



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: February 18, 2021

Record No.: 2017-013728DRP-02
Project Address: 1021 Valencia Street
Permit Applications: 2020.0825.2609
Zoning: Valencia -NCT [Neighborhood Commercial Transit]
55-X Height and Bulk District
Mission Area Plan - Eastern Neighborhoods
Block/Lot: 3616 / 024
Project Sponsor: Ken Elkington
1641 Camino Verdera
Lincoln, CA 95648
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The proposed project would demolish an existing one-story 20' tall automotive repair building and construct a 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 waivers for rear yard, height limit, usable open space, and dwelling unit exposure. The Project requires adoption of findings for the State Density Bonus under Planning Code Section 206.6, which would occur at this hearing.

Site Description and Present Use

The site is a 50' wide x 122'-6" deep lot containing an existing 1-story, commercial building. The existing building is a Category 'C' - no historic resource present - built in 1922.

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.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	September 28, 2020– October 28, 2020	September 28, 2020	February 18, 2021	143 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	January 29, 2021	January 29, 2021	20 days
Mailed Notice	20 days	January 29, 2021	January 29, 2021	20 days
Online Notice	20 days	January 29, 2021	January 29, 2021	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	1	0	0
Neighborhood groups	0	0	0

Environmental Review

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on October 1, 2019, 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.

DR Requestor

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.

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 proposal is for code-complying building which matches the adjacent building's lightwell. The project sponsor has produced a shadow study that demonstrates minimal impact to light around the equinoxes. Foundation issues are reviewed by the Department of Building Inspection at a later stage. The project sponsor is happy to share those plans with the DR requestors for their review. The Discretionary Review is to be used in cases when exceptional and extraordinary circumstance associated with a project. This project does not meet that threshold.

See attached Response to Discretionary Review, dated November 24, 2020.

Department Review

The Planning Department's review of this proposal confirms support for this Code-complying project. However, it is possible for the proposed project to better reciprocate with the adjacent building's rear yard and lightwell in a manner typically consistent with the Department's guidelines.

The State Density Bonus law allows a project to request concessions and waivers from the Planning Code. This project, as currently designed, is code -complying with respect to the rear yard. The project matches the adjacent building's light well with a light well that is 3' deep.

Planning staff suggested a modification of the building footprint at the rear which would give relief to the adjacent neighbors' rear yard by creating a 15' wide' x 8' deep reciprocating light well. This is achievable without losing any floor area or bedrooms by extending further into the rear yard to compensate for the floor area. Although, staff believes this would improve the access of direct light to the neighboring rear yard, the project sponsor was unwilling to make changes due to the increase in cost for the project. It is generally accepted that adding corners to a building does increase costs as does the cost of redesigning the building.

As such, the Planning Department is recommending approval as proposed.

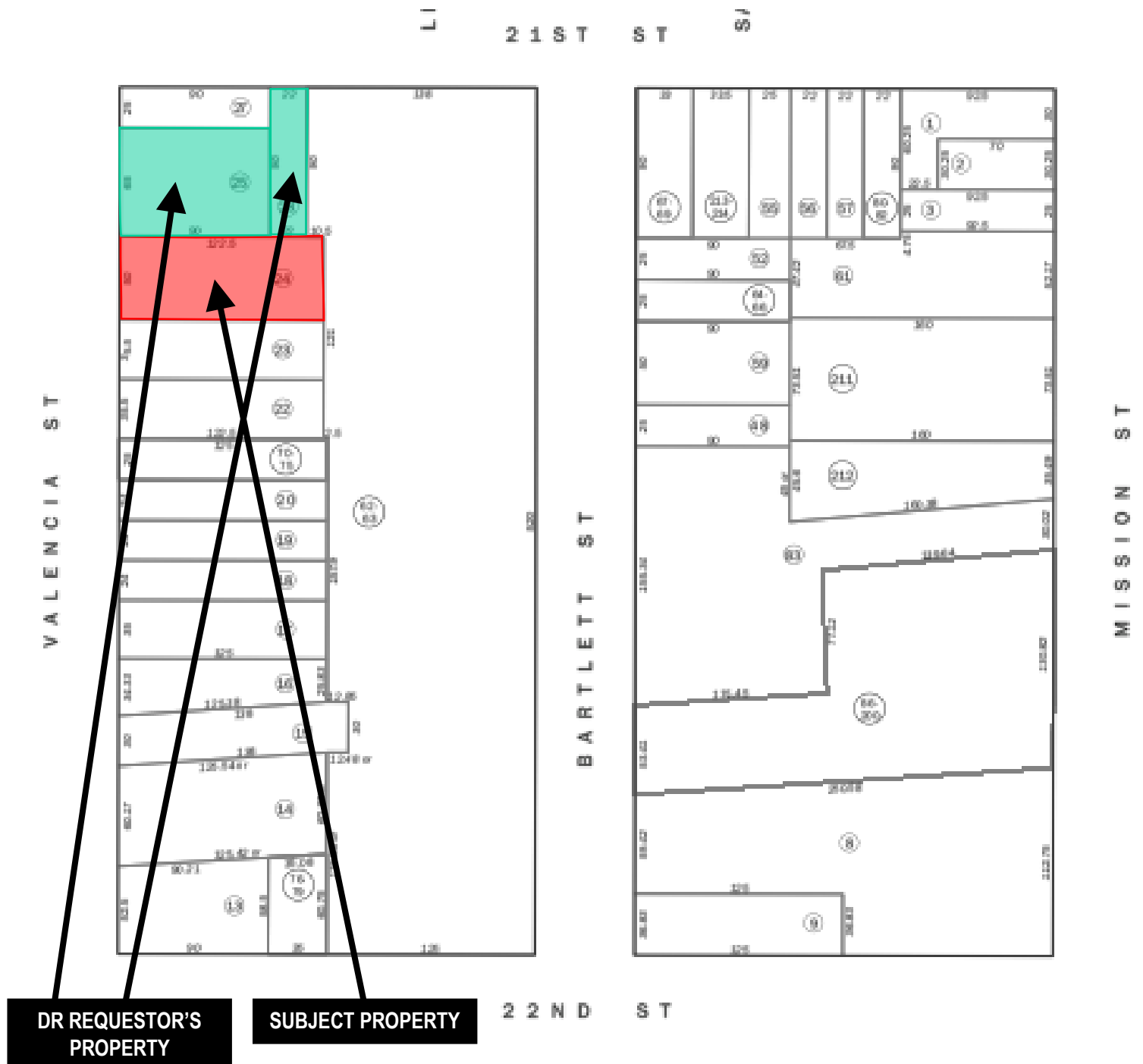
Recommendation: Do Not Take DR and Approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application, dated November 24, 2020
Letter of support
311 plans

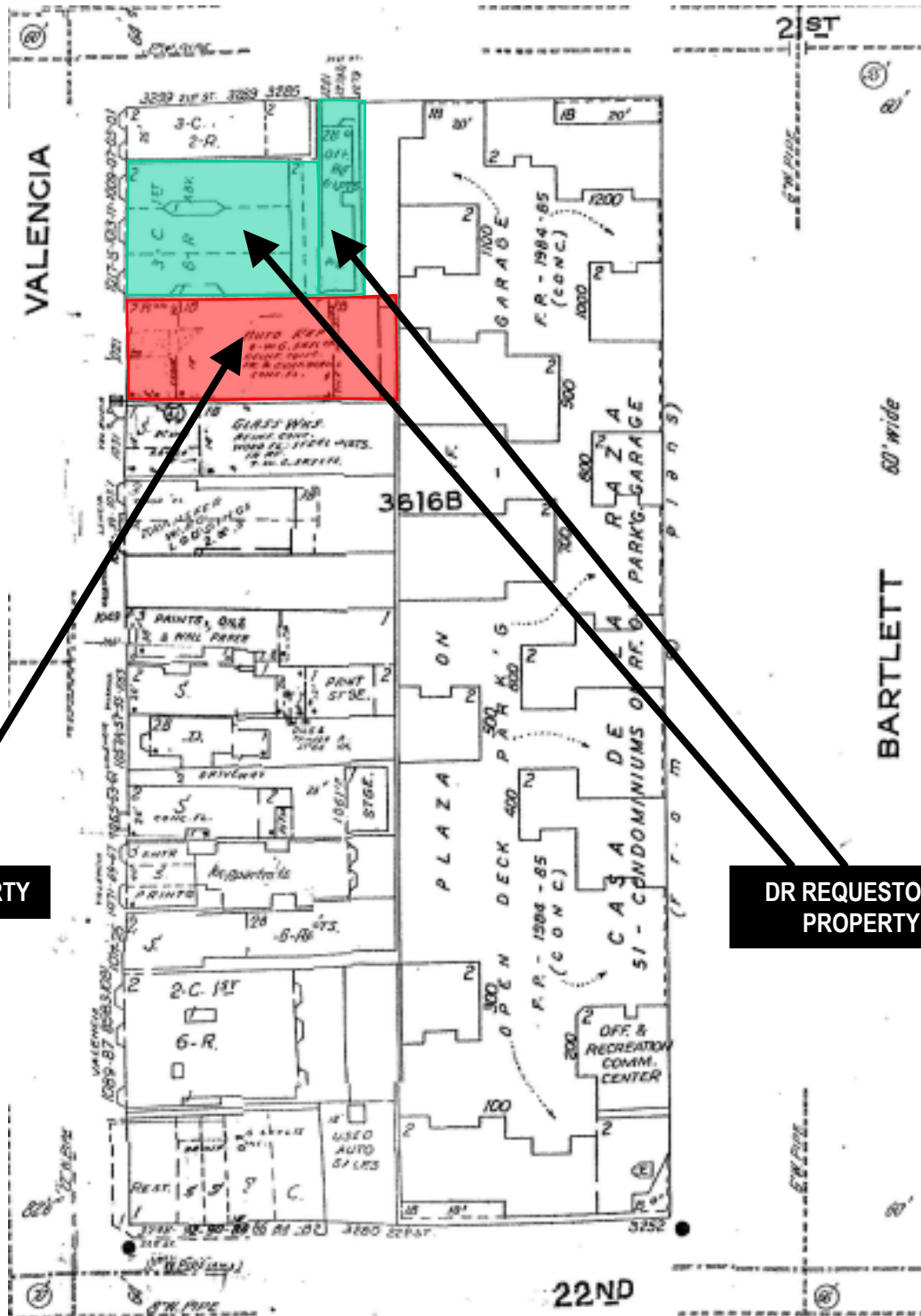
Exhibits

Parcel Map



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

Sanborn Map*

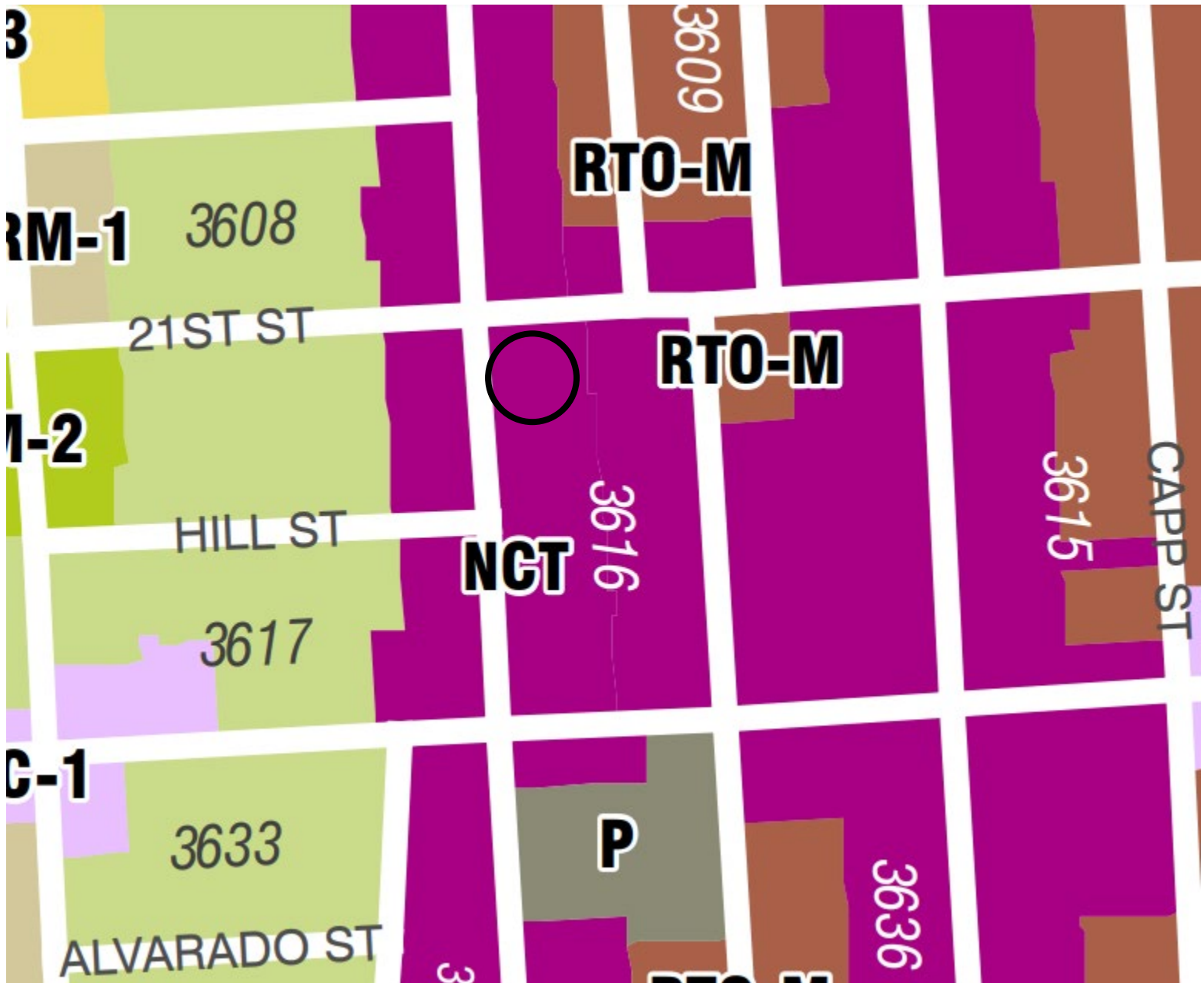


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



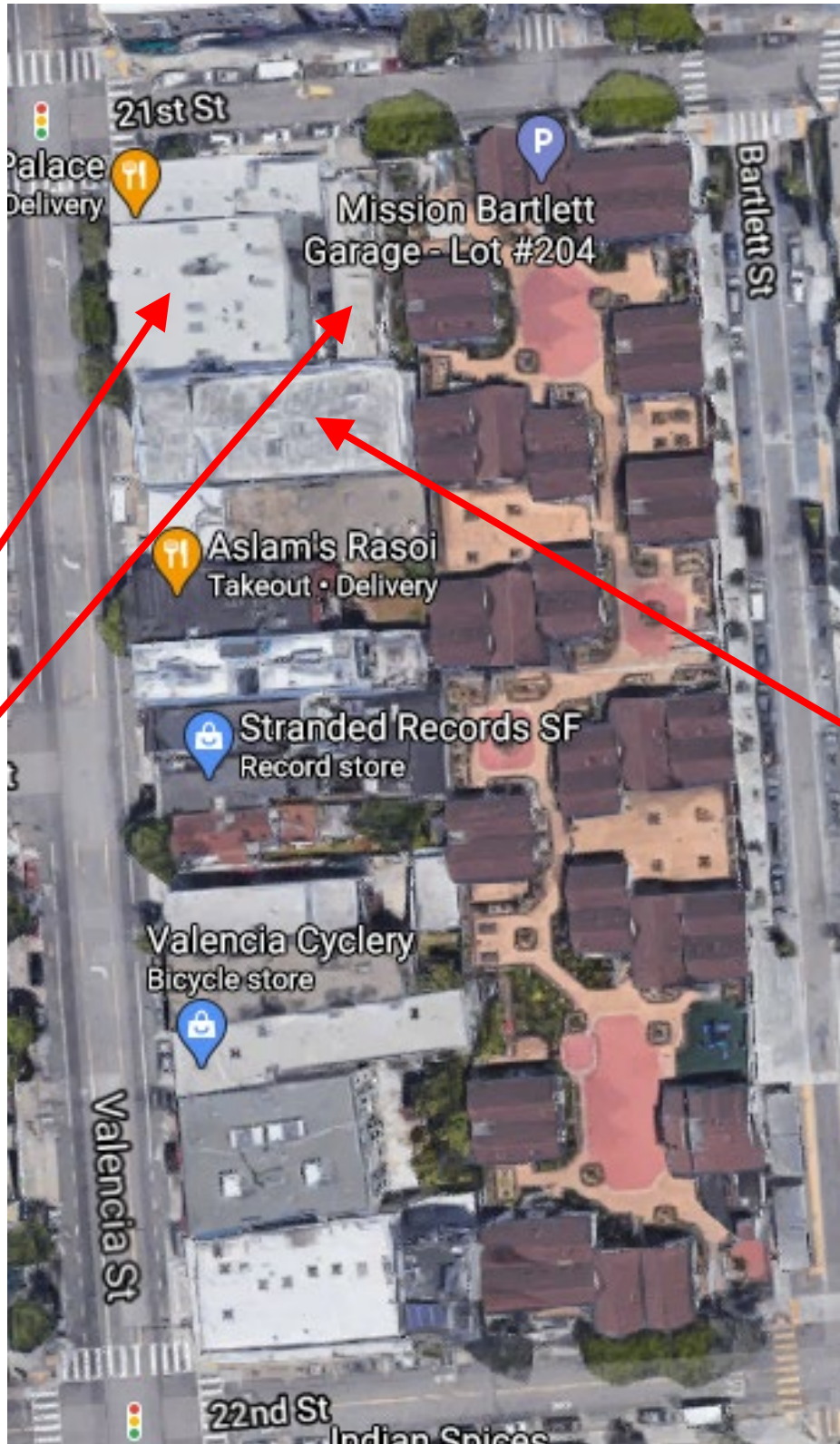
Discretionary Review Hearing
Case Number 2017-013728CRVDRP
1021 Valencia Street

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

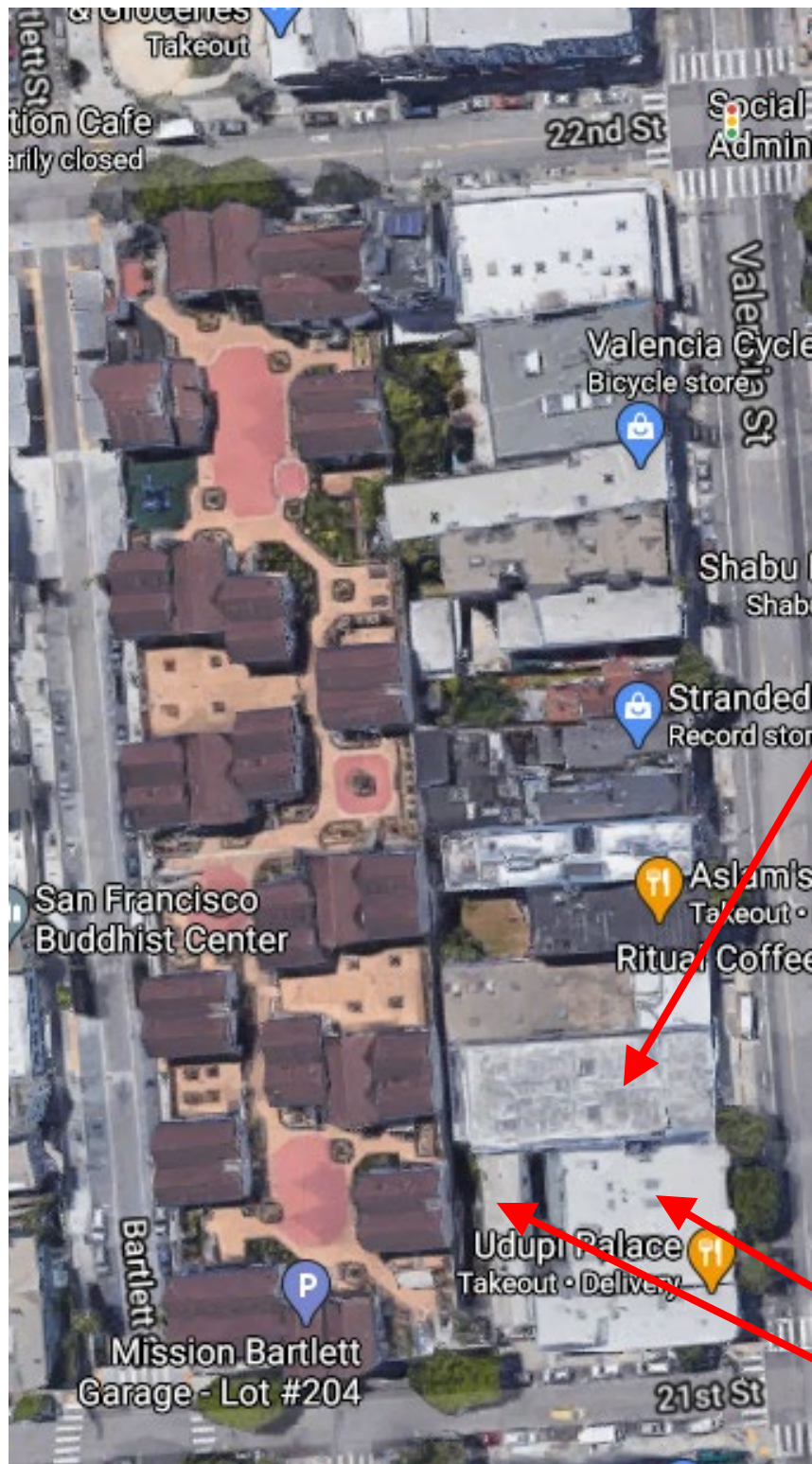


SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Aerial Photo



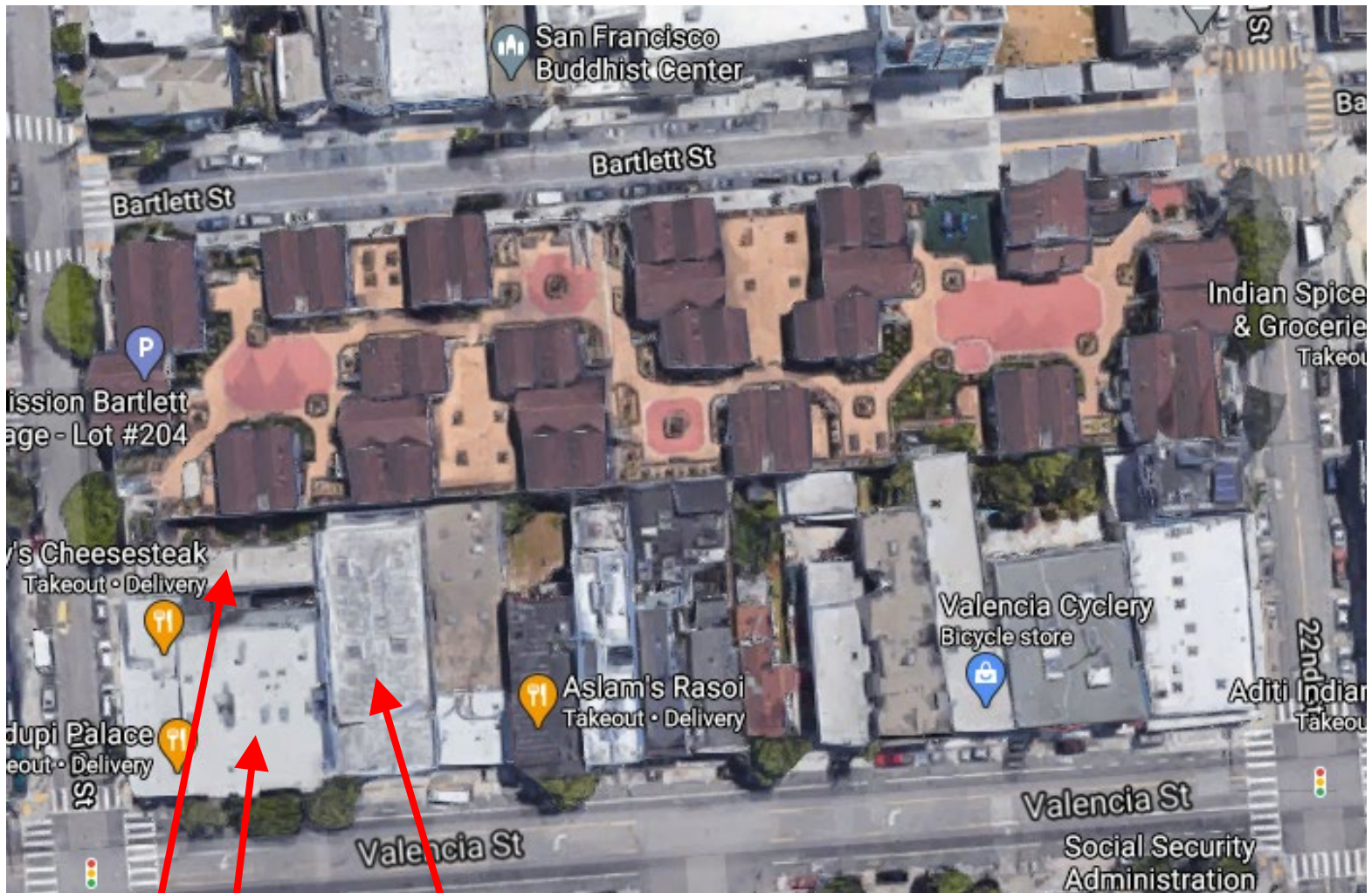
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



