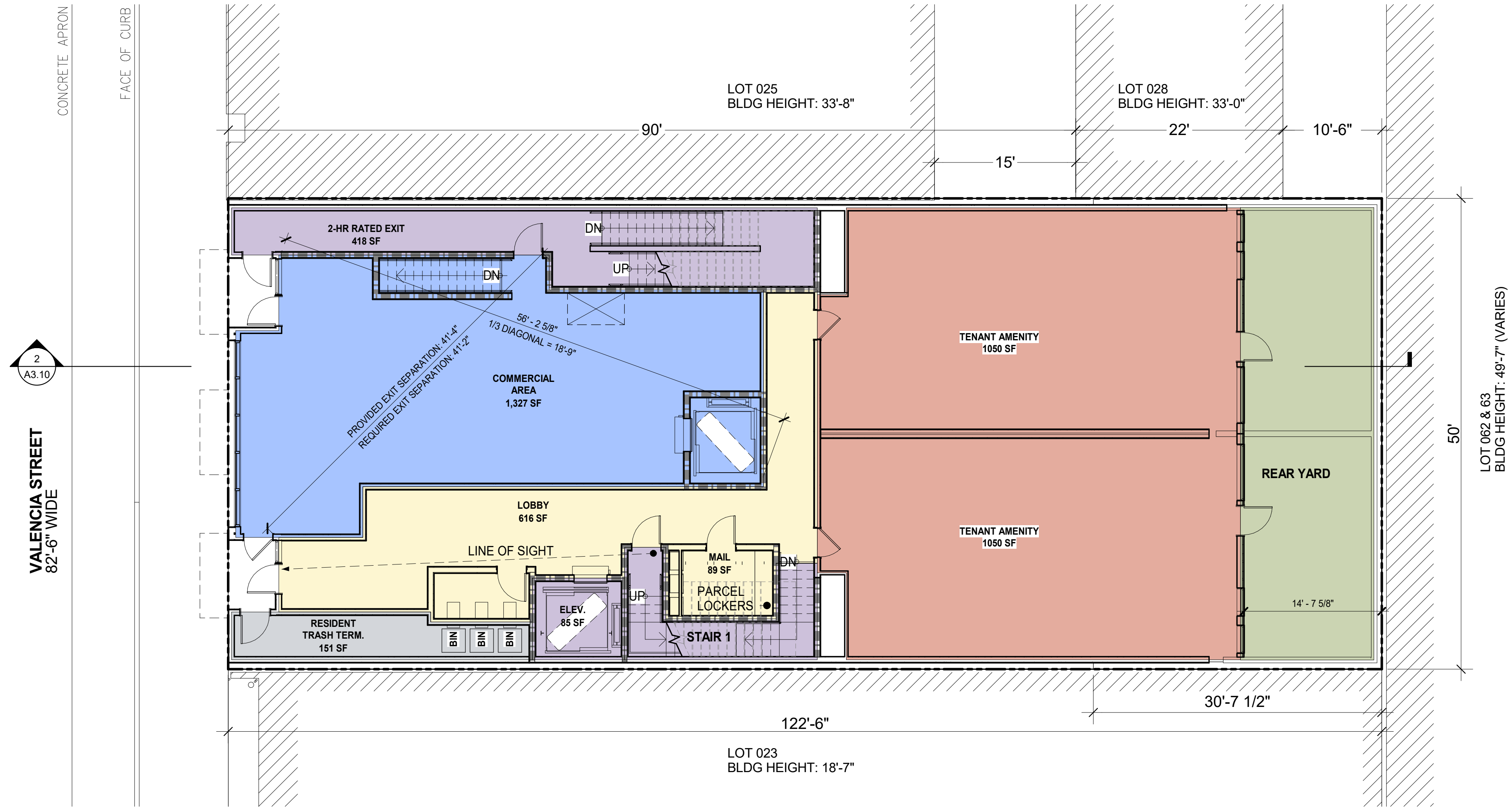
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**BASE PROJECT
BLDG PLAN
FLRS B1 & 1**