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

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY

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



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On August 25, 2020, Building Permit Application No. 2020.0825.2609 was filed for work at the Project Address below.

Notice Date: 9/28/20

Expiration Date: 10/28/20

PROJECT INFORMATION

Project Address: **1021 VALENCIA ST**
Cross Streets: **21st Street**
Block / Lot No.: **3616 / 024**
Zoning District(s): **NCT / 55-X**
Record No.: **2017-013728PRJ**

APPLICANT INFORMATION

Applicant: **Ken Elkington**
Address: **1641 Camino Verdera**
City, State: **Lincoln, CA 95648**
Telephone: **916-216-4591**
Email: **Ken.elkington@qtsdatacenters.com**

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input checked="" type="checkbox"/> Demolition	Building Use:	Automotive Repair	Residential & Retail
<input type="checkbox"/> Change of Use	Front Setback:	None	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input checked="" type="checkbox"/> New Construction	Building Depth:	122' 6" (full depth)	104' 10 7/8"
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	None	17' 7 1/8"
<input type="checkbox"/> Side Addition	Building Height:	20'	65' (75' to stair penthouse)
<input type="checkbox"/> Alteration	Number of Stories:	1	6
<input type="checkbox"/> Front Addition	Number of Dwelling Units	None	24
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	None	None

PROJECT DESCRIPTION

The Project includes the full demolition of the existing one-story, 20' tall automotive repair building at the site and construction of a new, six-story, 65' tall mixed-use building containing 2,983 square feet of retail sales and service floor area at the first and basement levels and 24 dwelling units, including 12 one-bedroom units and 12 two-bedroom units on levels one through six. The Project requires adoption of findings of eligibility for the **Individually Requested State Density Bonus**, pursuant to **Planning Code Section 206.6**. That hearing is tentatively scheduled for **October 29, 2020**. Notification for a hearing to adopt such findings will be conducted separately.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit sfplanning.org/notices and search the Project Address listed above. **For more information, please contact Planning Department staff:** Planner: **Michael Christensen** Telephone: **628-652-7567** Email: **Michael.Christensen@sfgov.org**



Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at pic@sfgov.org.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Environmental Review

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

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



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_catag_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.

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

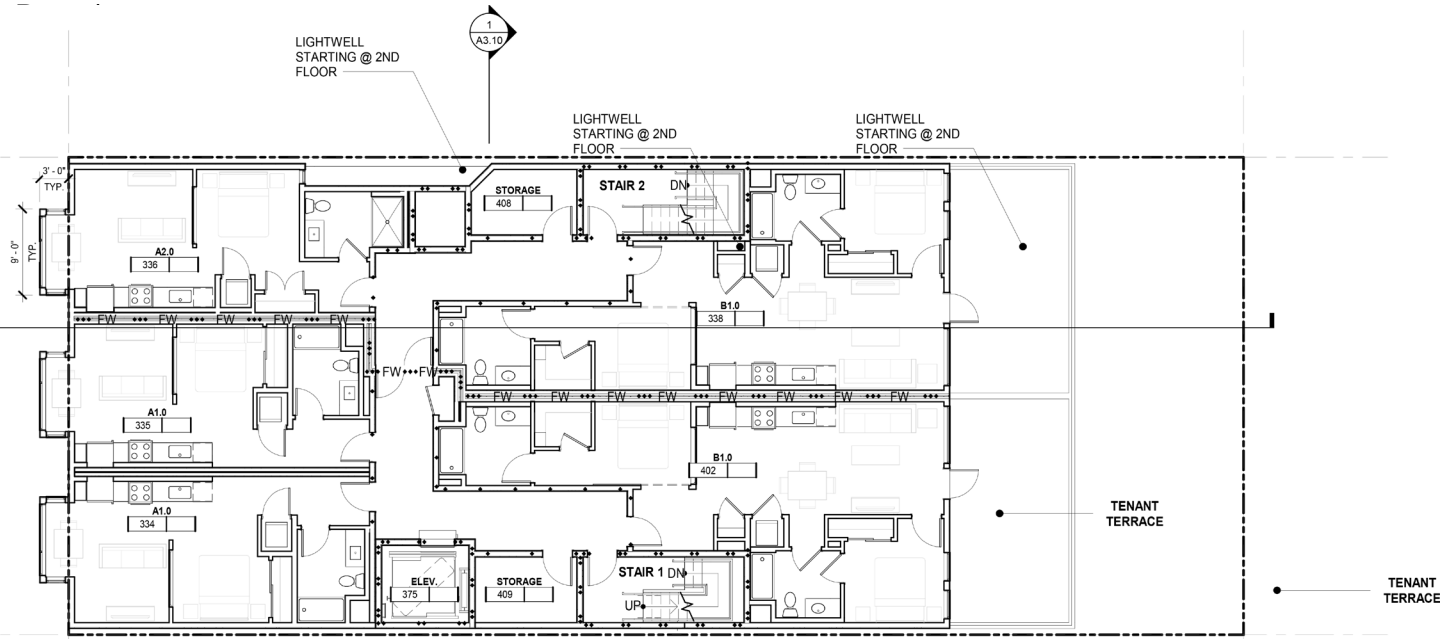
Shifting the northeast corner would create a matching rear yard to allow light and air into the DR Requestors' properties. This setback would benefit *all* parties. Light and air would be preserved for the existing tenants, and the project would benefit from new operable windows, valuable downtown views,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

B. Enlarge lightwell

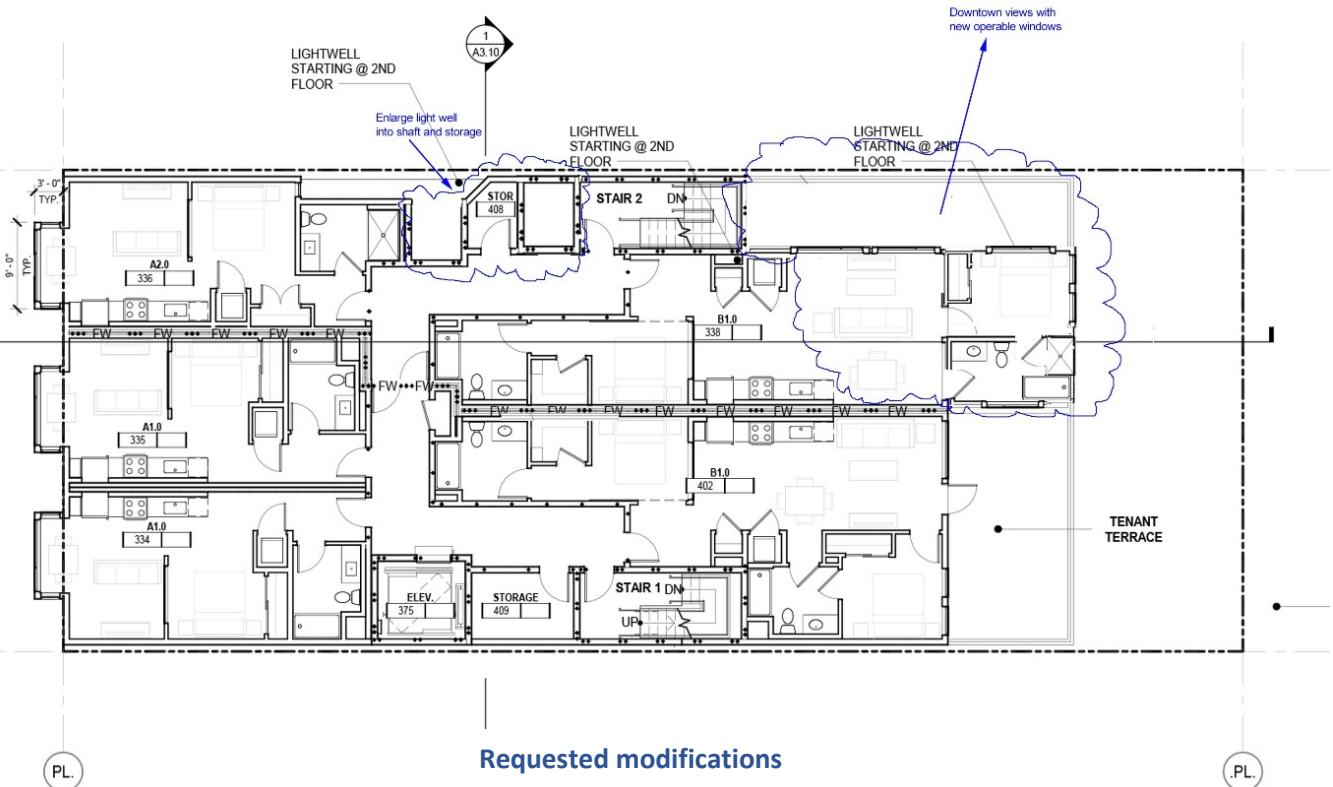
The project includes a minimal lightwell adjacent to the Valencia Street Property's existing lightwell. The lightwell can be significantly enlarged – with negligible impact to the project – by shifting the proposed mechanical shaft to the east, using part of the large storage closets that appear on each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

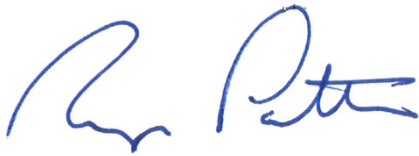
⁶ Id. at p. 4.

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

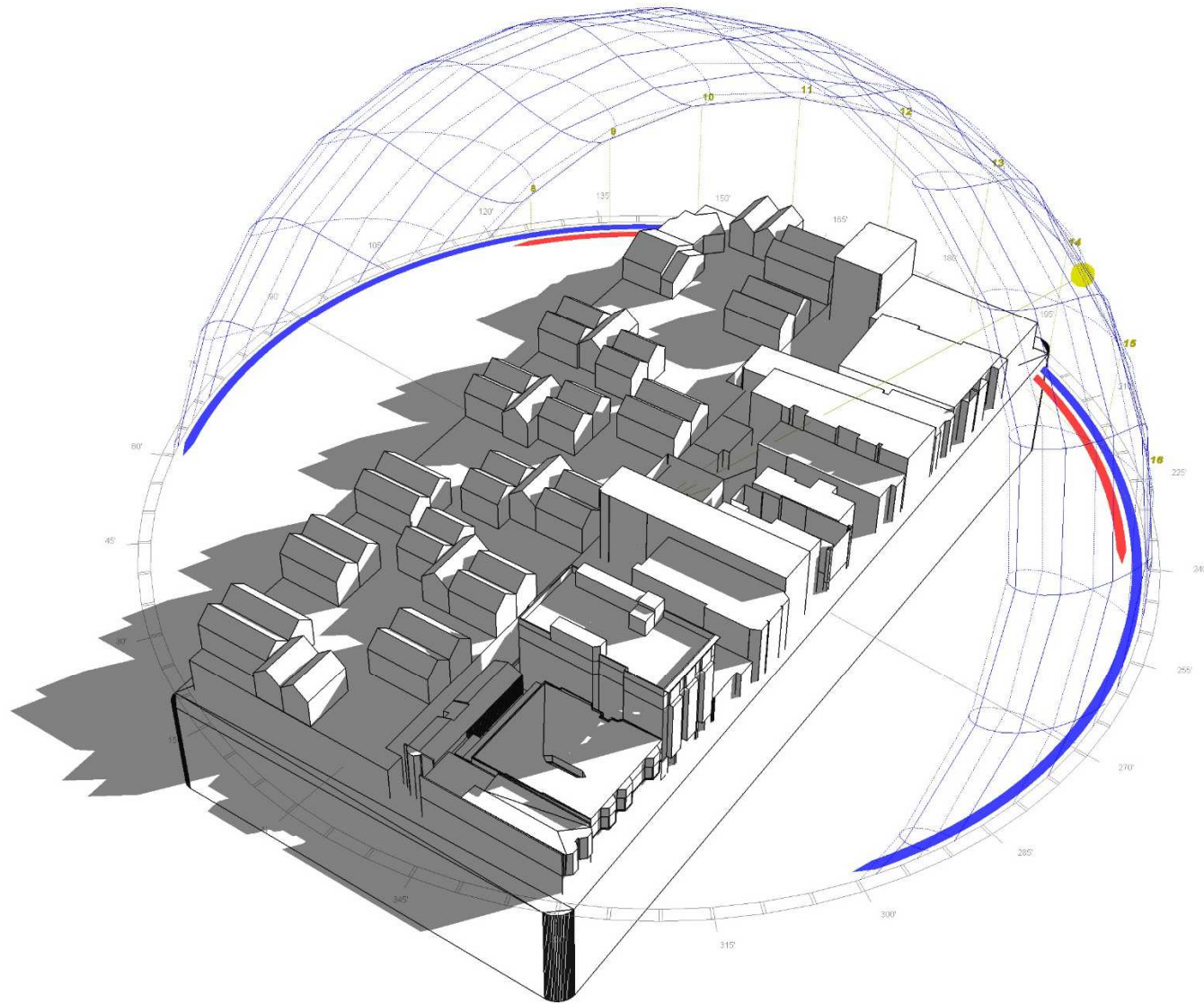
A handwritten signature in blue ink, appearing to read 'Ryan J. Patterson', is written above a horizontal line.

Ryan J. Patterson

EXHIBIT 1

SHADING AND DAYLIGHT STUDY

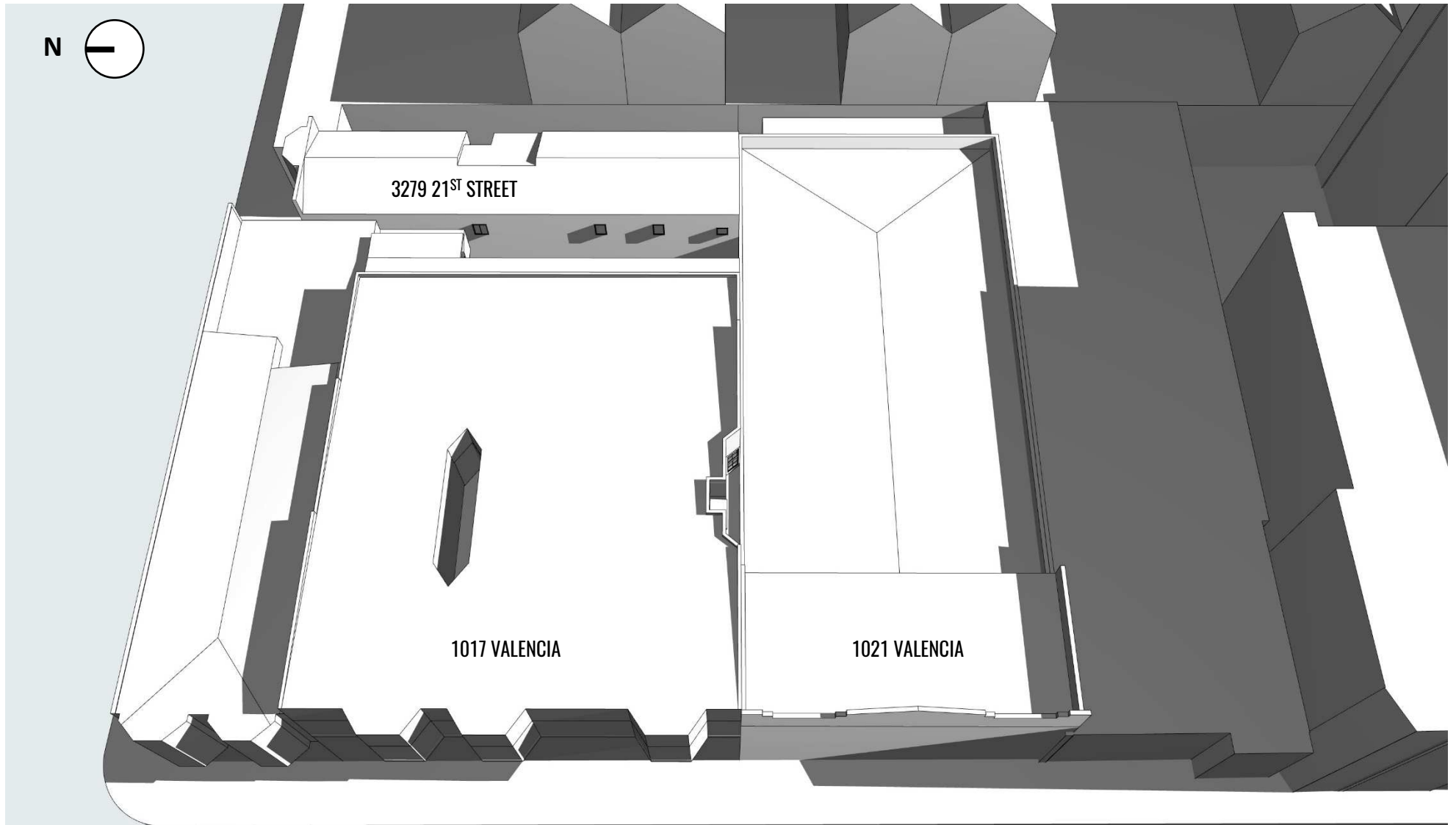
1021 VALENCIA STREET



A01

DECEMBER 21ST | EXISTING CONDITIONS

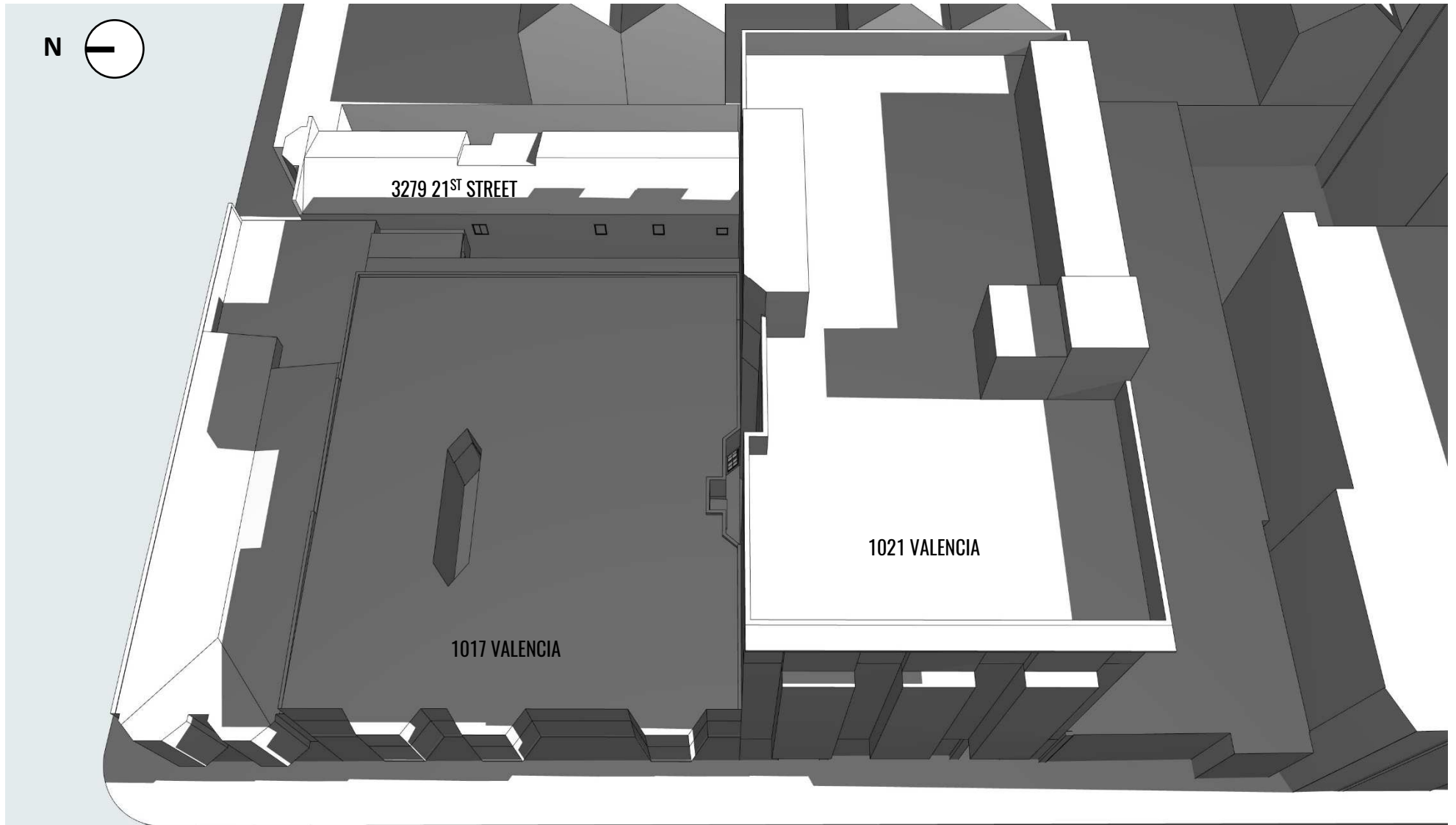
12:00 PM



A02

DECEMBER 21ST | PROPOSED CONDITIONS

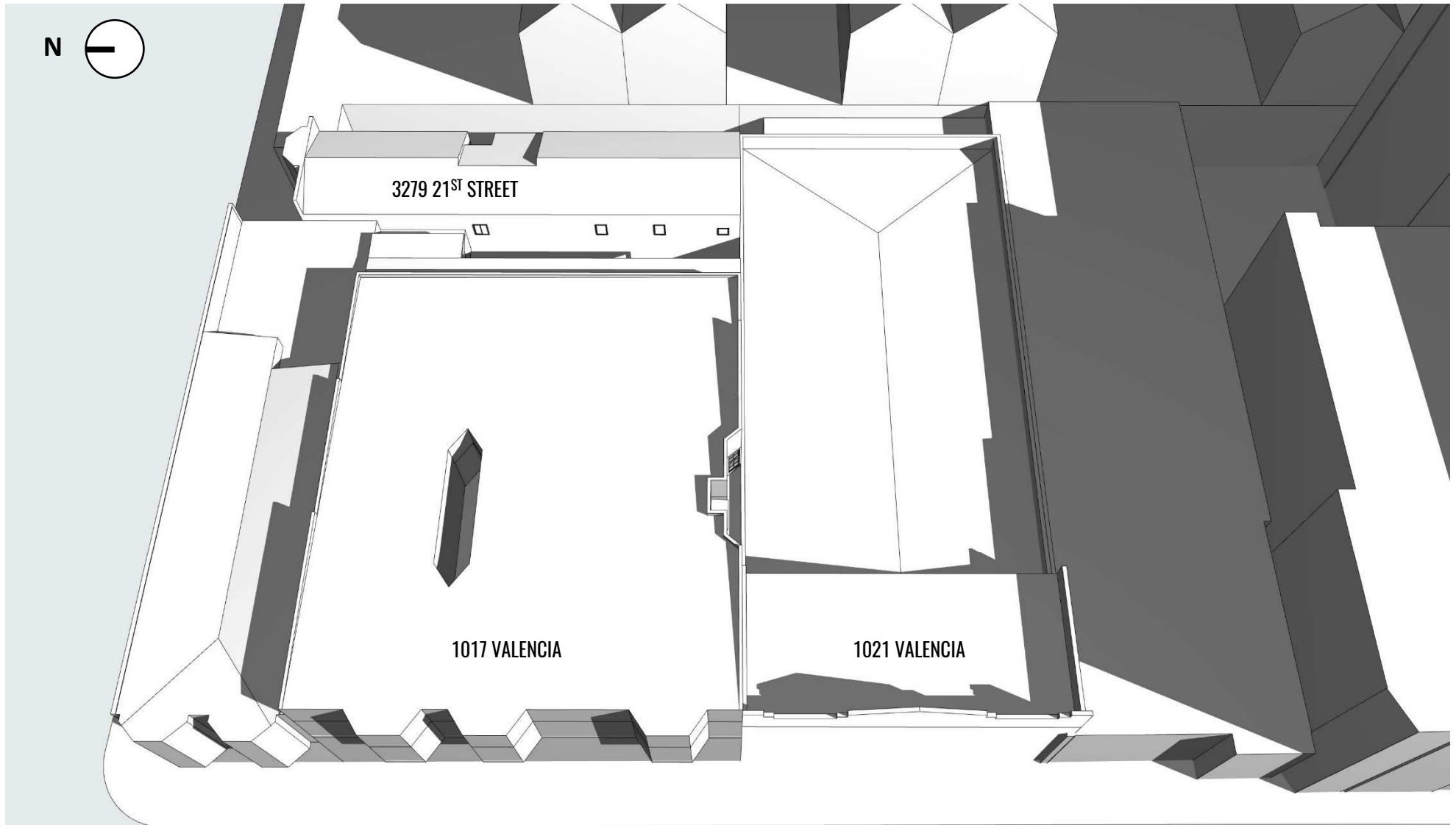
12:00 PM



A03

DECEMBER 21ST | EXISTING CONDITIONS

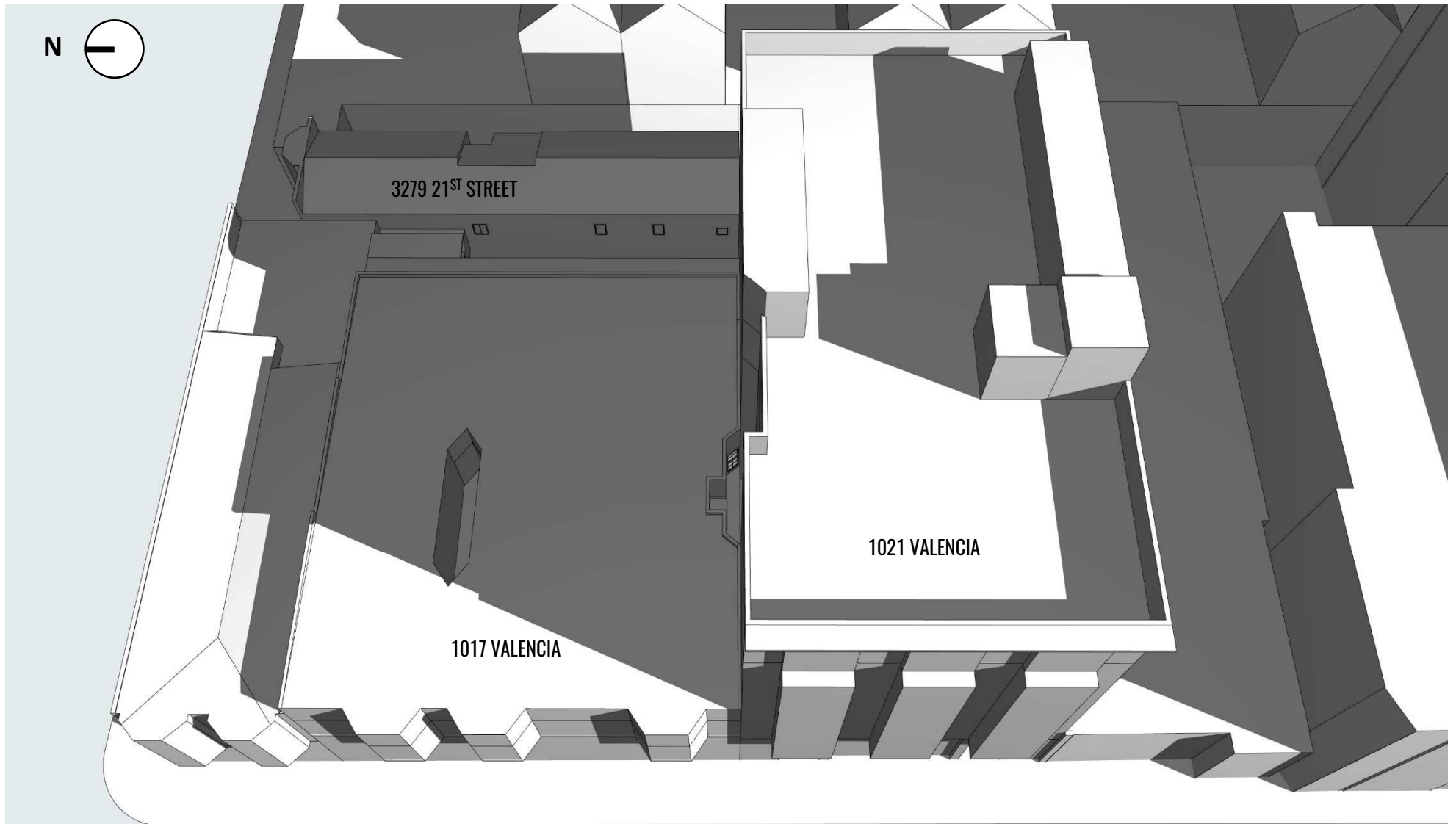
1:30 PM



A04

DECEMBER 21ST | PROPOSED CONDITIONS

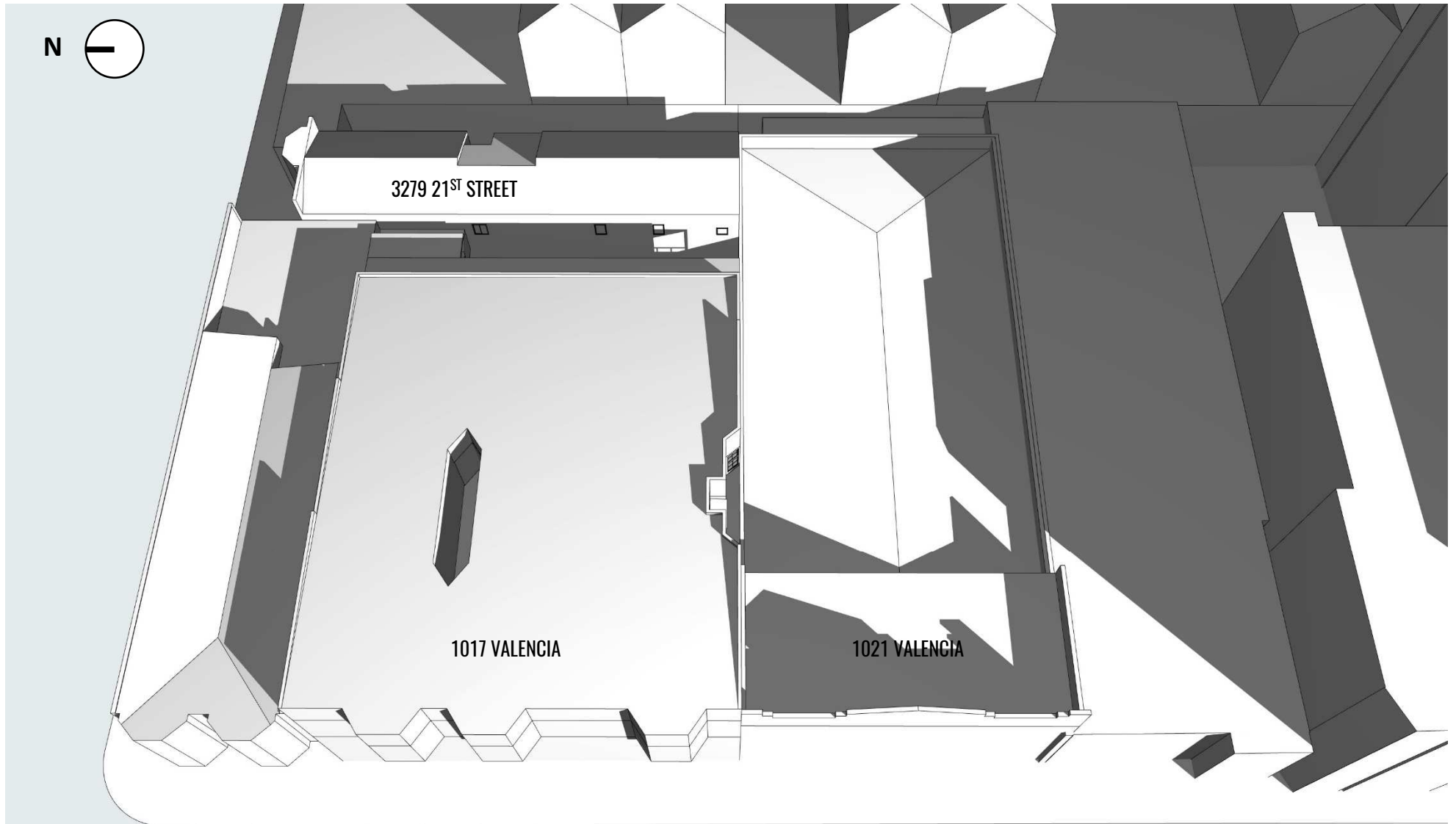
1:30 PM



A05

DECEMBER 21ST | EXISTING CONDITIONS

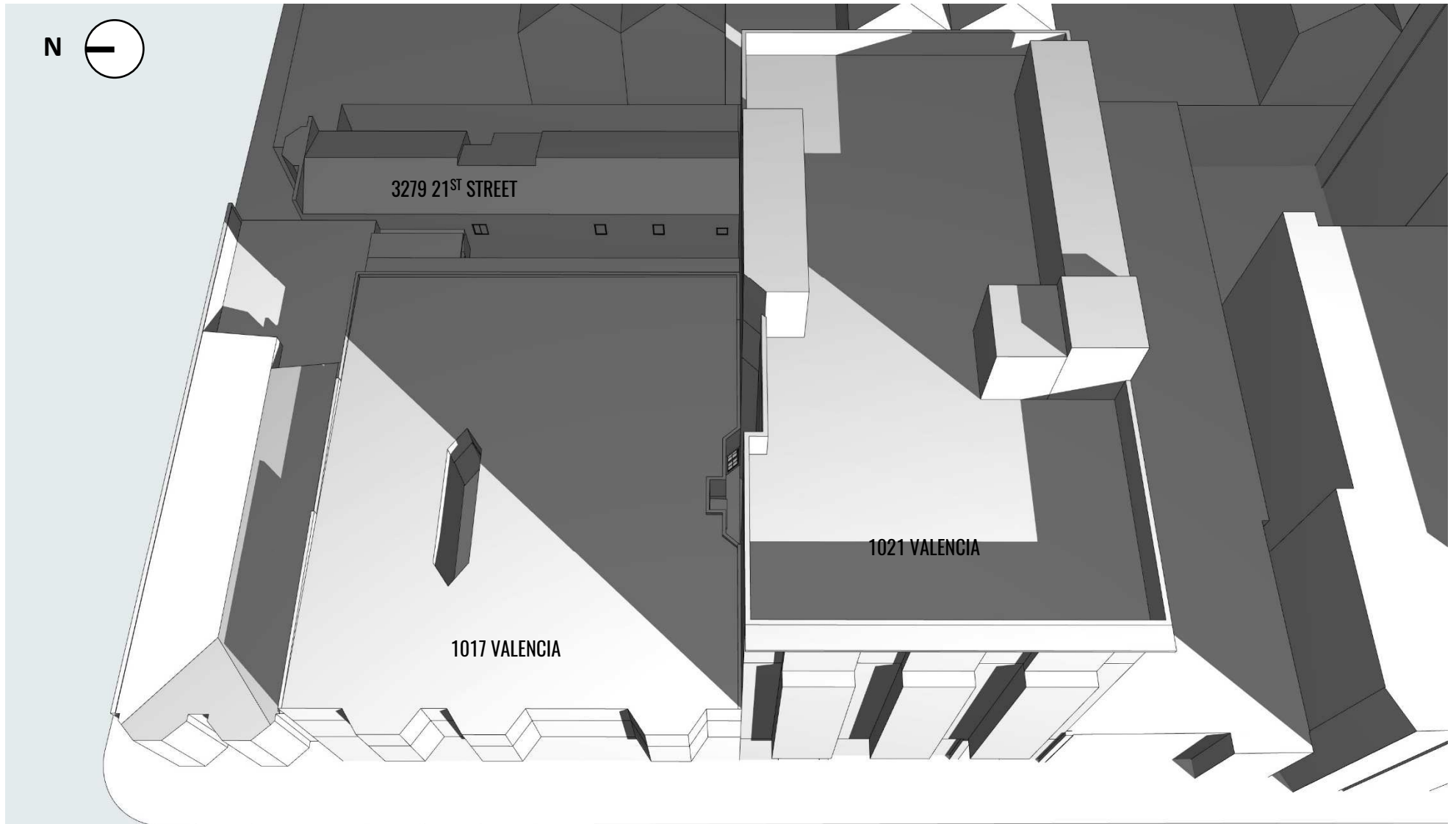
3:00 PM



A06

DECEMBER 21ST | PROPOSED CONDITIONS

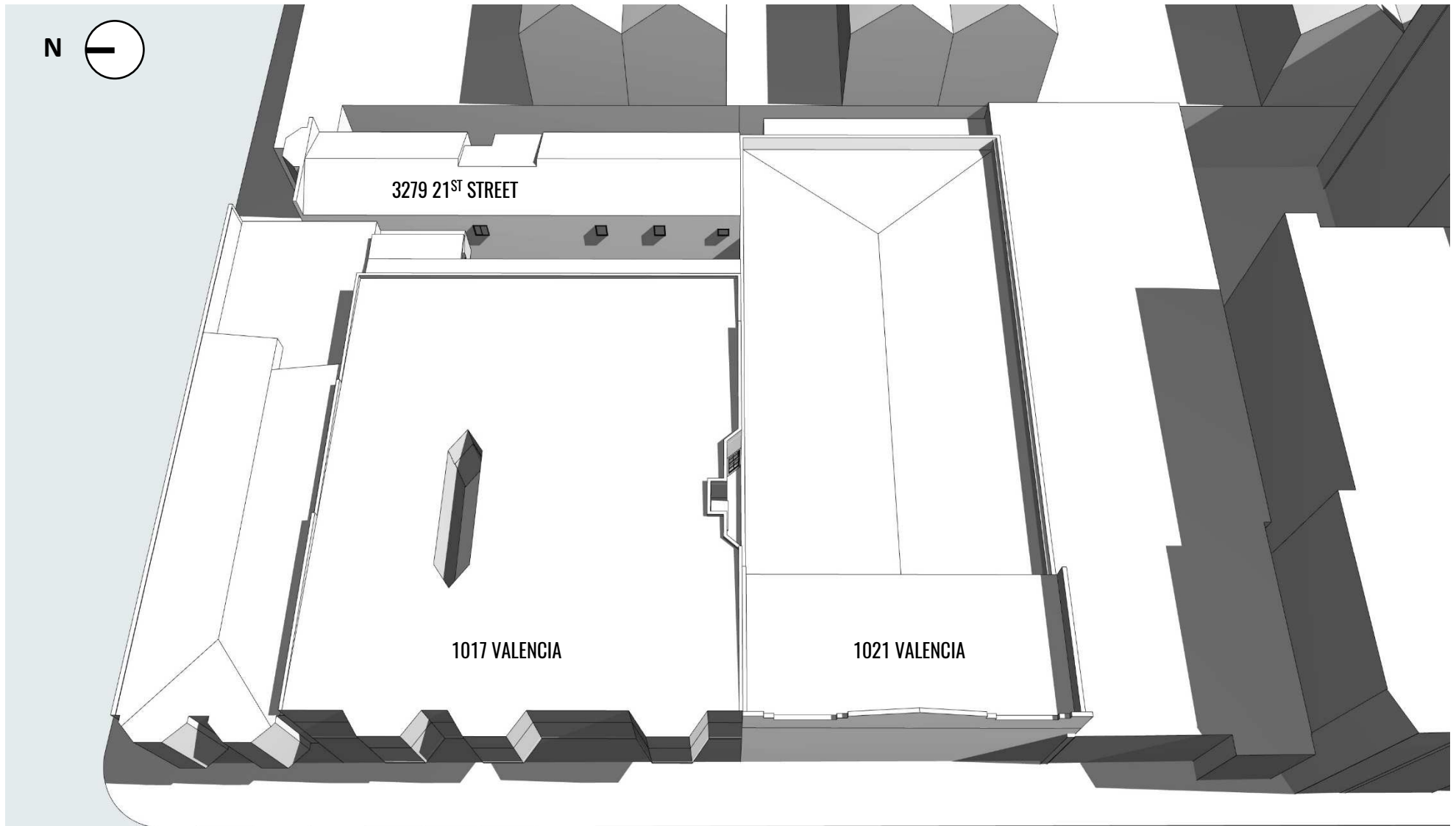
3:00 PM



B01

SEPTEMBER / MARCH 21ST | EXISTING CONDITIONS

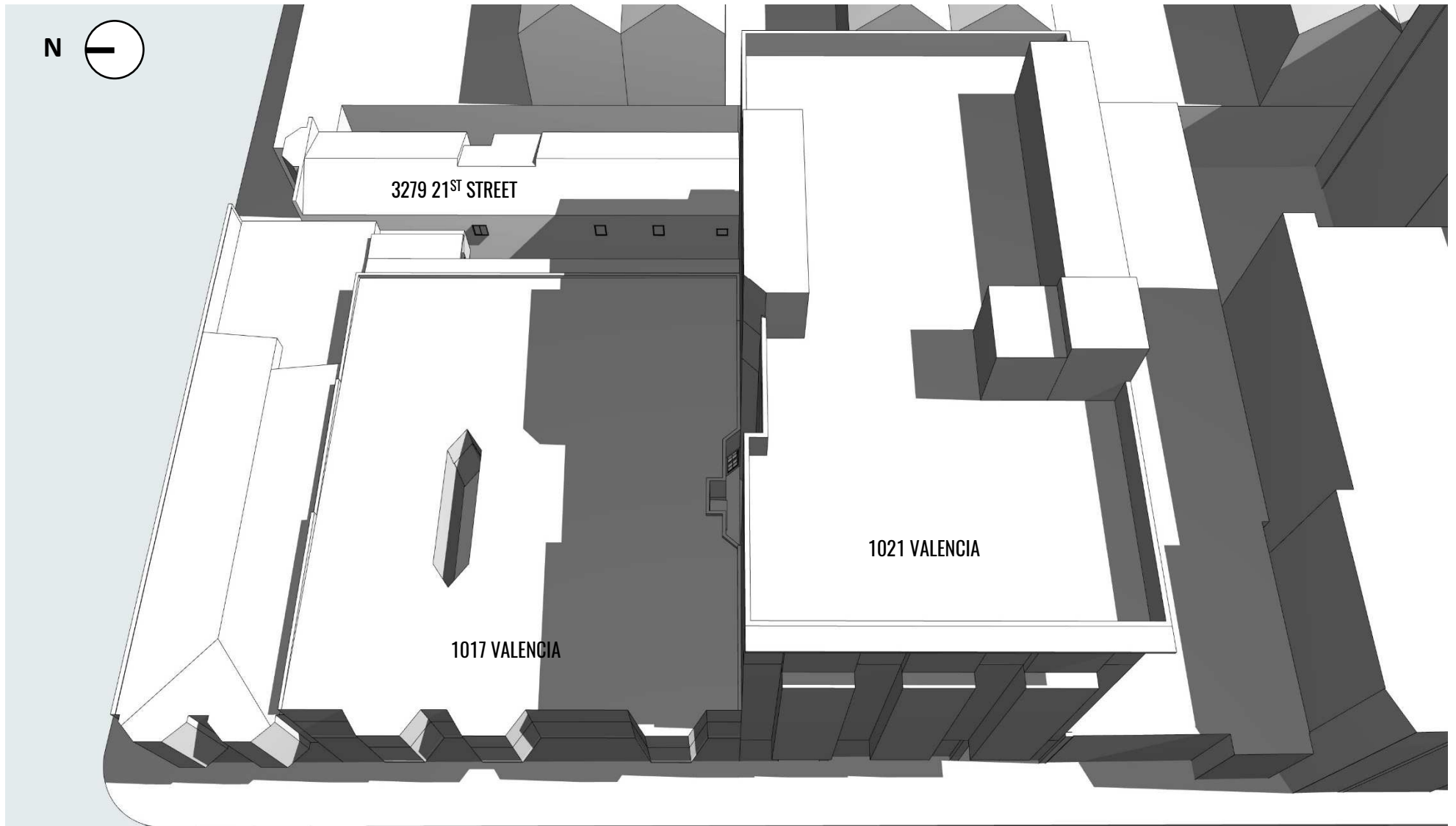
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B02