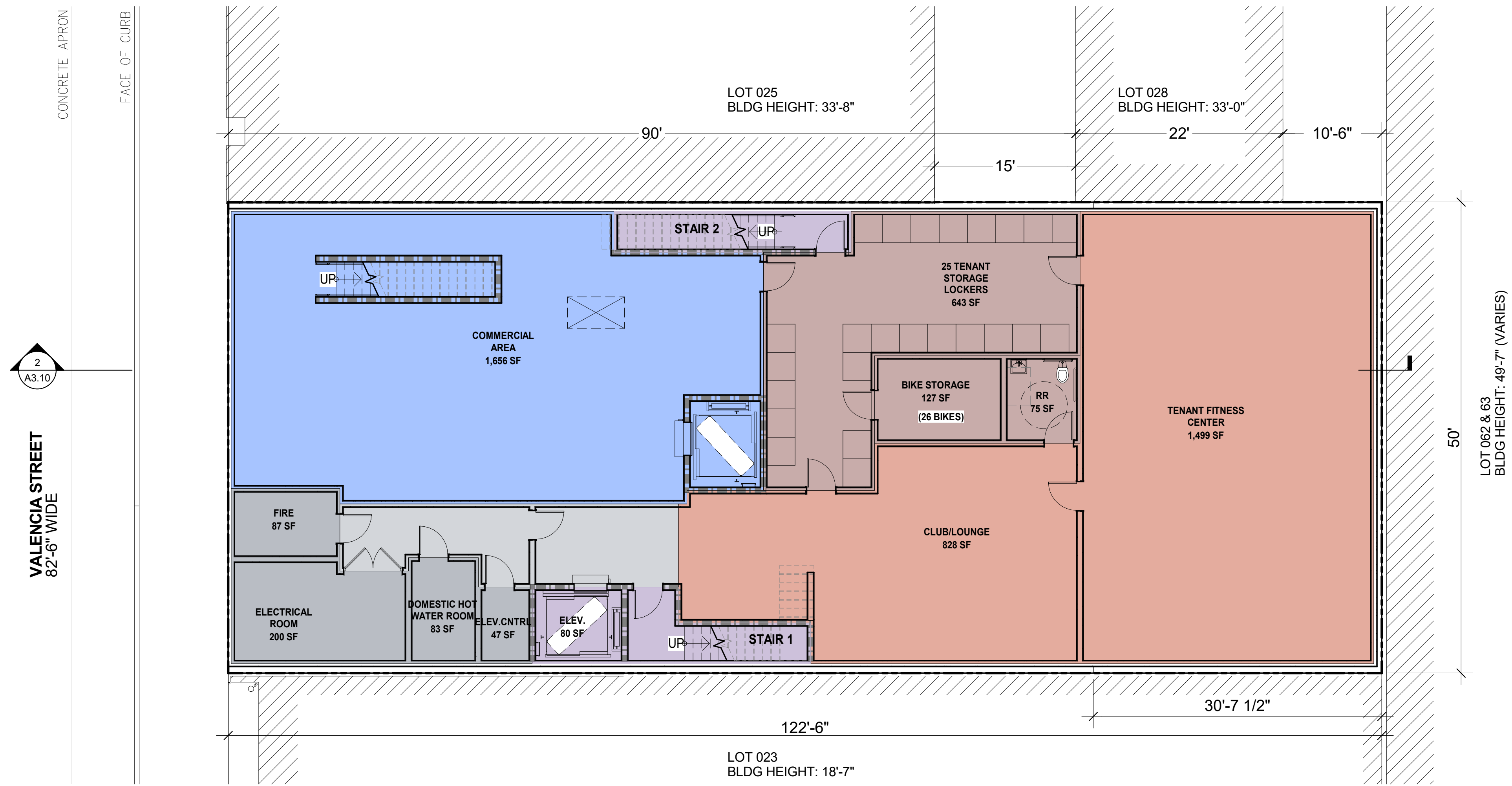
SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42

- BUILDING GROSS AREA INCLUDED IN GFA
- DU NET AREA INCLUDED IN GFA
- TENANT AMENITY INCLUDED IN GFA
- OPERATIONS/STORAGE NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS INCLUDED IN GFA
- RETAIL NOT INCLUDED IN GFA
- OPEN SPACE REFER TO PLANS FOR SF COMPLIANT OPEN SPACE NOT INCLUDED IN GFA
- MEP/UTILITY NOT INCLUDED IN GFA



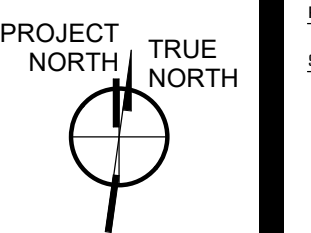
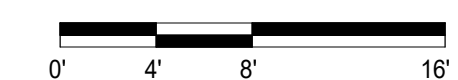
FLOOR 1 - PLAN 2

1/8" = 1'-0"

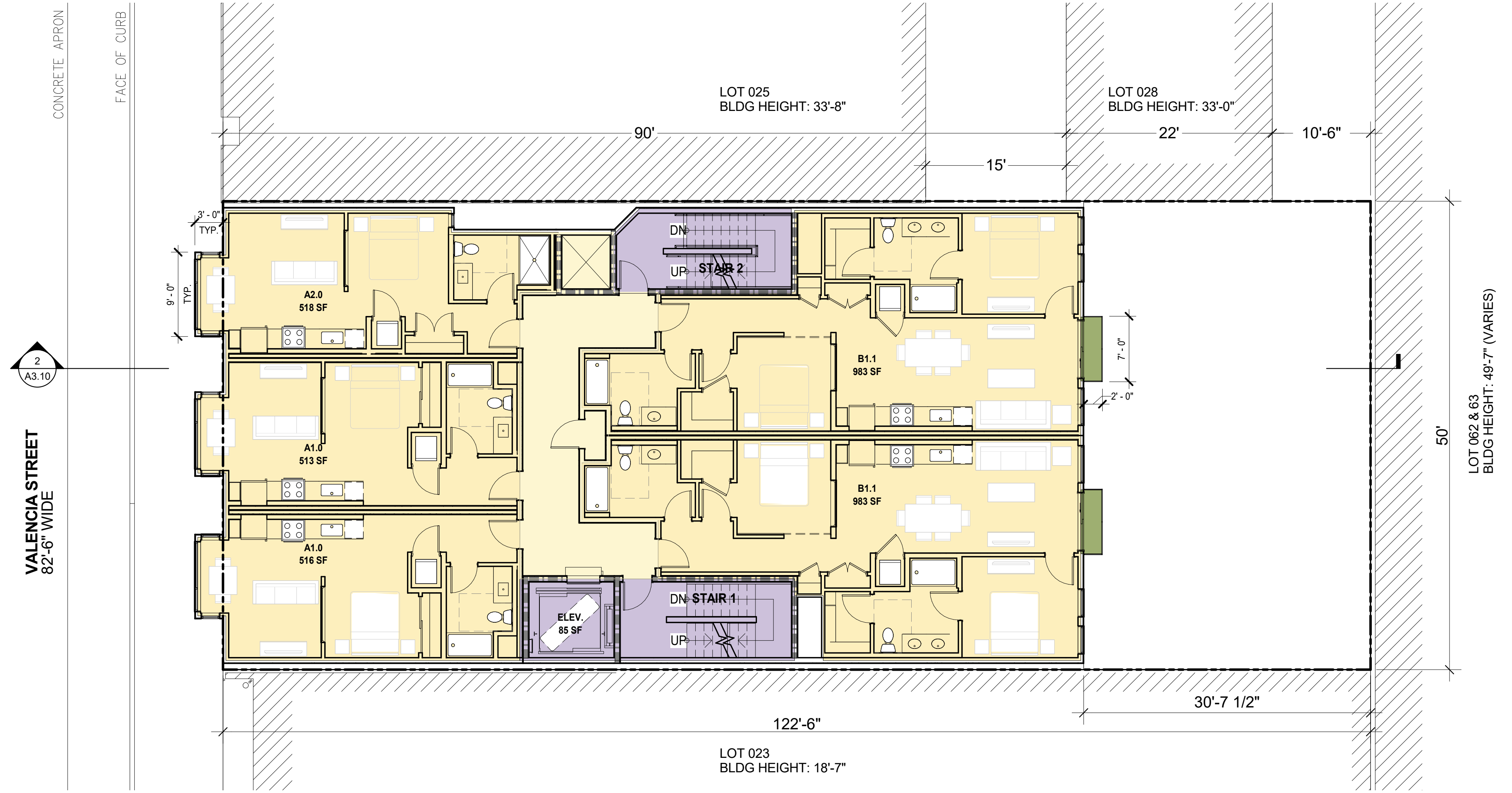


FLOOR B - PLAN 1

1/8" = 1'-0"