SEPTEMBER / MARCH 21ST | PROPOSED CONDITIONS

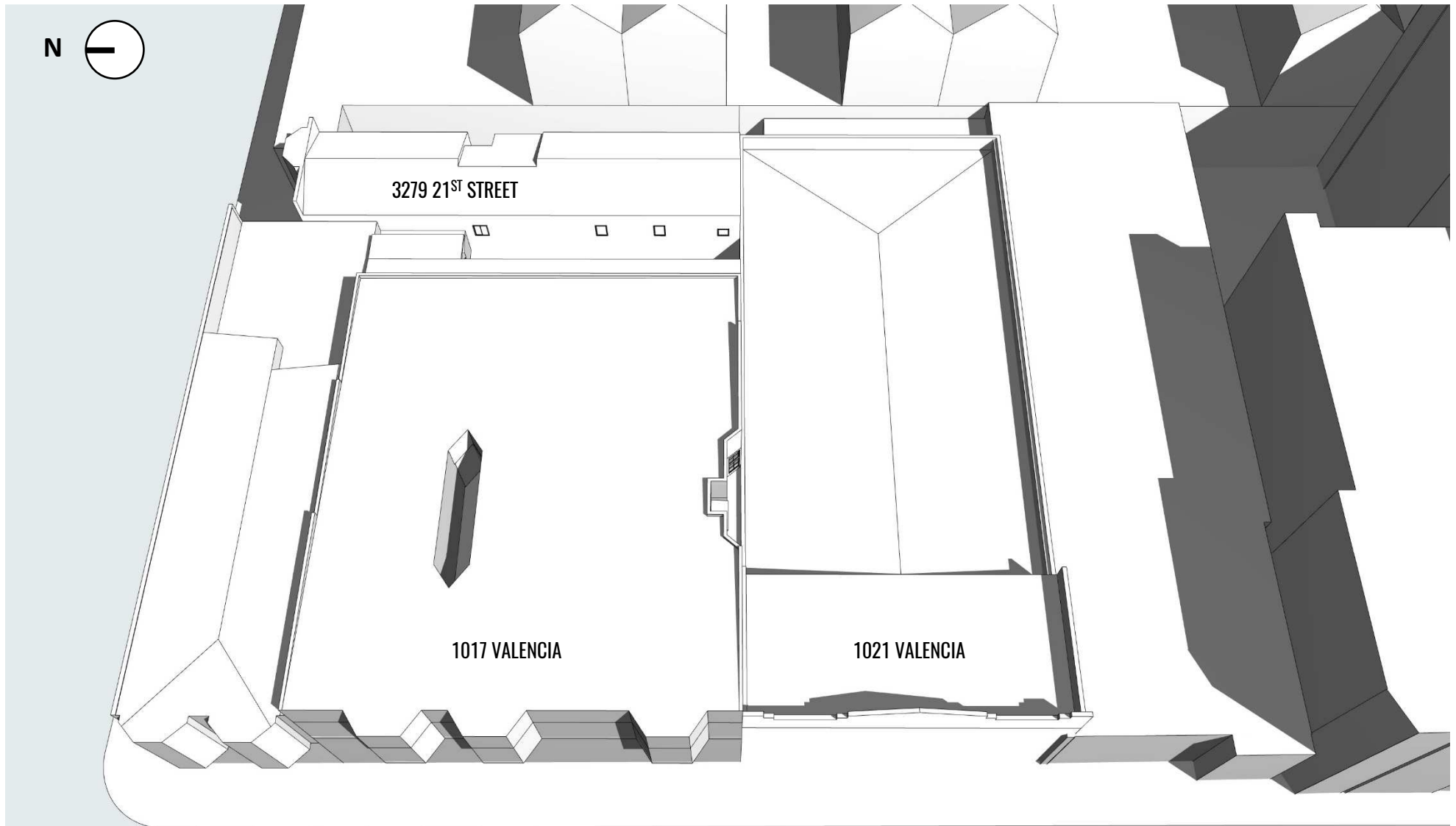
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B03

SEPTEMBER / MARCH 21ST | EXISTING CONDITIONS

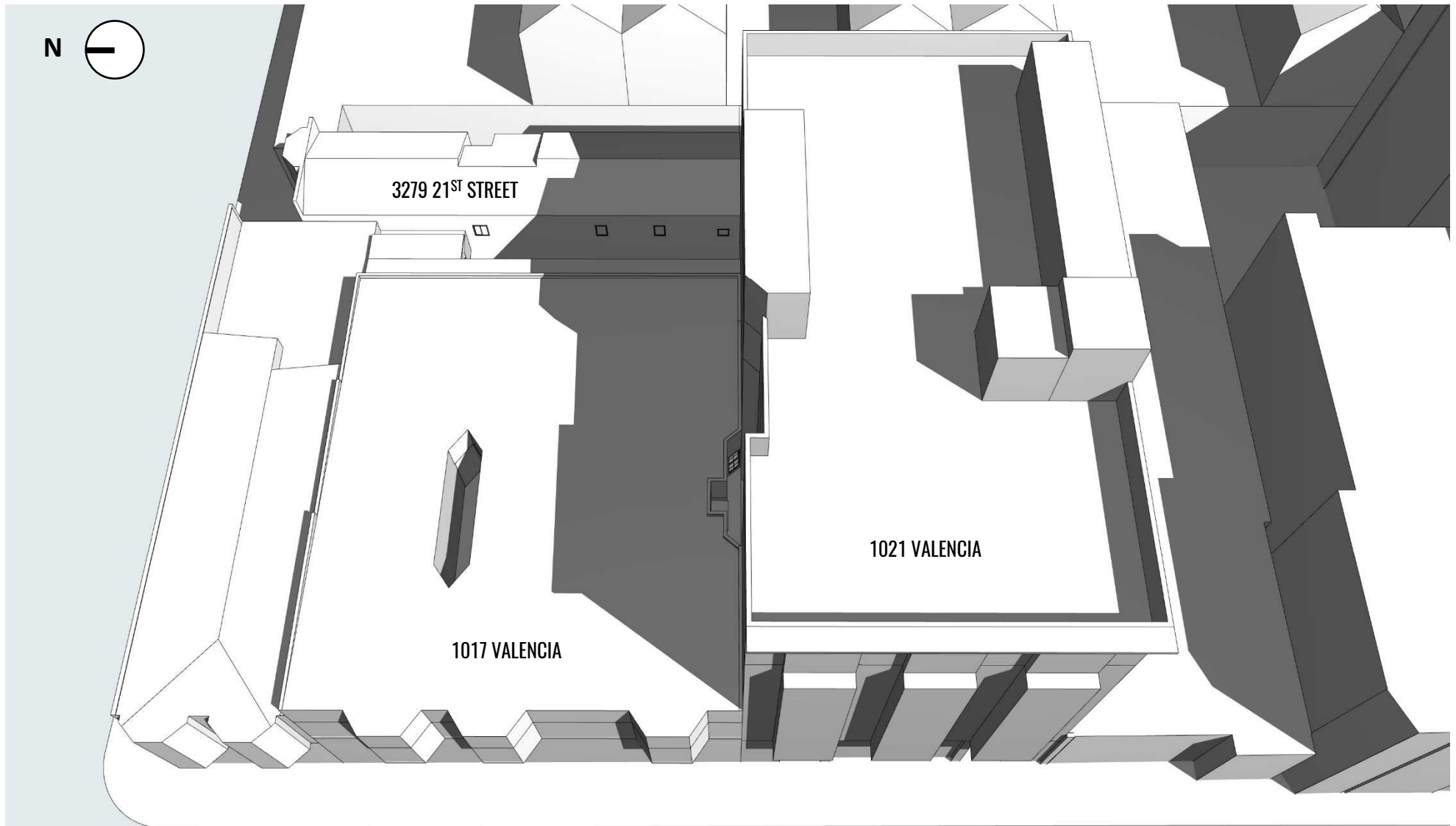
1:30 PM



B04

SEPTEMBER / MARCH 21ST | PROPOSED CONDITIONS

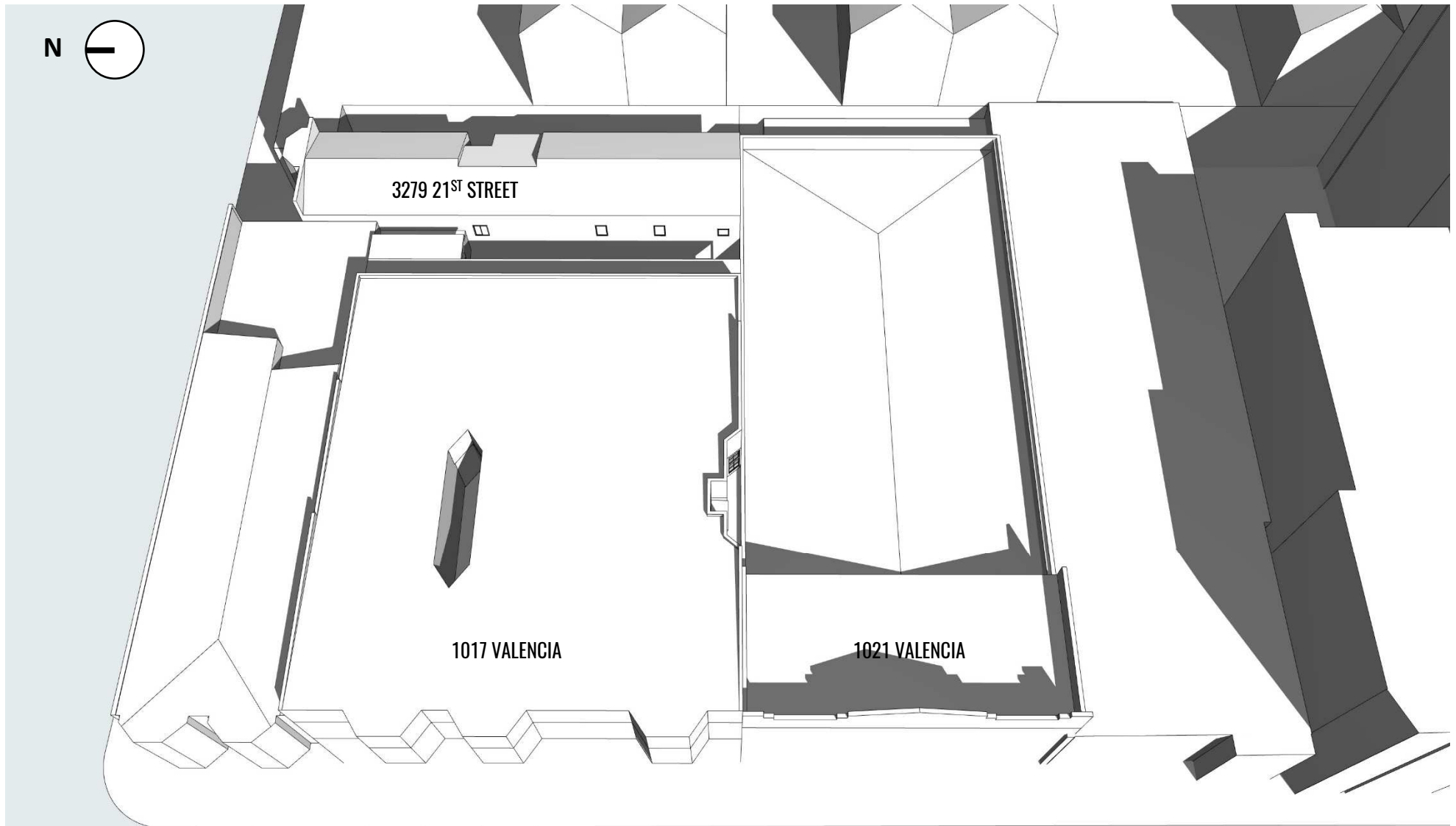
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B05