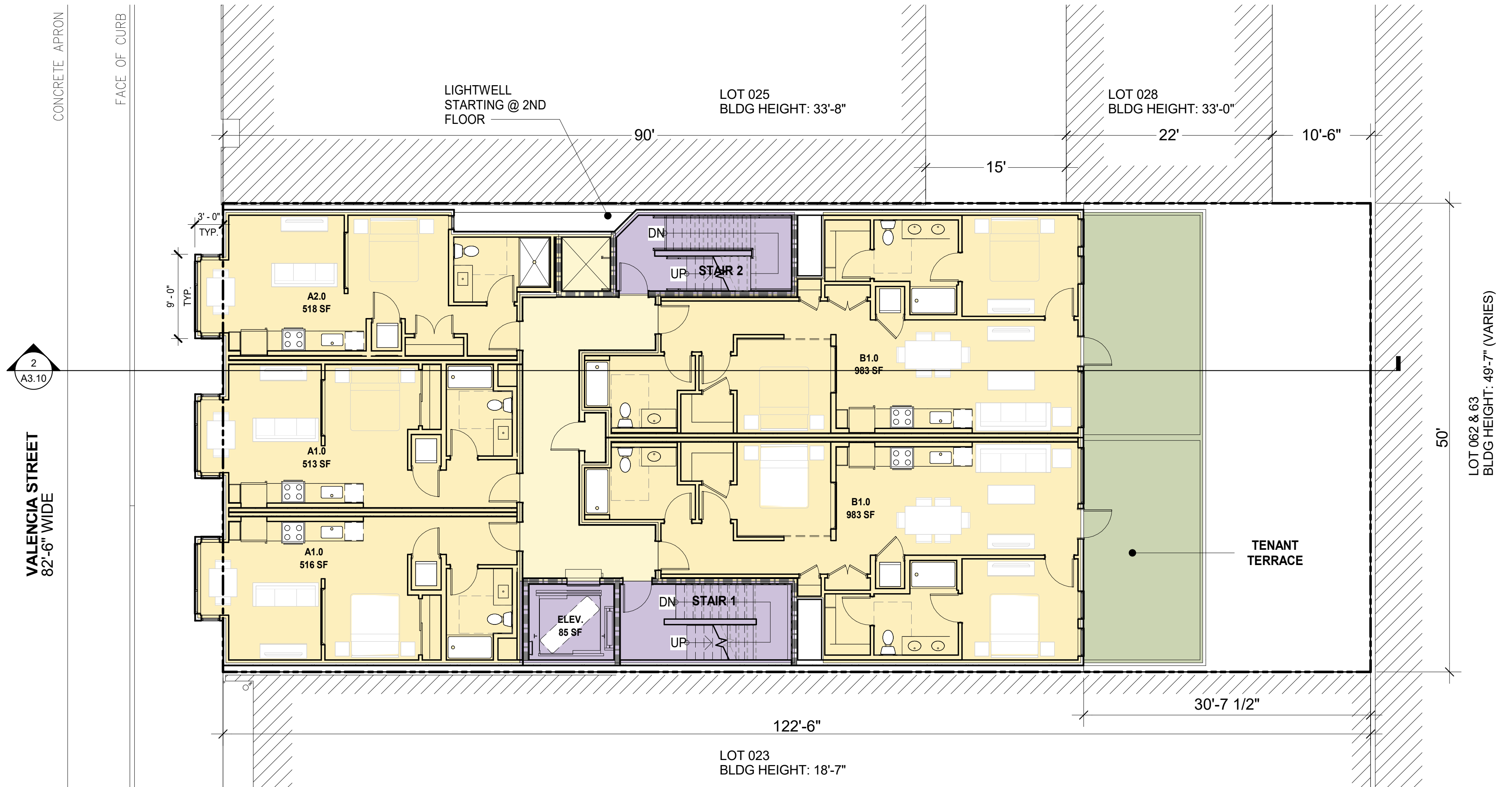


- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA
- MEP/UTILITY**
NOT INCLUDED IN GFA



FLOOR 3-4 - PLAN 2

1/8" = 1'-0"



FLOOR 2 - PLAN 1

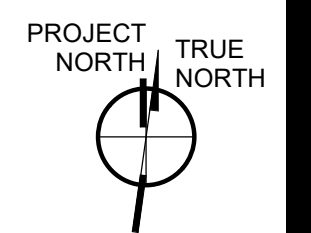
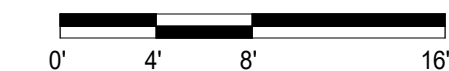
1/8" = 1'-0"

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**BASE PROJECT
BLDG PLAN
FLRS 2-4**

SHEET TITLE
SCALE 1/8" = 1'-0"
PRD. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42



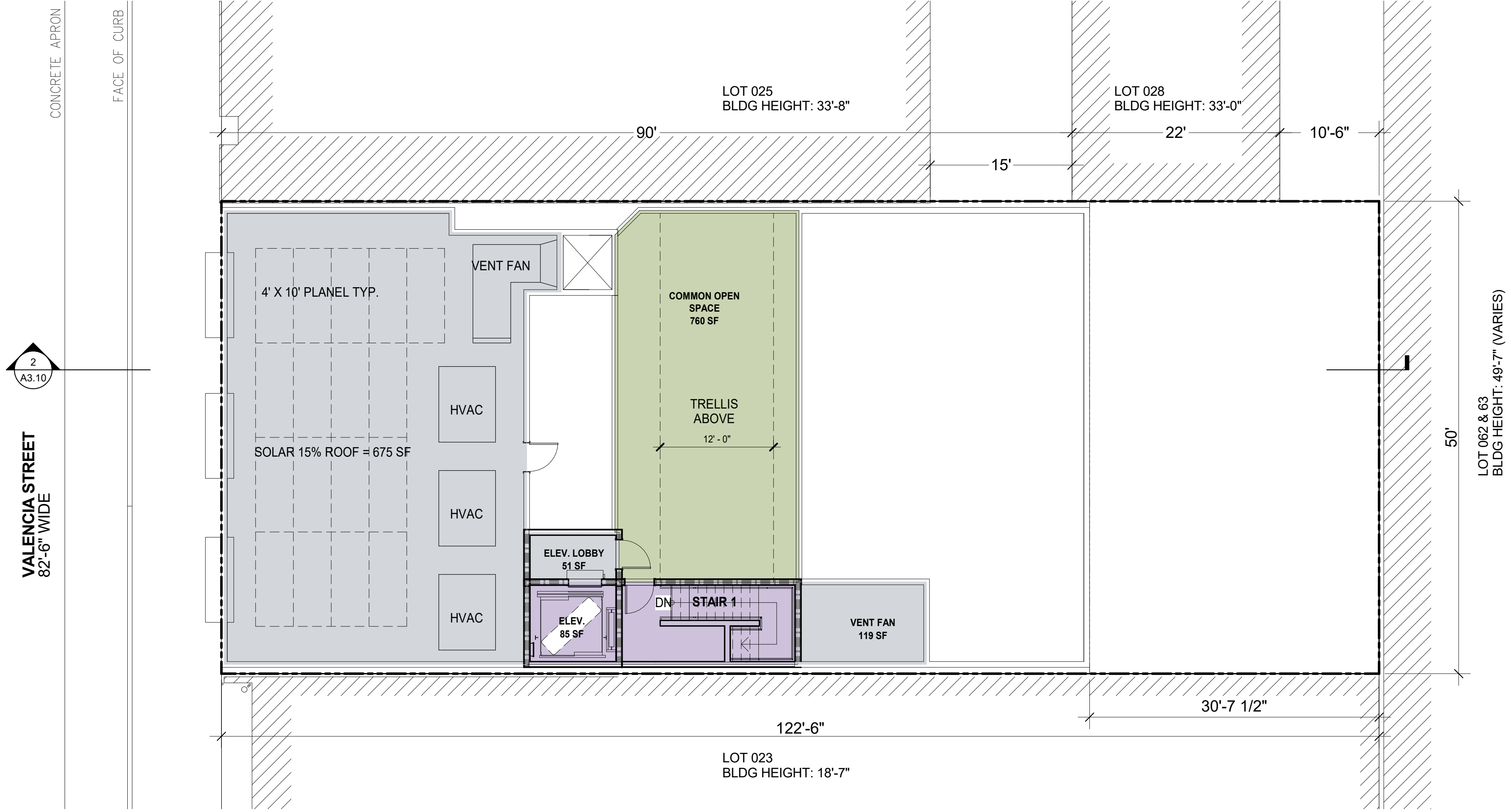
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**BASE PROJECT
BLDG PLAN
FLRS 5 & ROOF**