SEPTEMBER / MARCH 21ST | EXISTING CONDITIONS

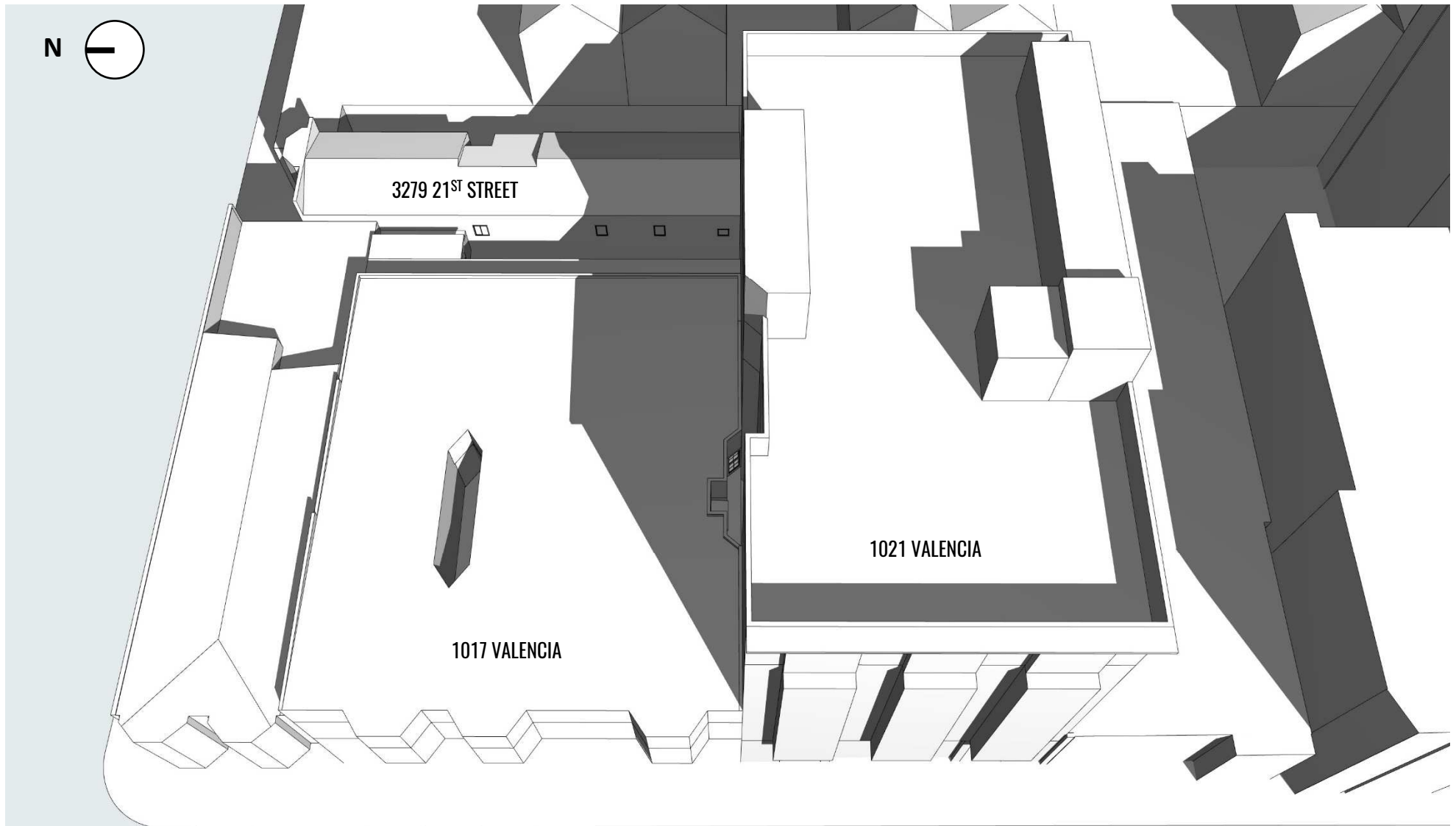
3:00 PM



B06

SEPTEMBER / MARCH 21ST | PROPOSED CONDITIONS

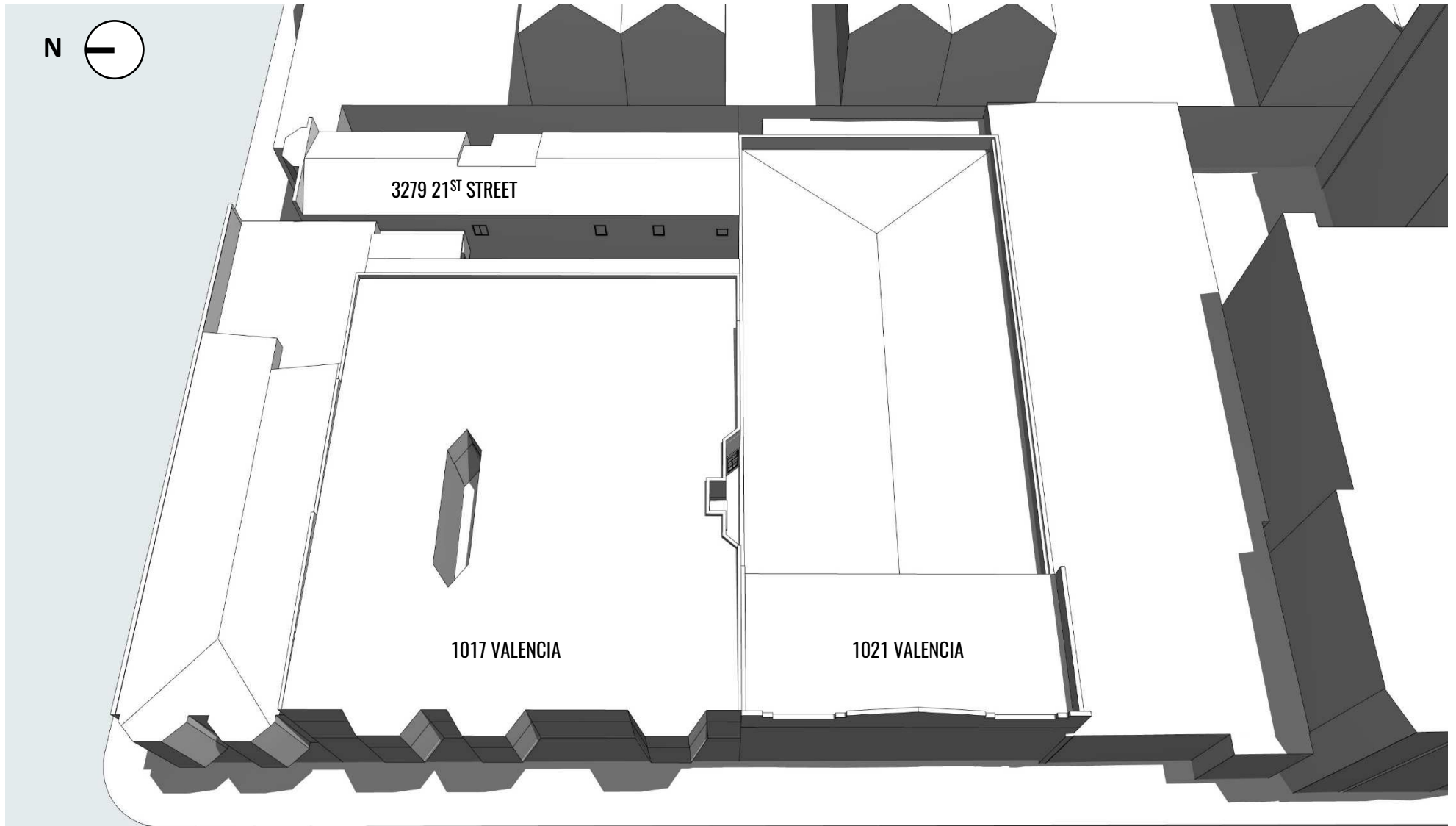
3:00 PM



C01

JUNE 21ST | EXISTING CONDITIONS

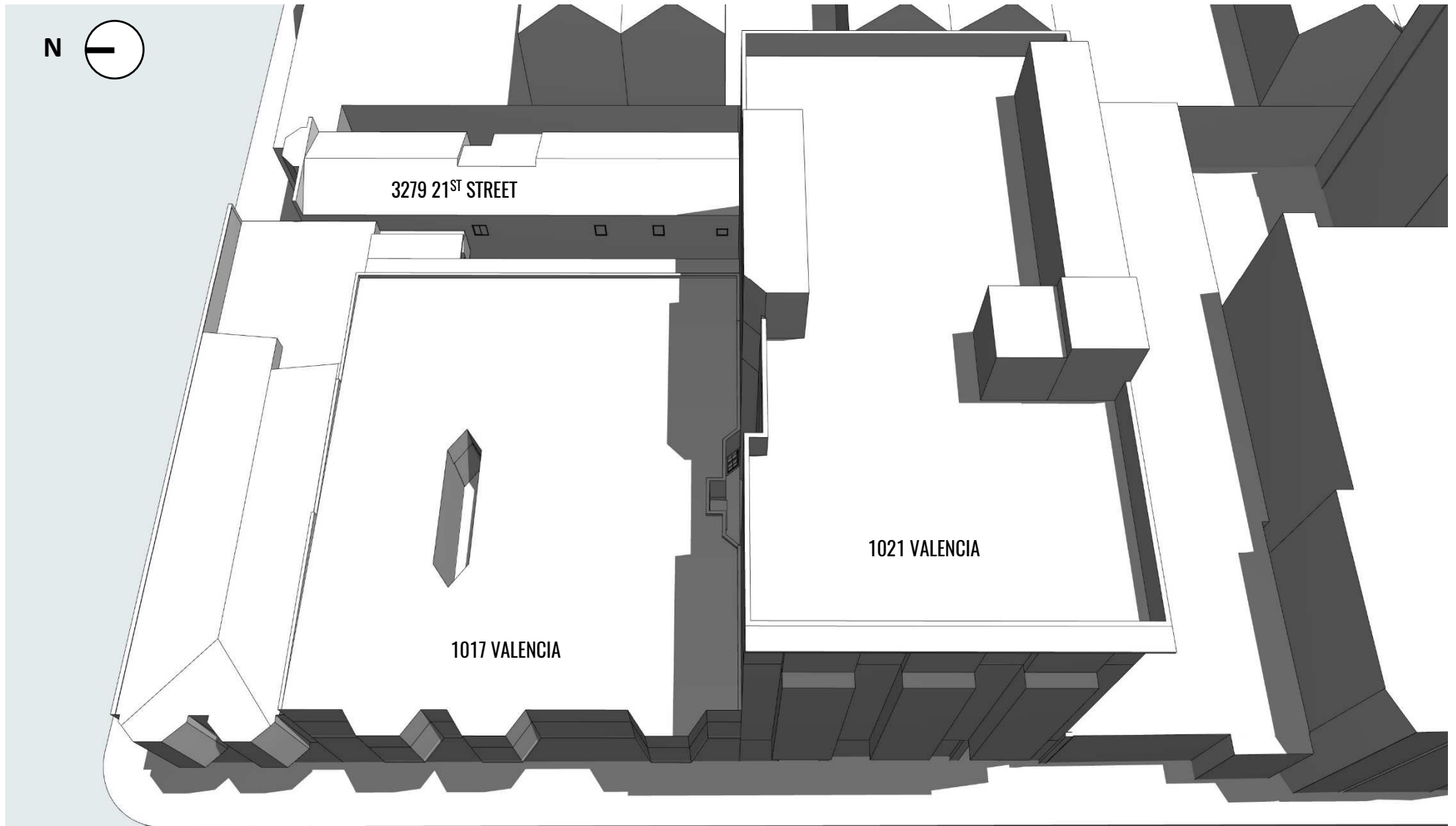
12:00 PM



C02

JUNE 21ST | PROPOSED CONDITIONS

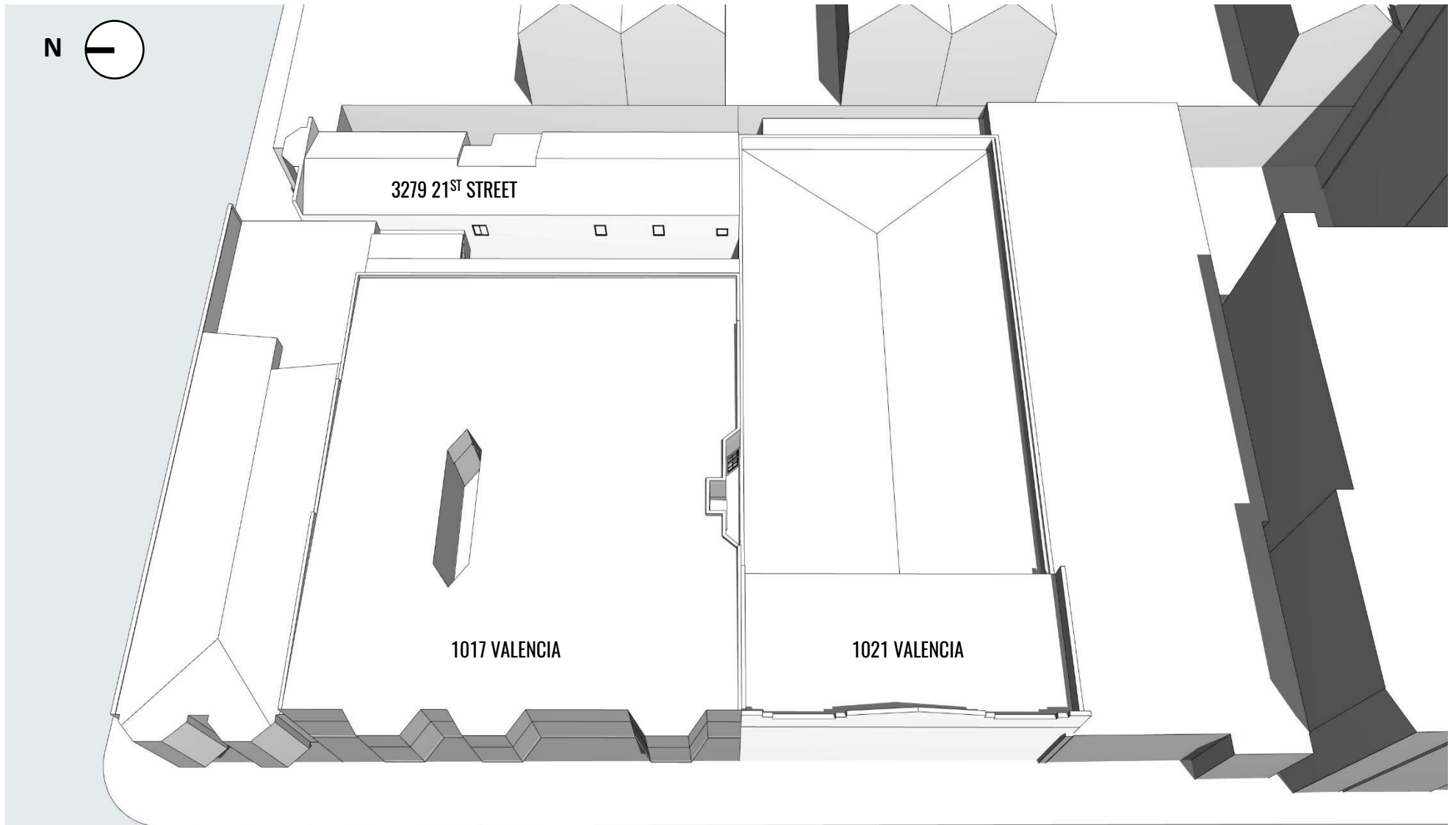
12:00 PM



C03

JUNE 21ST | EXISTING CONDITIONS

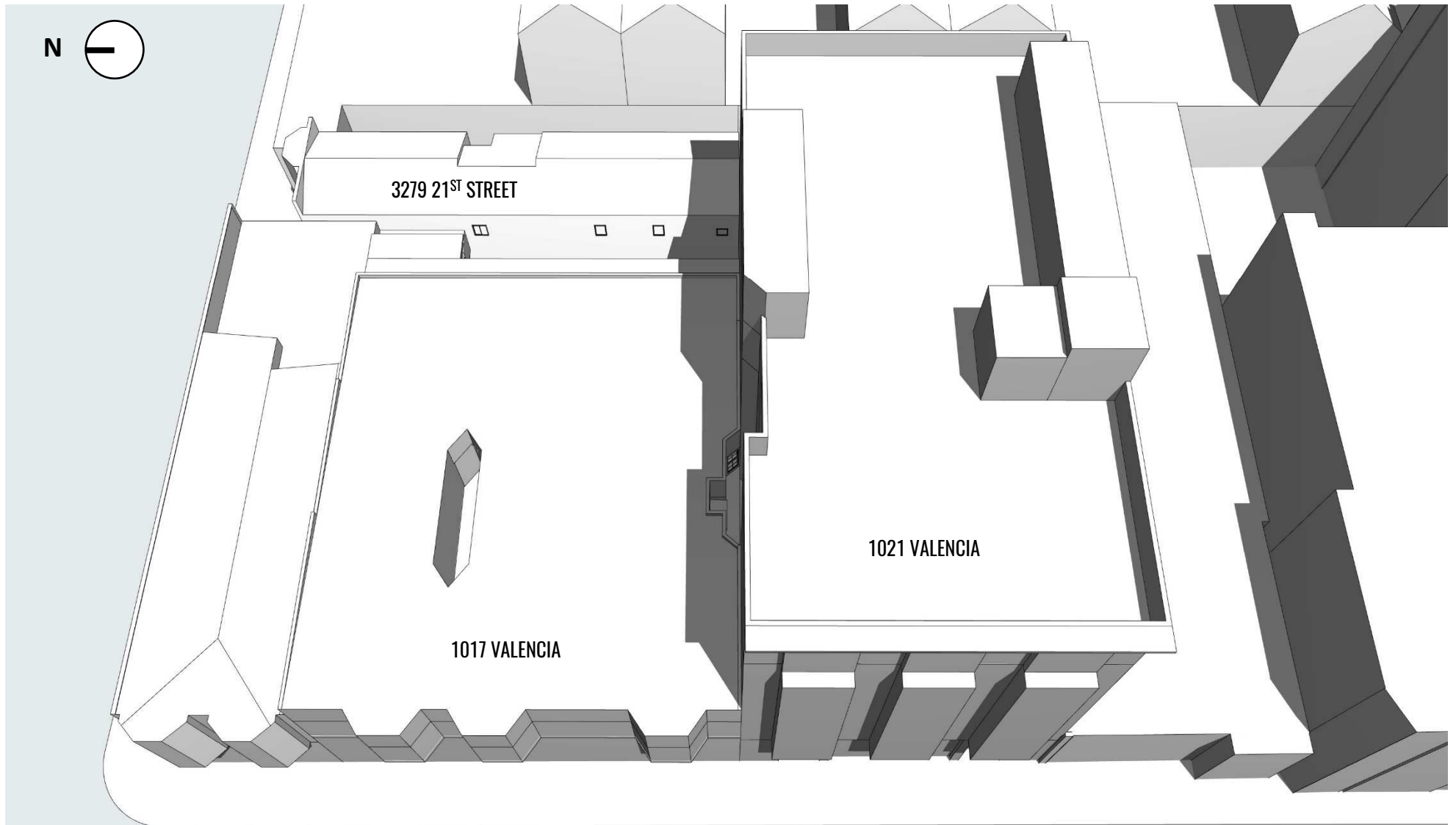
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C04

JUNE 21ST | PROPOSED CONDITIONS

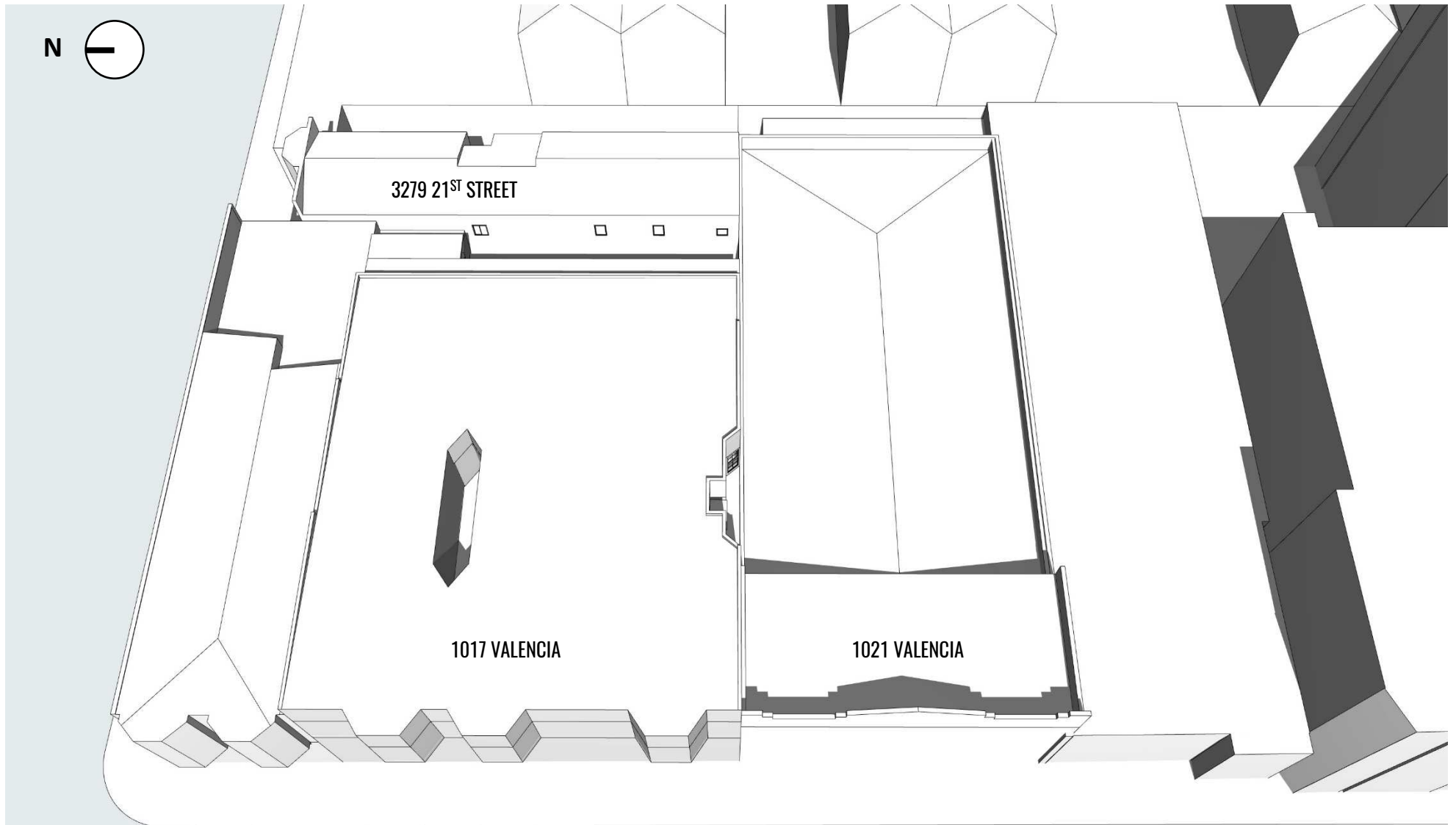
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C05

JUNE 21ST | EXISTING CONDITIONS

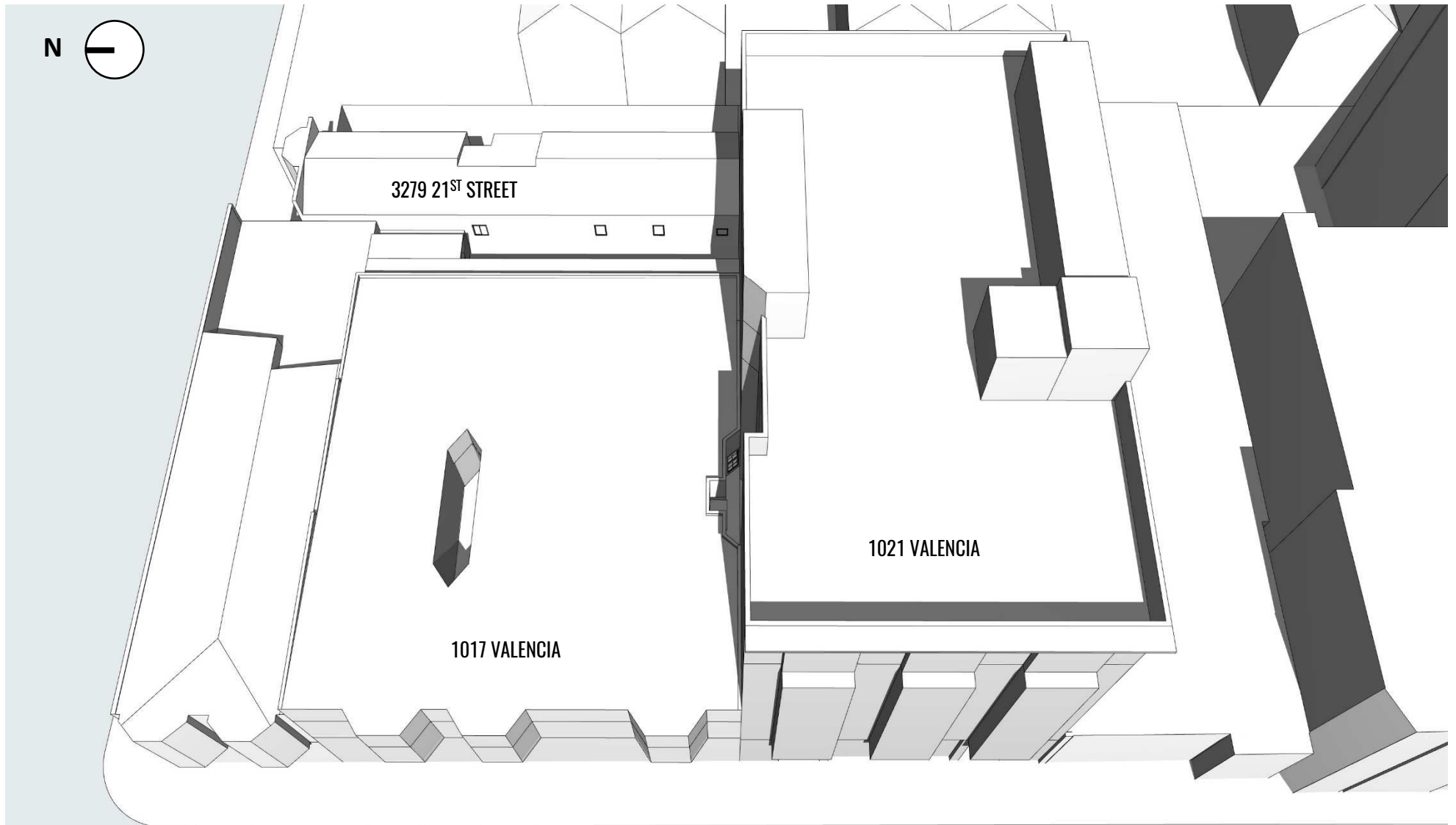
3:00 PM



C06

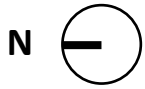
JUNE 21ST | PROPOSED CONDITIONS

3:00 PM

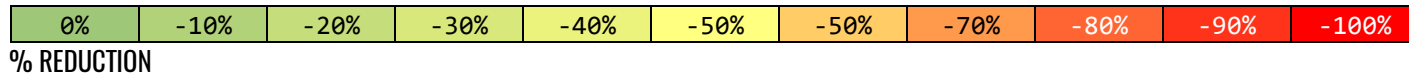
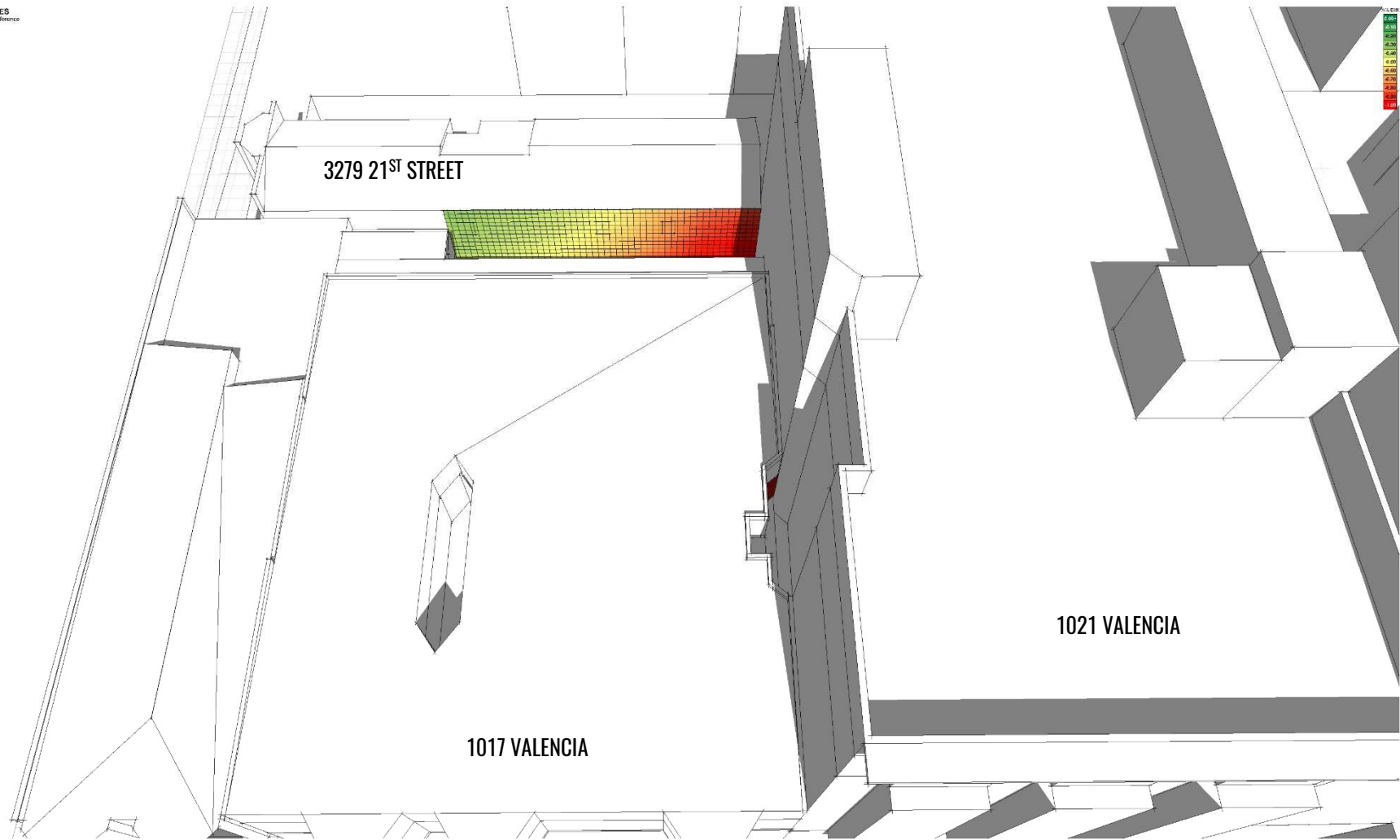