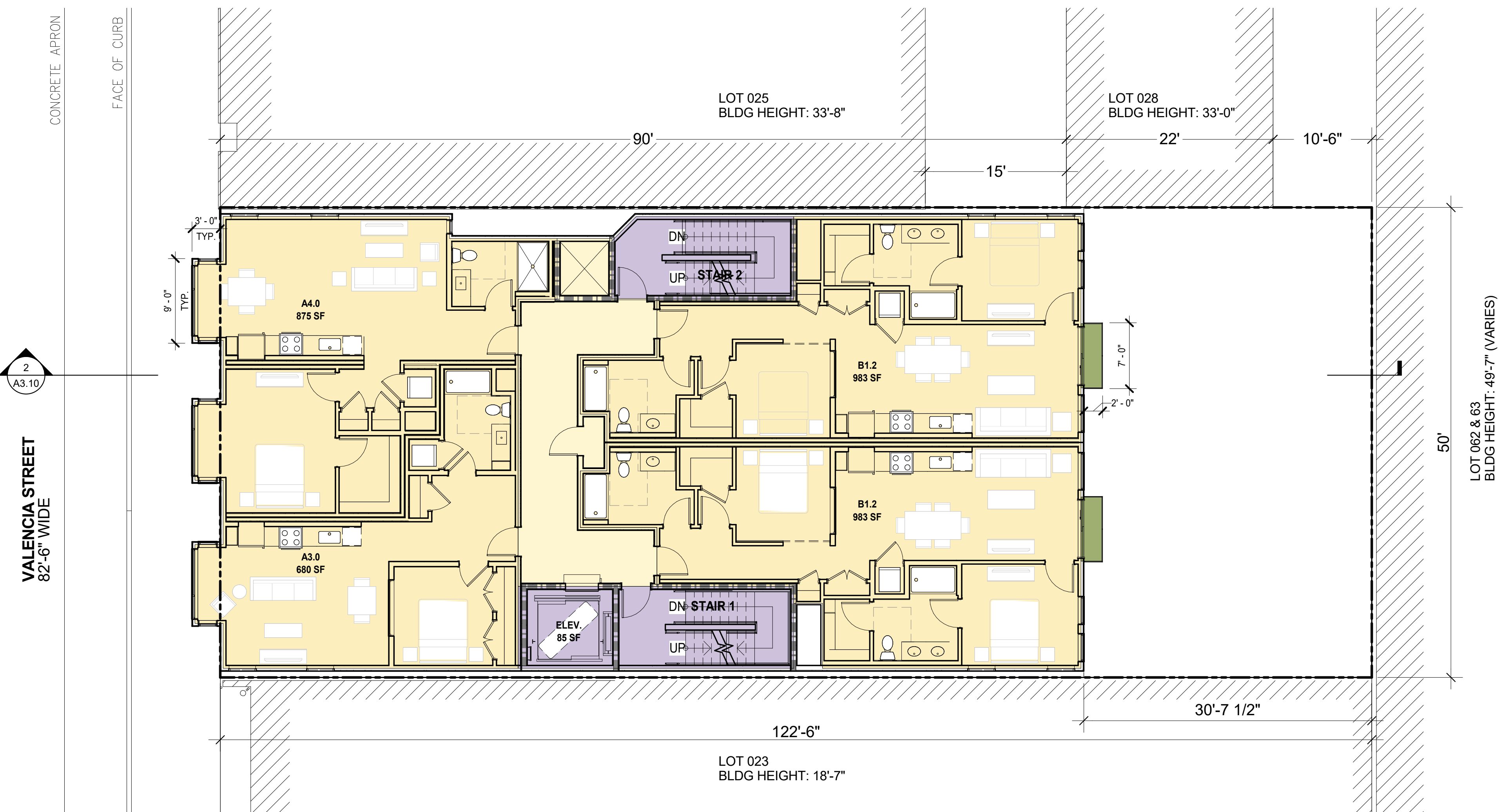
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SCALE 1/8" = 1'-0"
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42

- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA
- MEP/UTILITY**
NOT INCLUDED IN GFA



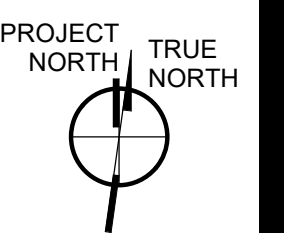
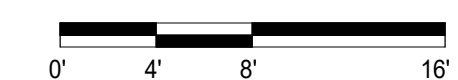
ROOF PLAN 2

1/8" = 1'-0"



FLOOR 5 - PLAN 1

1/8" = 1'-0"



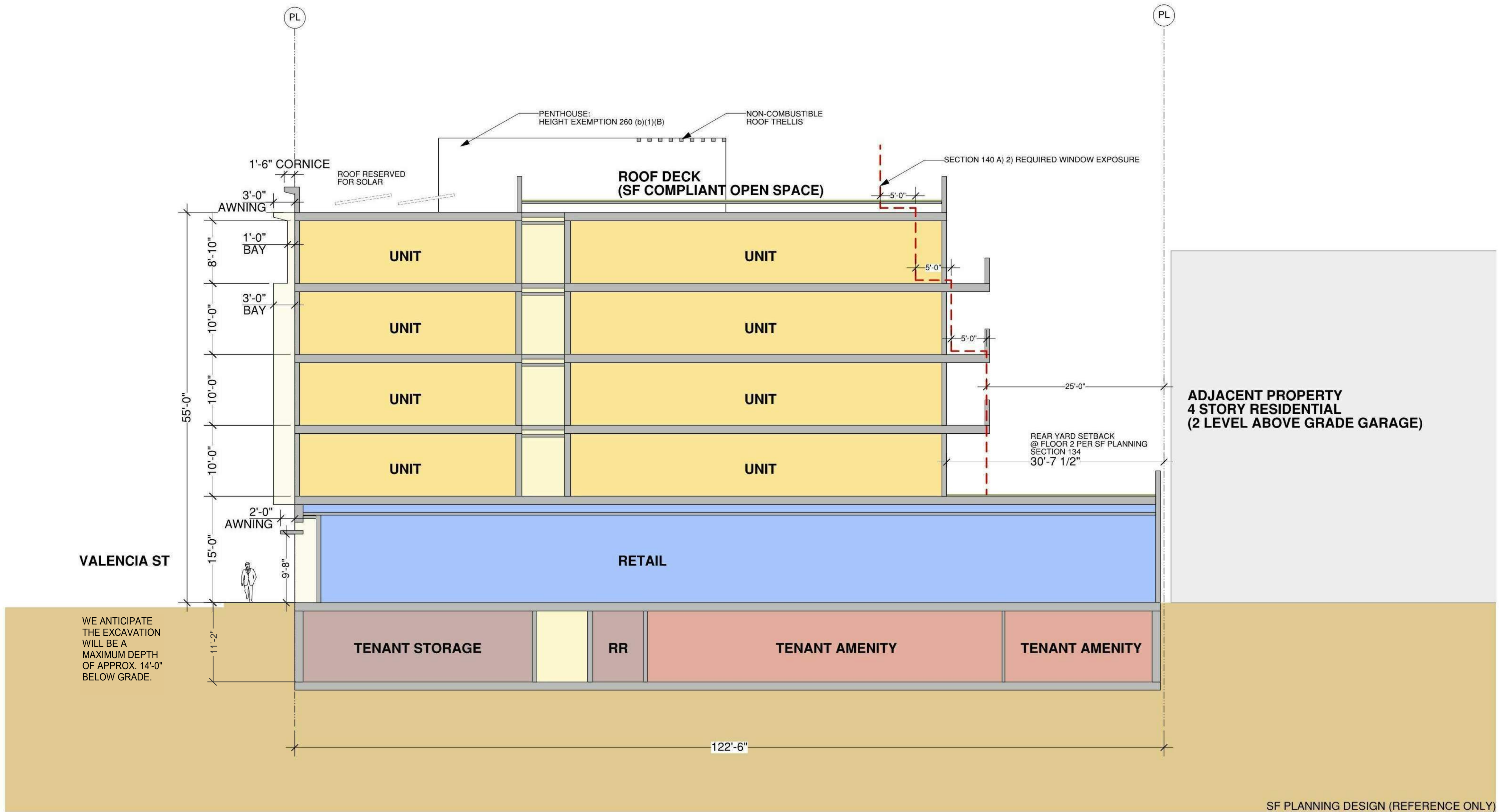
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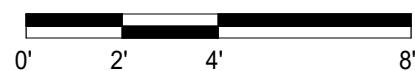
BASE PROJECT BUILDING SECTION

SHEET TITLE
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INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA
- MEP/UTILITY**
NOT INCLUDED IN GFA



BUILDING SECTION 1
3/32" = 1'-0"