D01

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



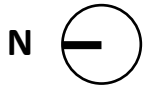
OBJECT ATTRIBUTES
Total Sunlight Hours: % Difference
% Sunlight: -48.11% (N/A)
1/1/2021 10:00



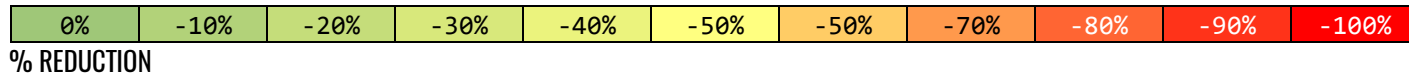
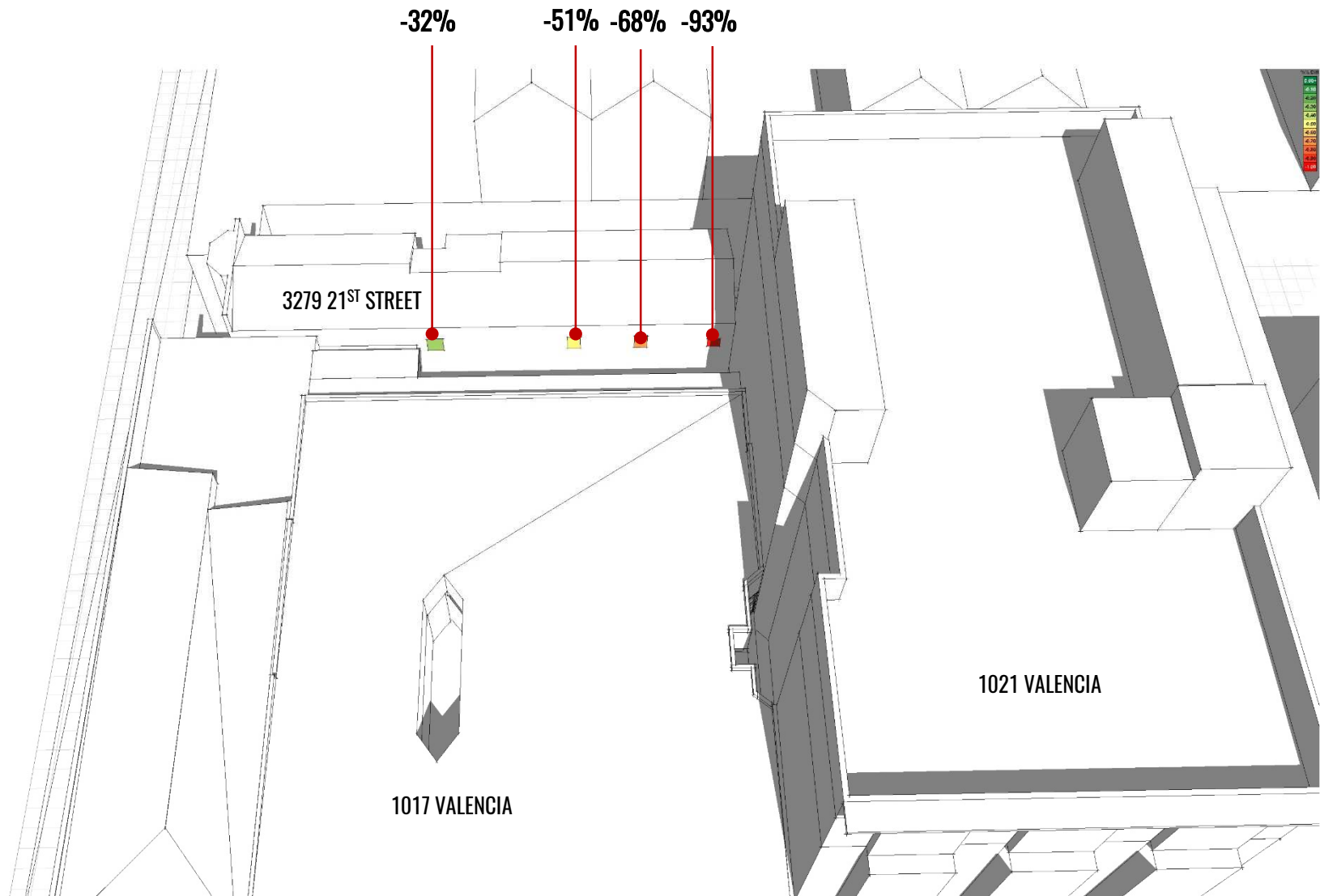
D02

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

ALL DAY

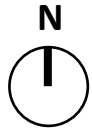


OBJECT ATTRIBUTES
Total Sunlight Hours - % Difference
Value Range: -1.0 - 0.0 % DI
944028821 46

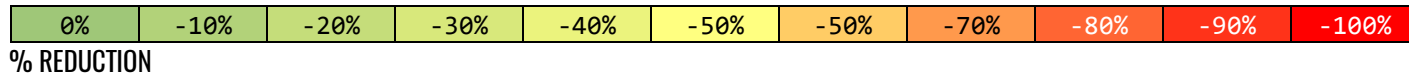
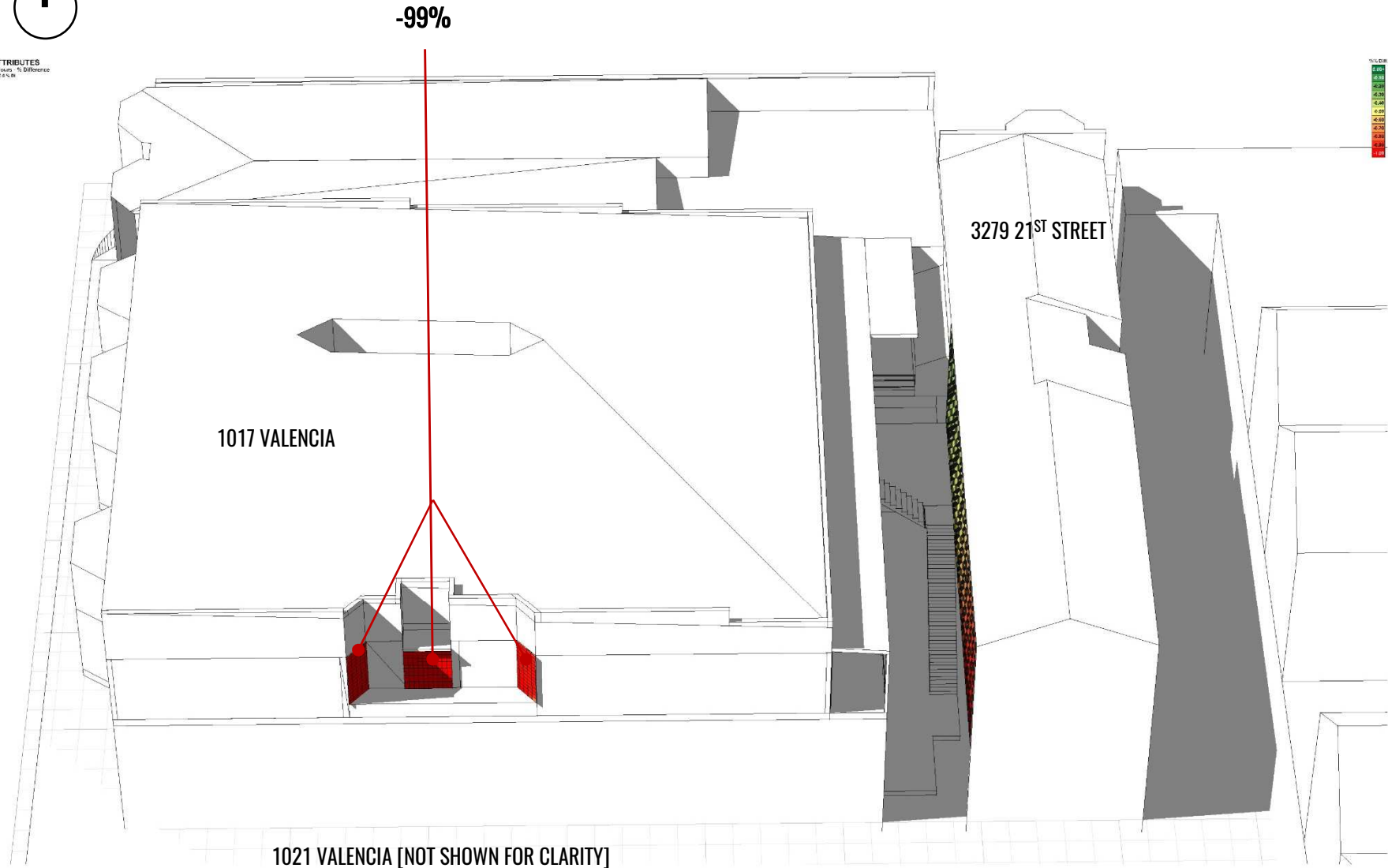


D03

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



OBJECT ATTRIBUTES
Total Sunlight Hours: % Difference
Sunlight Range: -48 - 116 %
1/1/2021 10:00 AM



D04

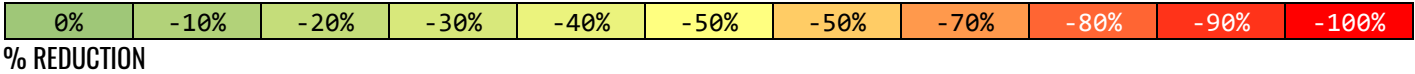
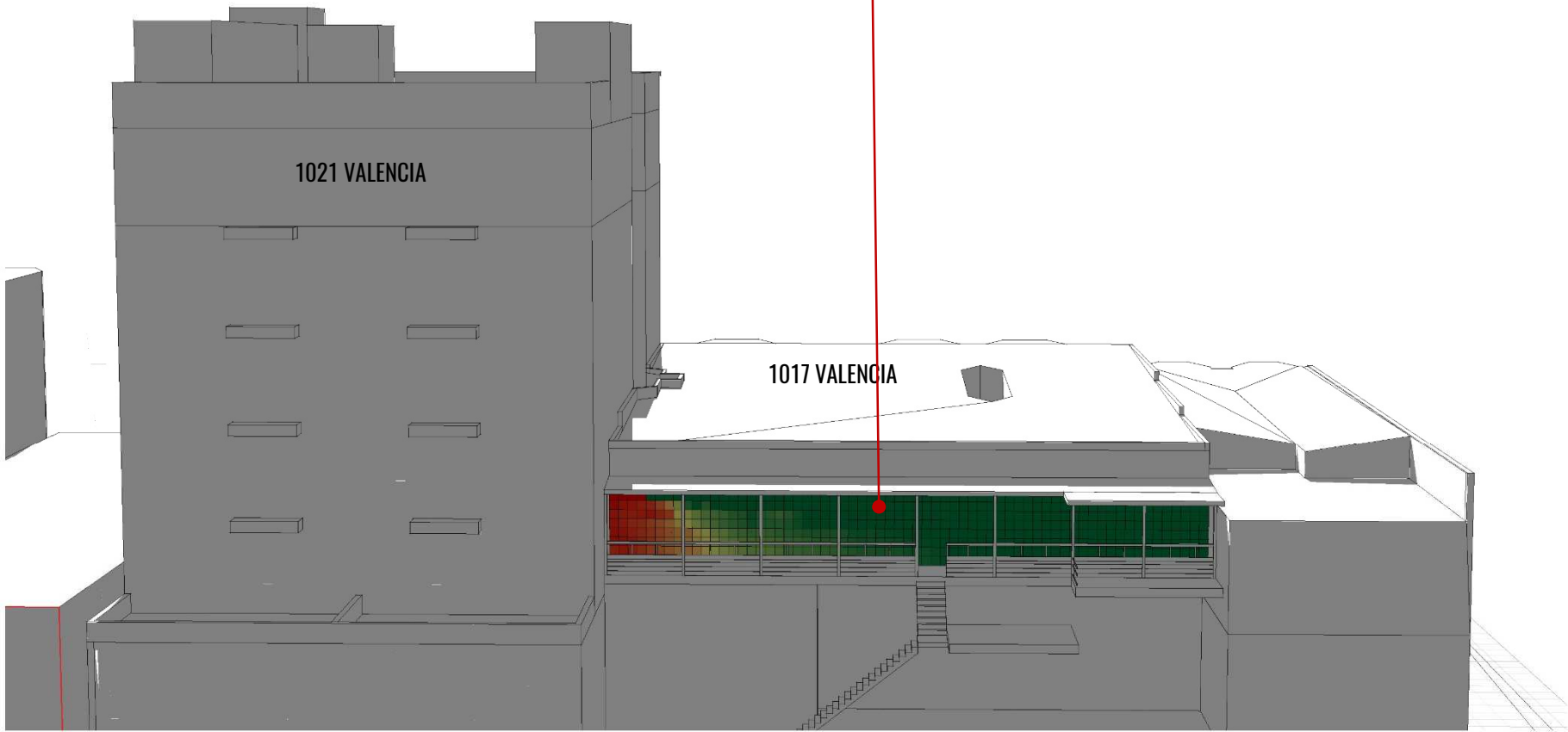
ALL YEAR | SUN HOUR % REDUCTION TOTAL ON FACADE @ 1017 VALENCIA

ALL DAY



OBJECT ATTRIBUTES
Total Sunlight Hours - % Difference
Sunrise/Sunset - 6:48 - 1:16 PM
1/1/2021 12:00

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



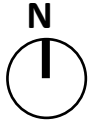
PROPOSED CONDITIONS



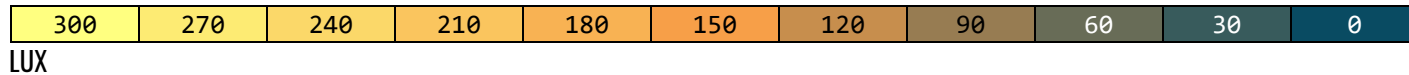
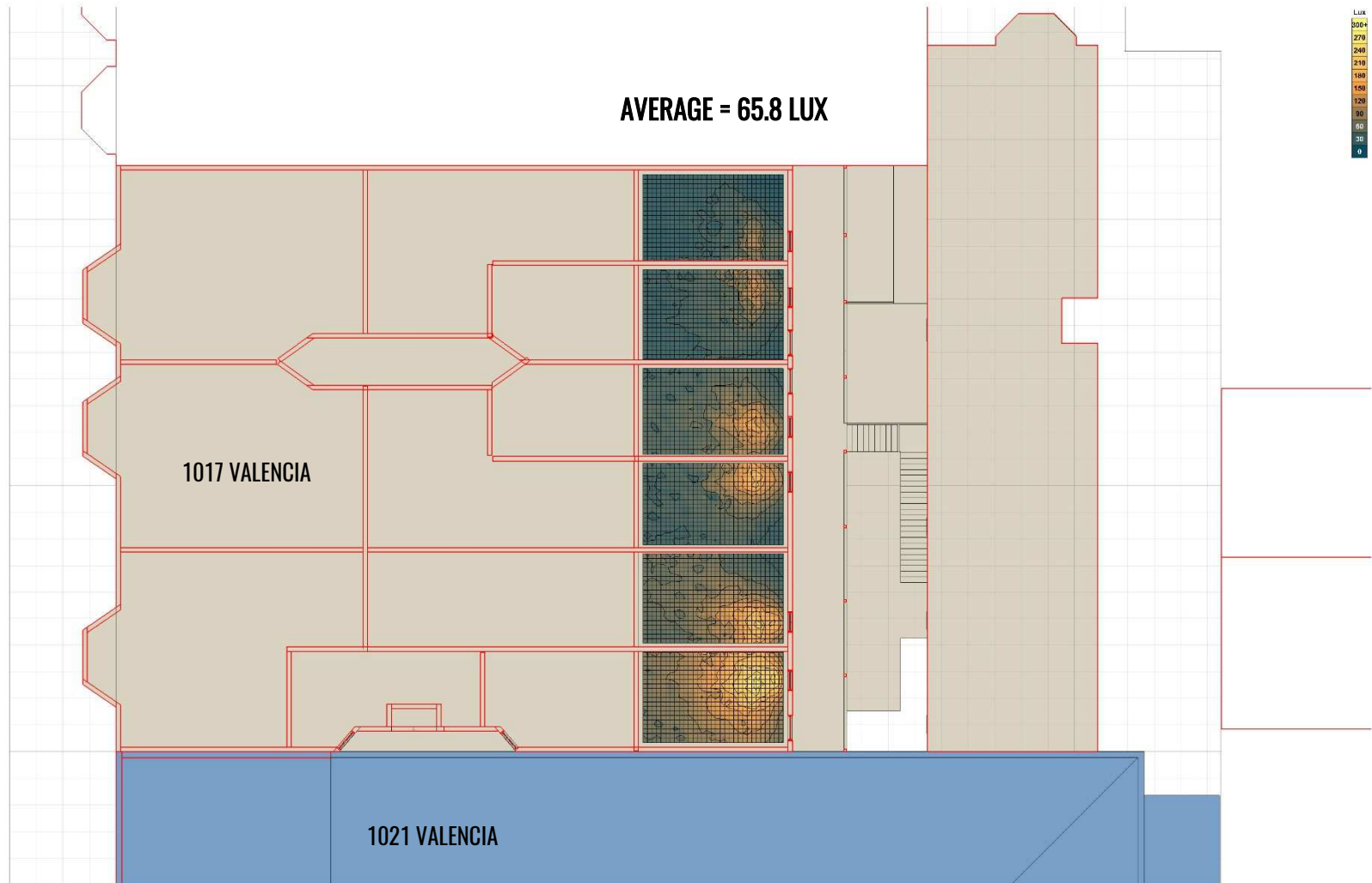
E01

DECEMBER 21ST | DAYLIGHT LEVELS FOR EXISTING CONDITIONS

3:00 PM



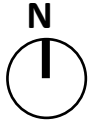
Analysis Grid
RAD Illuminance
View Range: 5.500 km
Resolution: 1m



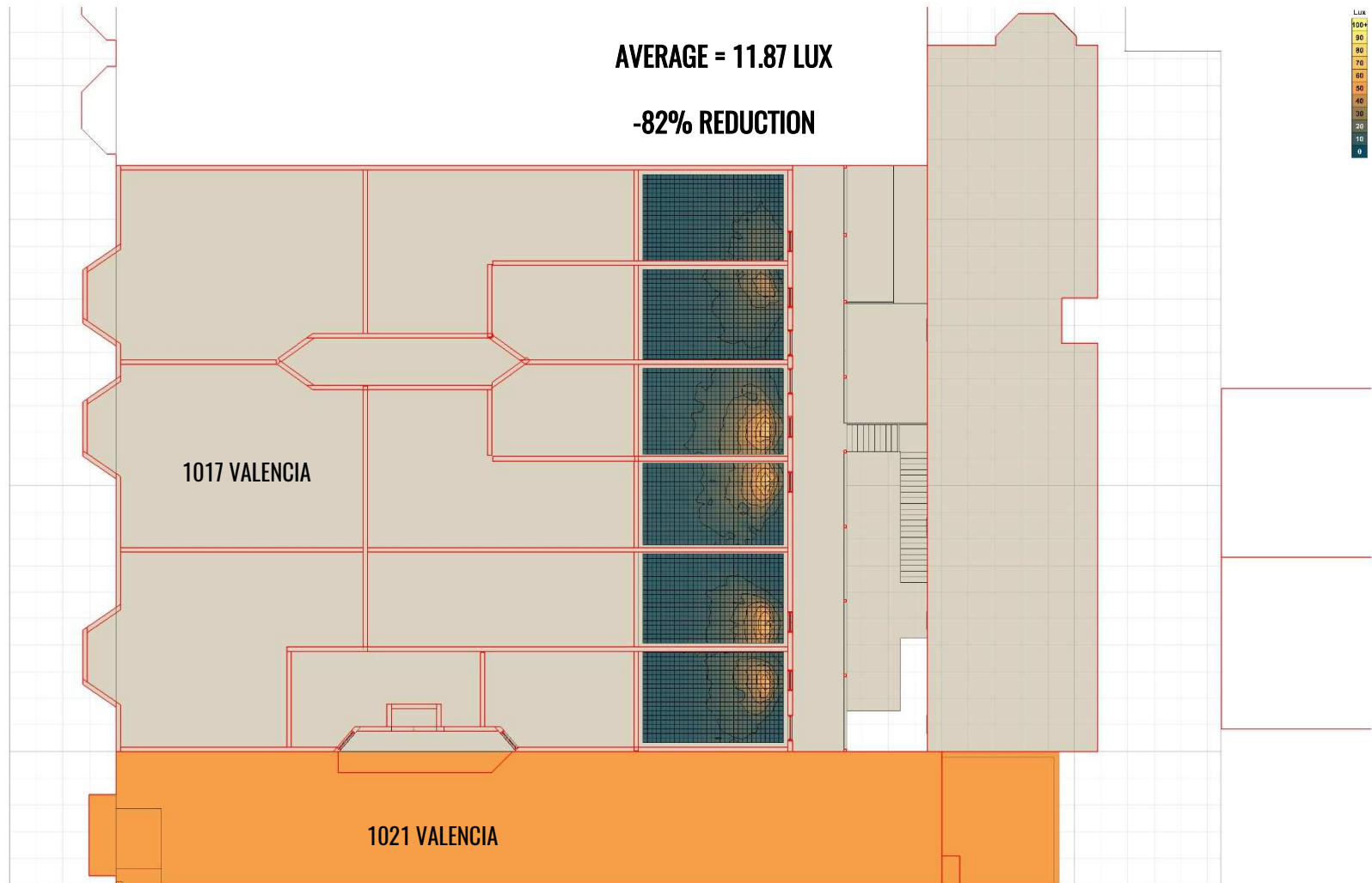
E02

DECEMBER 21ST | DAYLIGHT LEVELS FOR PROPOSED CONDITIONS

3:00 PM



Analysis Grid
RAD Illuminance
Value Range: 1 - 410 Lux
944028821-01



100	90	80	70	60	50	40	30	20	10	0
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LUX * Note different scale from E01



DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name:	Shangluo Harry Lau		
Address:	1007-- 1017 Valencia St SF, CA 94110	Email Address:	Harrylau10@gmail.com
		Telephone:	4157061767

Applicant Information (if applicable)

Name:	Same as above <input type="checkbox"/>		
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:	1021 Valencia	Block/Lot(s):	3616/024
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 site 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 snace 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

415/061767

Phone

ShangLuo Harry Lau

Name (Printed)

Harrylau10@gmail.com

Email

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

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

Name (Printed)

Shangluo Harry Lau

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.

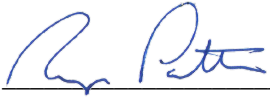
-
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who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




October 16, 2020

We hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a request for Discretionary Review of BPA No. 2020.0825.2609/ Case No. 2017-013728PRJ (1021 Valencia Street) on our behalf.

Signed,



Munzer Dajani
3277-3279-3281 21st Street



Harry Lau
1001-1017 Valencia Street



GOLDSTEIN, GELLMAN, MELBOSTAD, HARRIS & McSPARRAN LLP

ATTORNEYS AT LAW

1388 SUTTER STREET
SUITE 1000
SAN FRANCISCO
CALIFORNIA 94109
(415) 673-5600 TEL
(415) 673-5606 FAX
www.g3mh.com

January 11, 2021

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

Re: *New 24-Unit Building for 1021 Valencia Street*
Our File No.: 10074-00

Dear President Koppel and Commissioners:

I am writing on behalf of CDE Aptos II, LLC which owns 1021 Valencia Street. CDE Aptos II, LLC is owned by three family members, all of whom are at least 85 years of age. All three are native San Franciscans whose roots in San Francisco go back more than 100 years. The building at 1021 Valencia Street, an existing auto repair facility with separate office space on the second floor, has been in their family for more than 60 years.

The Project is entirely Code-compliant with no variances requested. Please see attached **Exhibit A** showing the proposed design. The Project must come to you for approval because it is a State Density Bonus Project, and your Commission is required to adopt Findings as to whether the Project complies with the State Density Bonus Law. It also comes before you because, more recently, two adjacent landlords have requested Discretionary Review.

The two existing non-residential tenants in my client's building have written in support of the Project, and their letters are included as part of **Exhibit B**. Since the building does not have any residential units, no residential tenants are being displaced.

We are pleased that after many discussions with United to Save the Mission, that group (and through it, its affiliates) have agreed not to oppose the Project.

Section I will describe the Project and discuss its benefits. Section II will deal with the claims of the Discretionary Review applicants. Section III will deal with a proposed major change to the building envelope discussed with DR Requestor.

Section I. Features of the Project.

- Project requires no Conditional Use Permit as it is Principally Permitted.
- Mayor's Executive Directive Housing Project adding 24 residential units to San Francisco's housing supply during a housing crisis.
- Exceeds the 40% requirement of two-bedroom residential units.
- Proposes no commercial office development.
- Adds housing without vehicle parking.
- Adds housing on a major public transit corridor, and on a street (Valencia Street) where the City has spent millions of dollars on infrastructure and streetscape improvements to encourage dense housing and retail uses.
- Creates a rear yard open space that does not exist today.
- Adds retail space where none exists today.
- Eliminates two (2) existing curb cuts which will support the SFMTA's Valencia Bikeway Improvements project and the Vision Zero SF program, which will help to make this stretch of Valencia Street more pedestrian- and bicycle-friendly.
- Proposes 32 bicycle parking spaces and no vehicle parking spaces.
- BART is only three blocks away.
- Completed environmental review including Phase I & Phase II Environmental Site Assessments.
- Project is CPE-eligible.
- Property is not on the CalEPA Cortese List.
- No historic resource present.
- Project is not located in an historic district or the Calle 24 Latino Cultural District.

Exhibit B contains letters of support for the Project from the San Francisco Housing Action Coalition and the two existing tenants. Each of these two non-residential tenants signed/renewed their leases fully aware of my client's proposal for building demolition.

Exhibit C shows the Project's consistency with the Mission Neighborhood Plan.

Exhibit D contains a Chart of Project Features which lists additional features of the Project.

Exhibit E shows compliance of the Project with the State Density Bonus Approval Criteria.

Exhibit F lists the changes made to the Project at the request of the Planning Department, neighbors and community stakeholders. The changes include removing the ground floor retailer's use of the rear yard so as to avoid rear yard noise that would bother neighbors.

The Project will contribute the following community benefits, including \$865,356.55* of fees to the City:

- Two (2) on-site BMR residential units pursuant to the Inclusionary Affordable Housing Program.
- One (1) additional/voluntary on-site BMR residential unit.
- Transportation Sustainability Fee of \$343,905.84*.
- Residential Child Care Impact Fee of \$35,944.05*.
- Eastern Neighborhoods Infrastructure Impact Fee of \$409,846.53*.
- School Development Impact Fee of \$75,660.13*.
- 26 Class 1 bicycle parking spaces for the residents, and six (6) Class 2 bicycle parking spaces for members of the general public.
- Dramatically higher city property tax revenue. Current real property taxes are less than \$5,000.00 per year. Upon completion, such annual taxes should be more than \$300,000.

** Estimates based on the 2020 San Francisco Citywide Development Impact Fee Register.*

As **Exhibit G** shows, our outreach to Mission District stakeholders has been extensive. In addition, we have reached an understanding with United to Save the Mission whereby United to Save the Mission (and its affiliate groups) have agreed not to oppose the Project.

Section II. Discretionary Review Requests

DR Requests have been filed by two adjacent landlords: one whose lot is adjacent to the north on Valencia Street, and one whose lot lies to the north on 21st Street, the perpendicular cross street. The latter lot contains a building whose windowless rear wall will be close to the new building's northern side wall.

DR REQUESTOR MR. LAU. He owns the multiple dwelling, two-story building with the address of 1007-1017 Valencia Street and which contains three retail stores on the ground level. The DR application filed by Mr. Lau says the following:

1. He has “been offered no compensation for [this] disruption in our lives”. He also writes asking “compensation for our displacement during construction and compensation for lowering our quality of life.”

RESPONSE: The Planning Code and the Commission do not protect property values. The Project will not cause any of Mr. Lau's tenants to be displaced during construction (please note that my client is willing to discuss modifying construction hours to help Mr. Lau's tenants).

2. Requests a larger lightwell along the joint property line in order to preserve light to two property line dwelling units.

RESPONSE: My client created a lightwell to complement Mr. Lau's lightwell at the request of the Planning Department (see **Exhibit I**). This lightwell meets all Planning Department requirements. According to the building drawing provided to us, none of Mr. Lau's southern property line windows serve bedrooms. As a result, we do not believe the lightwell size needs to be increased. Please see property line window photos at **Exhibit J**.

DR Requestor has provided a drawing asking for a widening of the lightwell (**Exhibit K**), but the portion suggested to be widened mostly faces the blank southern wall of his building, adjacent to his lightwell.

3. Requests that shadow be reduced to his building's east-facing, second floor rear windows.

RESPONSE: Mr. Lau's east-facing rear windows are already in shade for most of the year according to the shadow study for 1007-1017 Valencia Street found at **Exhibit H**. The shadow study (whose accuracy has not been challenged) shows that the only time of the year that all of these second floor, east-facing windows have sun is around 9:00 AM during the summer solstice, and that sun disappears by 12:00 PM of that day. These windows are already shadowed most of the day by existing buildings, and also by the long, wooden awning that was built above those windows. See photos of that long, wooden awning at **Exhibit J**, and the existing shadows it creates at **Exhibit H**.

4. Objection to no on-site parking.

RESPONSE: Curb cuts are not allowed with new construction on this stretch of Valencia Street, which eliminates our ability to have any on-site parking. On the other hand, we have included more than the required number of Class 1 bicycle parking spaces.

5. Concern about disturbance of foundation.

RESPONSE: Foundation concerns are dealt with in detailed engineering drawings which will not be prepared until construction drawings are created after we know that we have received Planning Commission approval. We would be happy to have our engineers meet with any professionals hired by Mr. Lau to review and comment on our plans.

DR REQUESTOR MR. DAJANI. He owns a property (on 21st Street only) and is mostly concerned with the light that will remain available to the dwellings in his deep, narrow building which is perpendicular to the proposed new building. Mr. Dajani's building has one side yard

setback, and no rear yard windows (or no side yard windows) directly facing the Project. He is concerned that his tenants would have less light in their units.

RESPONSE: We prepared a separate Shadow Study for Mr. Dajani's property (please see **Exhibit H**), and it demonstrates that the proposed new building would cast only very minor incremental shadows on Mr. Dajani's property.

East Side of Existing Dajani Building. The proposed new building would not cast any new shadow on the east-facing windows of Mr. Dajani's property. In fact, due to the rear setback of the proposed new building, something that does not exist on the lot today, all the shadows that used to be cast on Mr. Dajani's east-facing windows by the existing property during noon will no longer exist (see pages: 1.1, 3.1, 4.1 of the shadow study for Mr. Dajani's property in **Exhibit H**). This can best be seen on the drawing of Noon, East Façade, Winter Solstice.

The windows on the east side of Mr. Dajani's property are much larger than the windows on the west side, and although we did not receive the interior drawings of Mr. Dajani's building as we requested, the west-facing rooms have very small windows. The rooms on the east side on the second floor are very likely the more important rooms such as bedrooms and living rooms (and not bathrooms and kitchens).

West Side of Existing Dajani Building. The shadow study indicates that throughout the year the proposed new building would begin to cast minor incremental shadows on the west-facing windows of Mr. Dajani's property after 3:00 PM throughout the year. However, Mr. Dajani's small, west-facing, non-bedroom windows are already in shade for most of the year, so the incremental new shadows from the proposed new building would not have a significant impact on Mr. Dajani's west-facing windows.

Section III. Alternative Proposed by DR Requestors Mr. Dajani and Mr. Lau.

Attached as **Exhibit K** is a drawing prepared by legal counsel for Mr. Dajani and Mr. Lau that shows how the rear of the new building could be pulled back 7- 9 feet from the northern property line to create an L-shaped rear to the new building. My client rejects that proposal. A building revised this way would create three new corners, which increases the price of construction an enormous amount, in return for very minimal benefit. The benefit to the small, non-bedroom windows on the west side of Mr. Dajani's property is extremely small; again, please see the shadow study for Mr. Dajani's property in **Exhibit H** (which has not been challenged by DR Requestors or Planning Department Staff).

The drawing also shows a larger lightwell across from Mr. Lau's property. The proposed new incremental portion of this proposed lightwell mostly faces the blank southern wall of Mr. Lau's property. Again, none of Mr. Lau's southern property line windows serve bedrooms, and our lightwell meets all Planning Department requirements.

Given that my client has added voluntary community benefits such as an additional/voluntary 3rd on-site BMR unit and other voluntary community benefits, along with the high costs of

construction and the COVID-related drop in property values, this kind of enormous change creates a great risk of an economically infeasible building.

A major redesign is very expensive and takes many months, and the Project architects have not had time to determine if the proposed redesign would meet the Building Code and Planning Code, and whether the proposed redesign would result in fewer units. And there may be fewer rooms because the proposed redesign may create rooms too small to be legal under the Housing Code. Please keep in mind that the shadow study in **Exhibit H** (which has not been challenged by DR Requestors or Planning Department Staff) shows that the proposed new building would not cast any new shadow on the east-facing windows of Mr. Dajani's property. Please consider that very minor new incremental benefits would be given to Mr. Dajani's small, west-facing windows providing light to non-bedrooms. And please weigh that against the risks of a major redesign stated above.

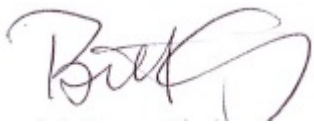
Also, please keep in mind that the Housing Accountability Act ("HAA") protects property owners from being told to redesign in a way that reduces the number of units, or reducing the number of rooms (rooms under the minimum building code size might be created to accommodate the proposed redesign). The HAA protects against such changes, unless there would be great public harm by not changing a project. That harm to the public cannot be shown here.

Section IV. Conclusion

My client has been working on the Project with the San Francisco Planning Department for more than three years. My client has adhered to all laws, regulations, rules and policies, even when some were changed by the San Francisco Planning Department mid-stream (e.g., a new Planning Director Bulletin No. 6 caused my client to modify the architectural plans at significant expense and delayed the Project for months).

We appreciate your time and consideration of this proposed redevelopment which we believe will enhance San Francisco in general and Valencia Street in particular.

Sincerely,

A handwritten signature in purple ink, appearing to read "Brett", with a stylized flourish at the end.

M. Brett Gladstone

CC: Planner Michael Christensen
Planner David Winslow
Planner Rich Sucre
Director Rich Hillis
Architect Jon Ennis
Ryan Patterson, Esq.

EXHIBITS

- A. Proposed Design
- B. Letters of Support
- C. Consistency with Mission Neighborhood Plan
- D. Chart of Project Features
- E. Compliance with State Density Bonus Approval Criteria
- F. List of Changes Made at Request of Neighbors, City
- G. List of Community Outreach
- H. Separate Shadow Studies for Mr. Lau and Mr. Dajani
- I. My Client's Lightwell per BDE Planning Set
- J. Photos of Adjacent Properties
- K. Proposed Drawing from DR Applicants

EXHIBIT A

1021 VALENCIA

PLANNING SET - FEBRUARY 4TH, 2021



SHEET INDEX

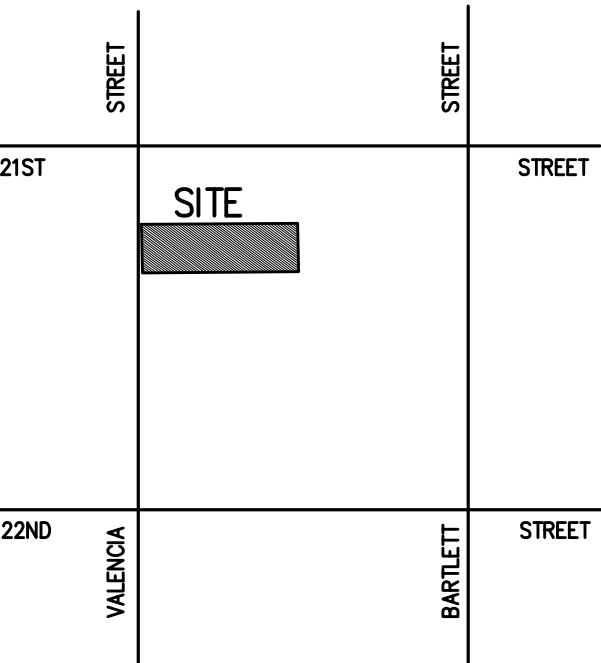
02.04.21	PLANNING SET
00 - SITE SURVEY	
• 1	TOPOGRAPHIC SITE SURVEY
01 - PROJECT INFORMATION	
• A0.01	PROJECT INFORMATION
• A0.01-A	BULLETIN NO.6 - EXHIBIT A DIAGRAMS
• A0.02	EXISTING SITE
02 - JOINT TRENCH	
• INT 1	JOINT TRENCH - INTENT
• INT 2	JOINT TRENCH - INTENT
03 - ARCHITECTURAL	
• A1.00	SITE 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:

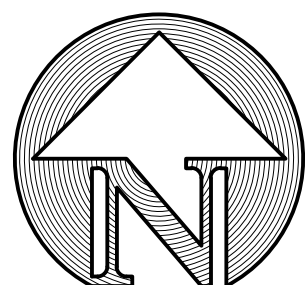
ATS AUTO SPRINKLER
BK BACK OF WALK
B BOLLARD
CO CLEAN OUT
FL FLOW LINE
GND GROUND
GV GAS VAULT
PGE PG&E BOX
PM PARKING METER
MH MANHOLE
OVR OVER PROPERTY LINE
SL STREET LIGHT
SLB STREET LIGHT BOX
TC TOP OF CURB
TVC TV CABLE BOX
WM WATER METER
TOS TOP OF STAIRS

GENERAL NOTES:

- ALL SURVEY WORKS WAS CONDUCTED IN NOVEMBER 2018.
- DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.
- 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'.
- 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

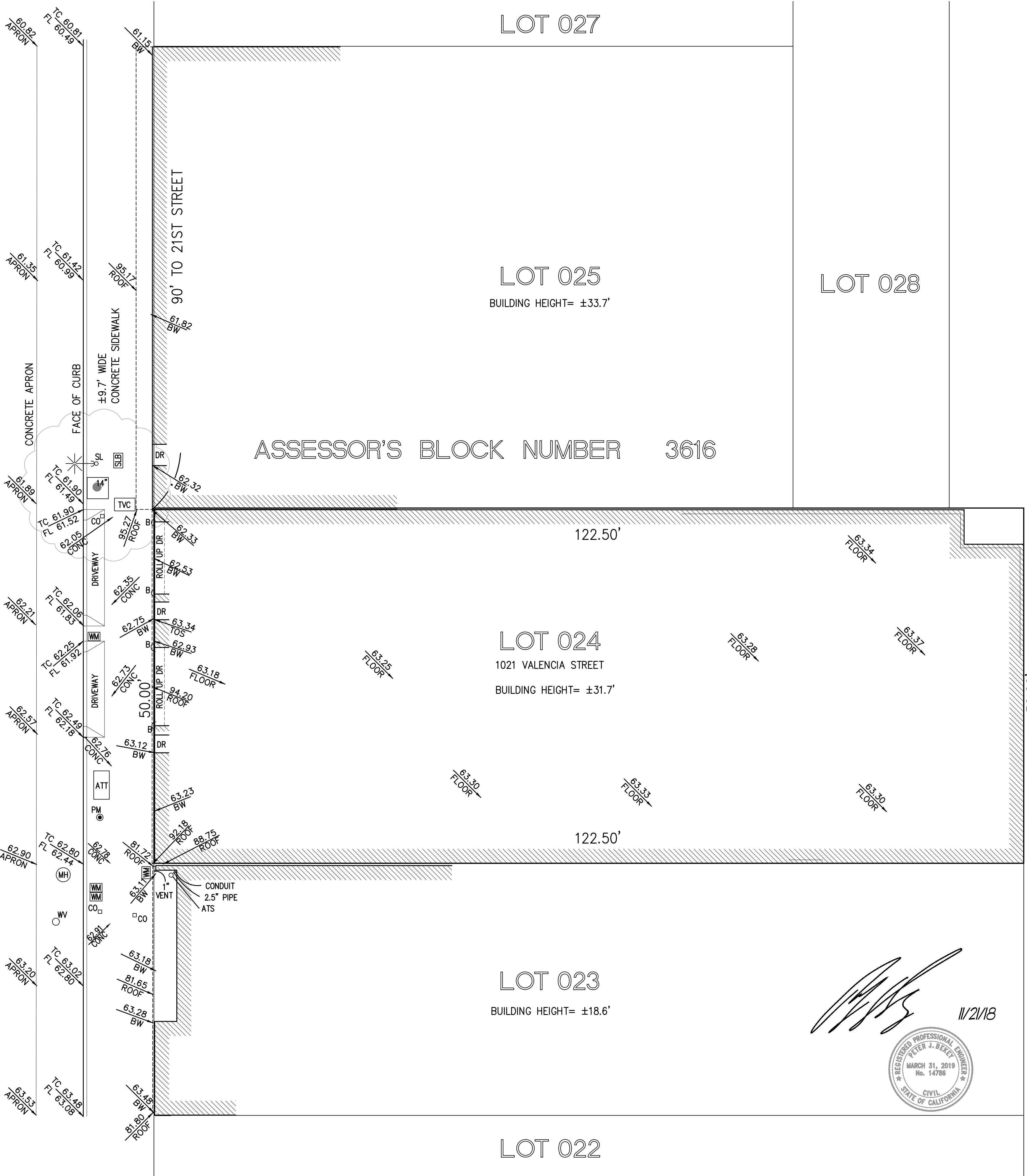


GRAPHIC SCALE



(IN FEET)
1 inch = 8 ft.