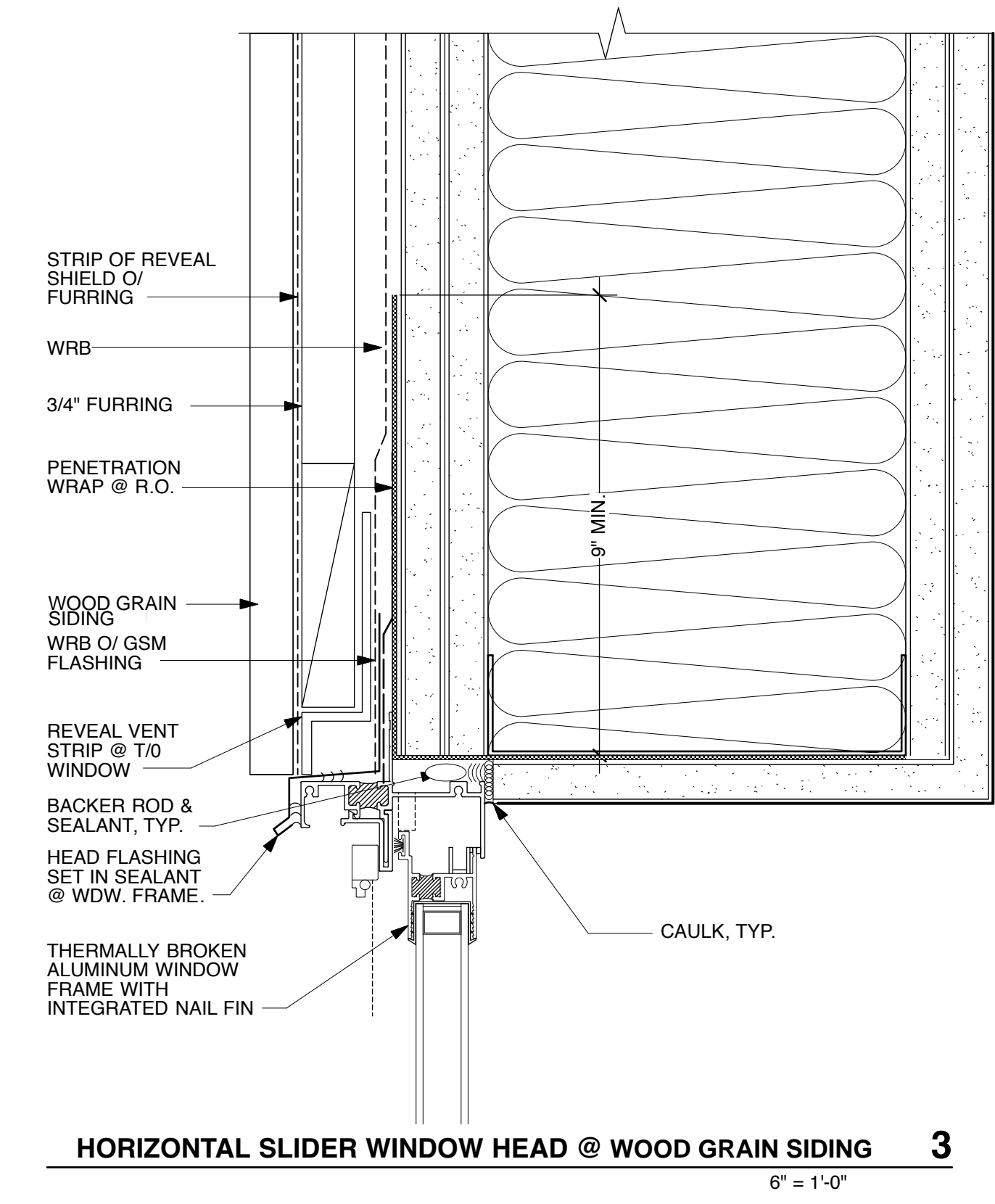


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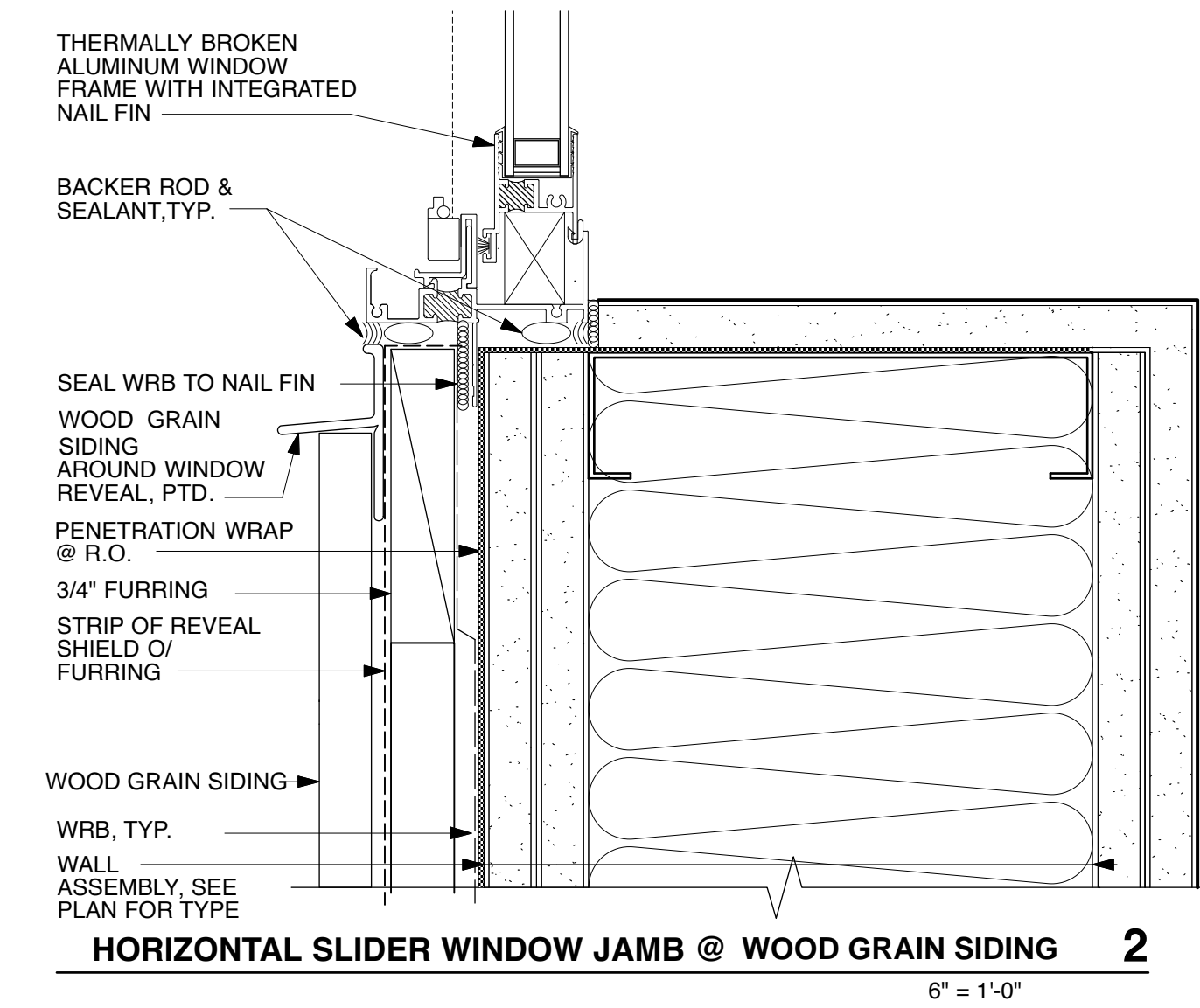
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WINDOW DETAILS

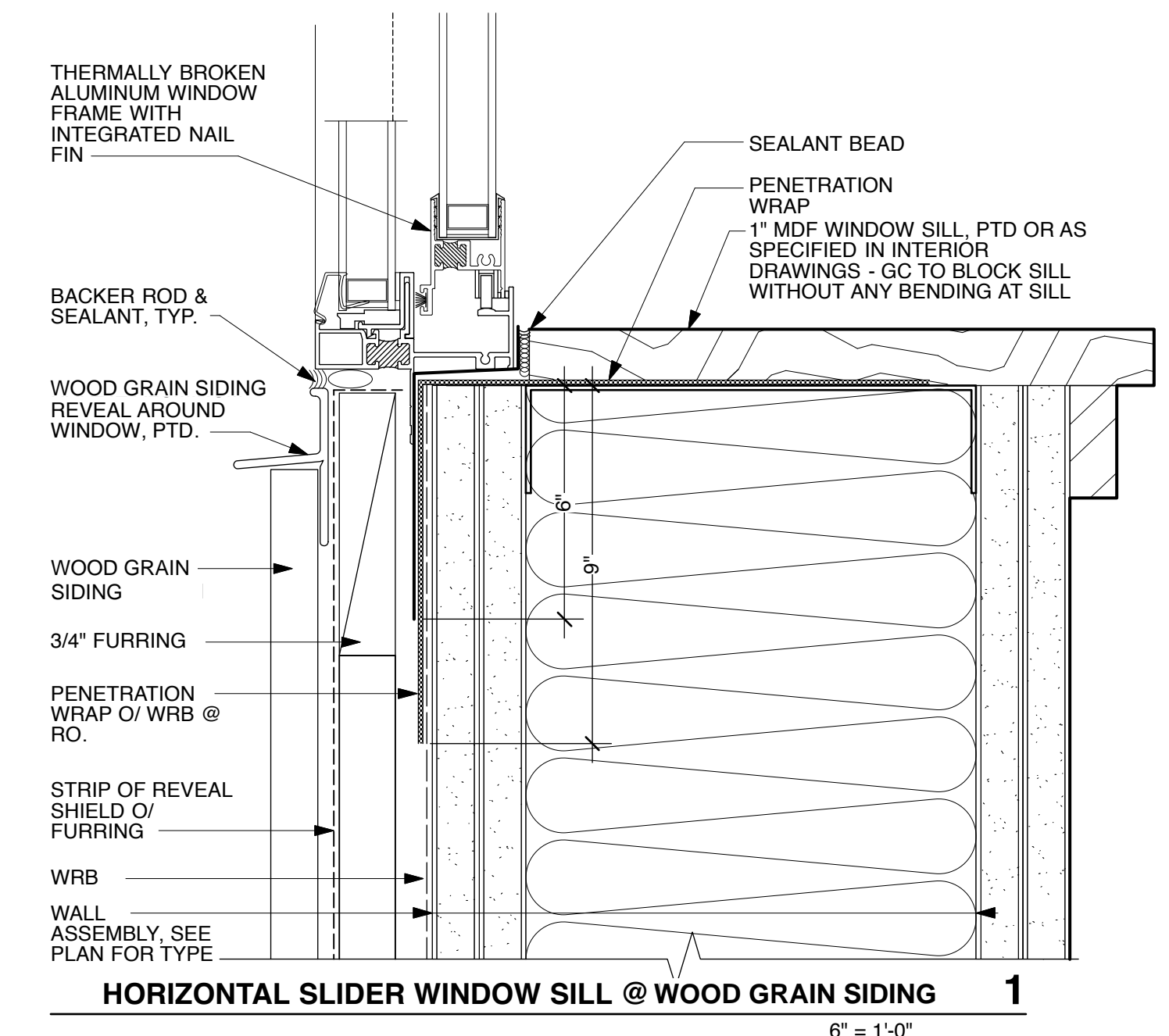
SHEET TITLE
SCALE AS NOTED
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42



HORIZONTAL SLIDER WINDOW HEAD @ WOOD GRAIN SIDING 3
6" = 1'-0"



HORIZONTAL SLIDER WINDOW JAMB @ WOOD GRAIN SIDING 2
6" = 1'-0"



HORIZONTAL SLIDER WINDOW SILL @ WOOD GRAIN SIDING 1
6" = 1'-0"