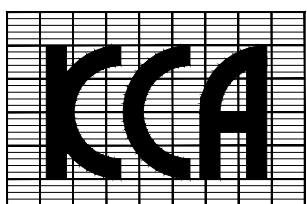
VALENCIA STREET
(82.50' WIDE)



LOT 062 & 63

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED: _____
APPROVED: _____

PROJECT NO. _____

DES. JH	DRW. RL			
CKD. _____	REV. PJB			
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

CONSTRUCTION TYPE:			IIIA OVER 1A										
FLOORS:			5 WOOD OVER 1 CONCRETE										
UNIT TYPE			Unit Rentable*	Floor Levels							Total	Unit	Rentable Area by Type
				SF	B1	1ST	2ND	3RD	4TH	5TH			
JR 1 BEDROOM	A1.0	1 BED/ 1 BATH	515	0	0	2	2	0	0	0	4	50.0%	2,060
	A2.0	1 BED/ 1 BATH	518	0	0	1	1	0	0	0	2		1,036
	A3.0	1 BED/ 1 BATH	680	0	0	0	0	1	1	0	2		1,360
	A4.0	1 BED/ 1 BATH	875	0	0	0	0	1	1	0	2		1,750
	A3.1	1 BED/ 1 BATH	663	0	0	0	0	0	0	1	1		663
	A4.1	1 BED/ 1 BATH	841	0	0	0	0	0	0	1	1		841

Rentable Residential by floor (not incl. decks)		0	1,954	3,514	3,514	3,521	3,521	3,470	19,494
Gross Residential (lobby, corridors, stairs, etc...) (incl. decks)		1,424	1,415	776	776	776	776	776	5,295
Amenity Spaces (Interior Only)...		2,327	-	-	-	-	-	-	2,327
Commercial Area		1,656	1,327	-	-	-	-	-	2,983
Utilities (Incl. storage, Fire, ...)		417	151	-	-	-	-	-	568
Total Gross		5,824	4,847	4,290	4,290	4,297	4,297	4,246	32,091

* NET RENTABLE IS CENTERLINE OF WALL
** RESIDENTIAL AMENITY BELOW FLOOR 1
IS NOT INCLUDED IN SF PLANNING COMPLIANT
RESIDENTIAL GROSS AREA

SF Planning Residential Gross Area 24,789

State Density Bonus Allowable GFA 24,818

OPEN SPACE
COMMON SPACE PROVIDED: 760 +/- 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

CONSTRUCTION TYPE:		VA OVER 1A										
FLOORS:		4 WOOD OVER 1 CONCRETE										
UNIT TYPE		Unit Rentable*	Floor Levels								Unit	Rentable Area by Type
JR 1 BEDROOM	A1.0	515	B1	1ST	2ND	3RD	4TH	5TH		Total	57.9%	3,090
	A2.0	518		0	0	1	1	0		6		1,554
	A3.0	680		0	0	0	0	1		1		680
	A4.0	875		0	0	0	0	1		1		875
2 BEDROOM		983	B1.0	2 BED/2 BATH	0	2	0	0	0	2	42.1%	1,966
2 BEDROOM	B1.1	983		2 BED/2 BATH	0	0	2	2	0	4		3,932
	B1.2	983		2 BED/2 BATH	0	0	0	0	2	2		1,966
	B2.0	977		2 BED/2 BATH	0	0	0	0	0	0		0
TOTAL UNITS		740		0	0	5	5	5	4	19	100%	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

* NET RENTABLE IS CENTERLINE OF WALL
** RESIDENTIAL AMENITY BELOW FLOOR 1
IS NOT INCLUDED IN SF PLANNING COMPLIANT
RESIDENTIAL GROSS AREA

SF Planning Residential Gross Area 20,682

BASE PROJECT STATISTICS 4

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

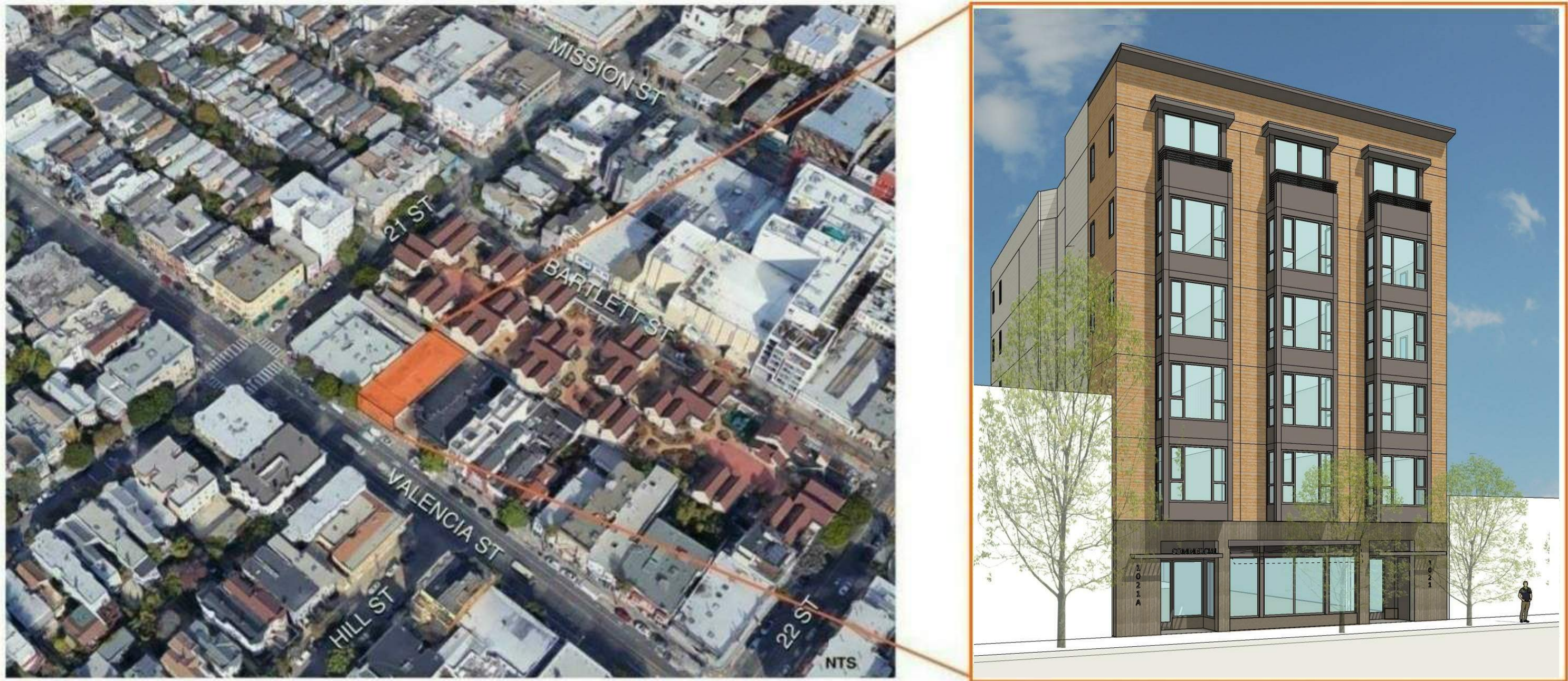
HEIGHT / BULK: (ZONING MAP HT07)
55-X

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.



PROXIMITY MAP 2



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 1A)

LOT AREA: 6,125 SF (0.14 ACRE)
EXISTING LOT COVERAGE: 6,125 SF (APROX)
PROPOSED LOT COVERAGE: 5978 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 MINIMUM STANDARD TO ACHIEVE 20% STATE DENSITY BONUS, LISTED PER SAN FRANCISCO PLANNING DIRECTOR BULLETIN 6, REVISED JULY 2019. PROJECT WOULD MEET AFFORDABLE HOUSING COMPONENT WITH 2 ON-SITE BMR DWELLING UNITS.

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

REAR YARD SETBACK IS PROPOSED AT THE 1ST FLOOR. 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. HEIGHT LIMIT: WAIVE BUILDING HEIGHT LIMIT PER SEC. 250 BECAUSE PROVIDING CODE-COMPLIANCE WOULD PRECLUDE THE DEVELOPMENT OF A 20% INCREASE IN RESIDENTIAL DENSITY.
2. OPEN SPACE: WAIVE COMMON USABLE OPEN SPACE REQUIREMENT PER SEC. 135 BECAUSE PROVIDING CODE-COMPLIANT OPEN SPACE WOULD PRECLUDE THE DEVELOPMENT OF A 20% INCREASE IN RESIDENTIAL DENSITY.
3. REAR YARD: WAIVE REAR-YARD REQUIREMENT PER SEC. 134 BECAUSE PROVIDING CODE-COMPLIANT REAR-YARD WOULD PRECLUDE THE DEVELOPMENT OF A 20% INCREASE IN RESIDENTIAL DENSITY.

PROJECT SPONSOR IS SEEKING A STATE DENSITY BONUS INCENTIVE/CONCESSION TO UTILIZE VINYL WINDOWS.

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	05.29.20
PLANNING SET	02.04.21

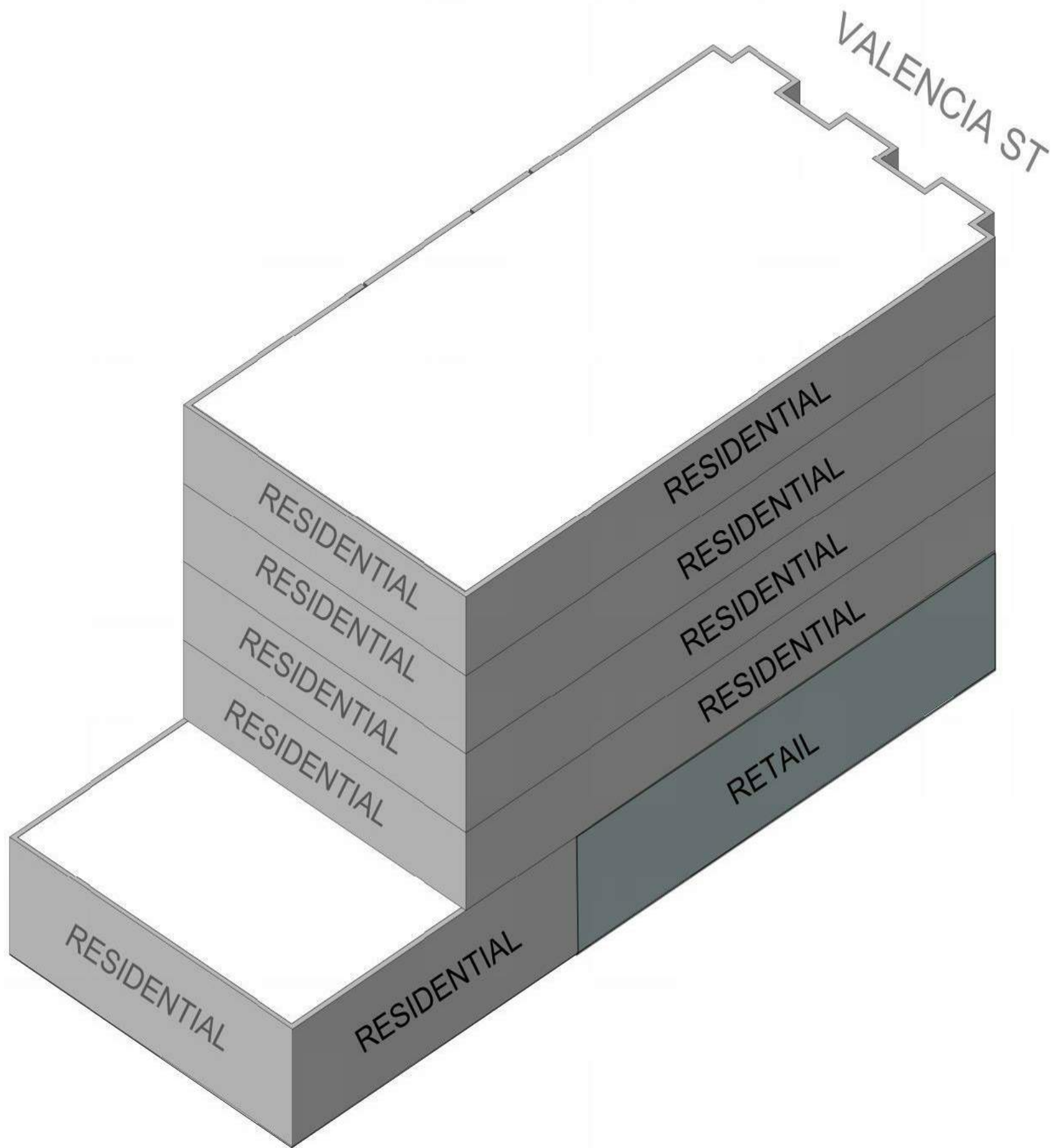
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE ORIGINAL,
UNPUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED, USED OR
DISCLOSED WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

PROJECT
INFORMATION

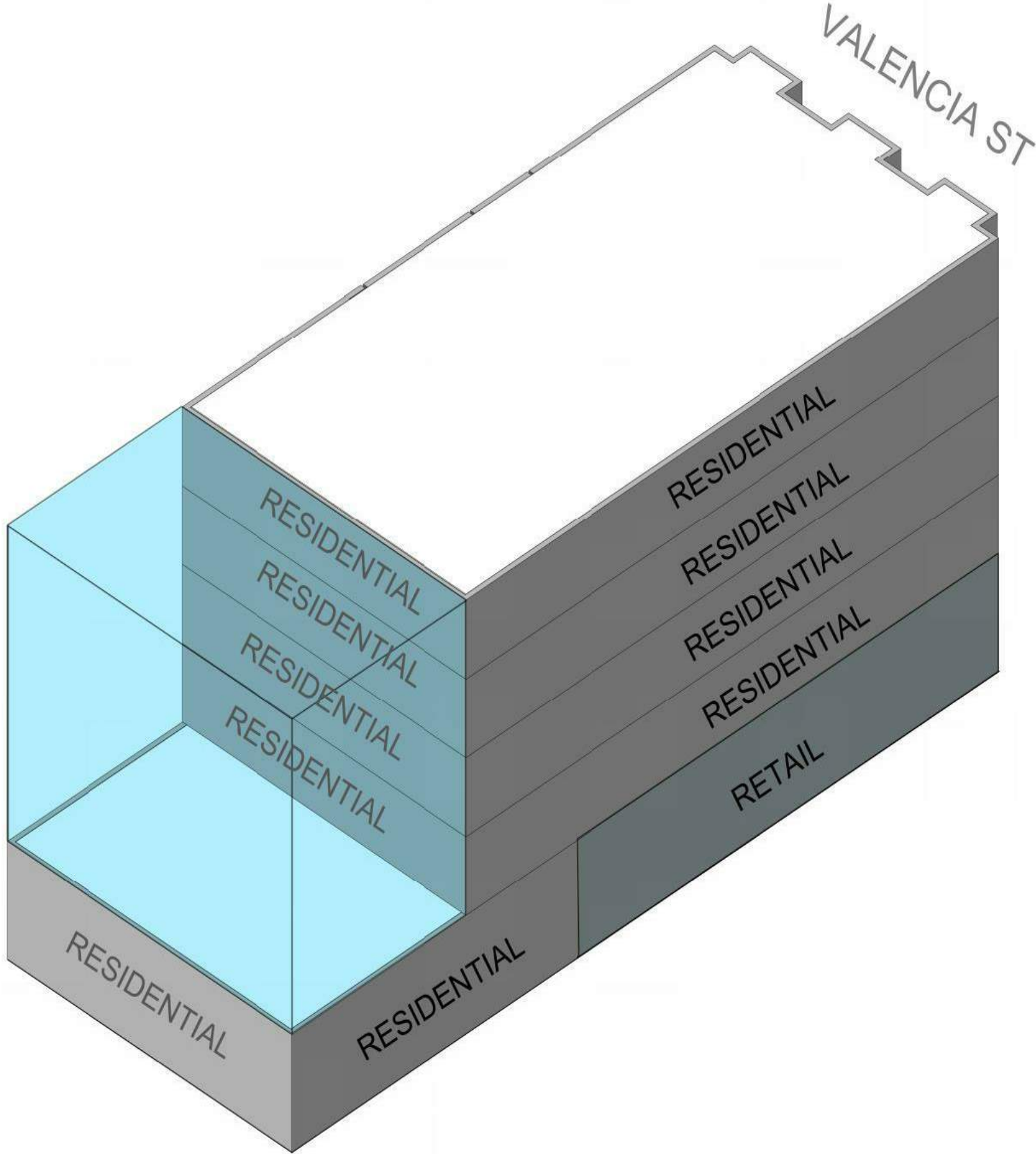
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SCALE	As indicated
PROJ. NO.	1714
DRAWN BY	XX
SHEET SIZE: 30 X 42	

PROJECT SUMMARY 3

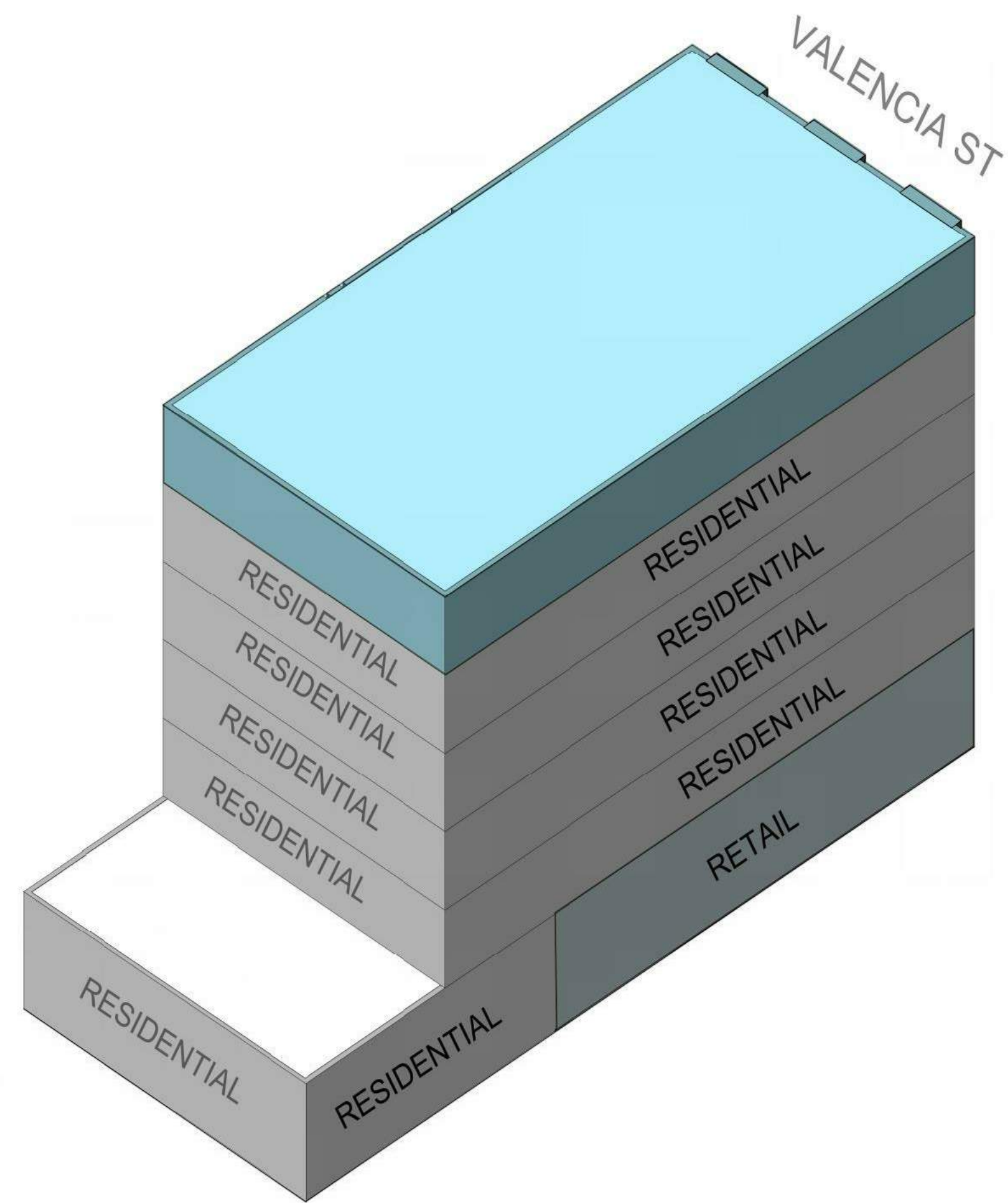
PROJECT DESCRIPTION 1



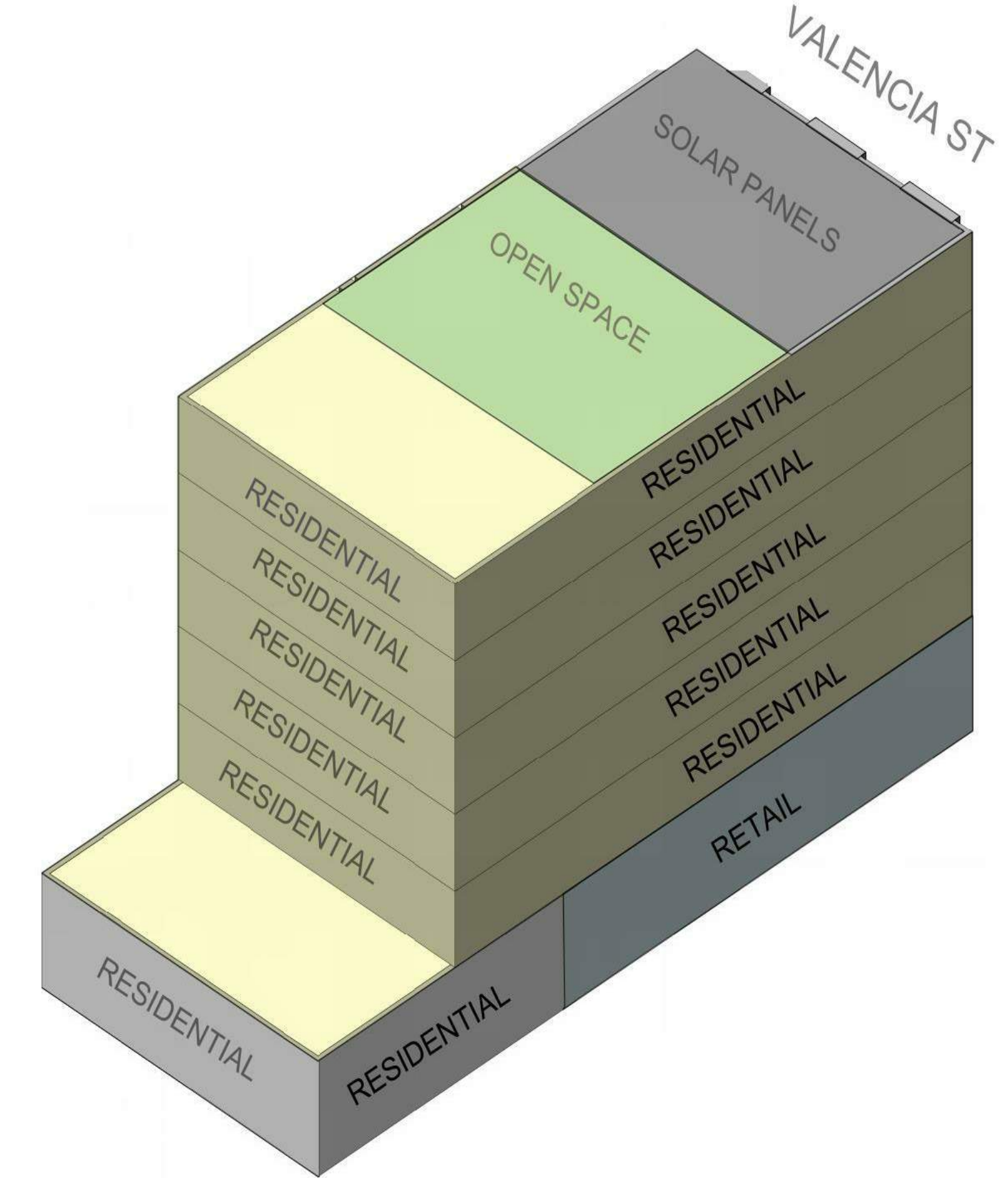
BASELINE: Retail and residential on ground floor with 4 stories of housing above;
Residential gross sq. ft. = approx. 20,682.



STEP ONE: Size of code-compliant rear yard = 25% of lot depth.



STEP TWO: ADD one full story of units with additional roof-top open space;
+ approximately 4,107SF residential SF.



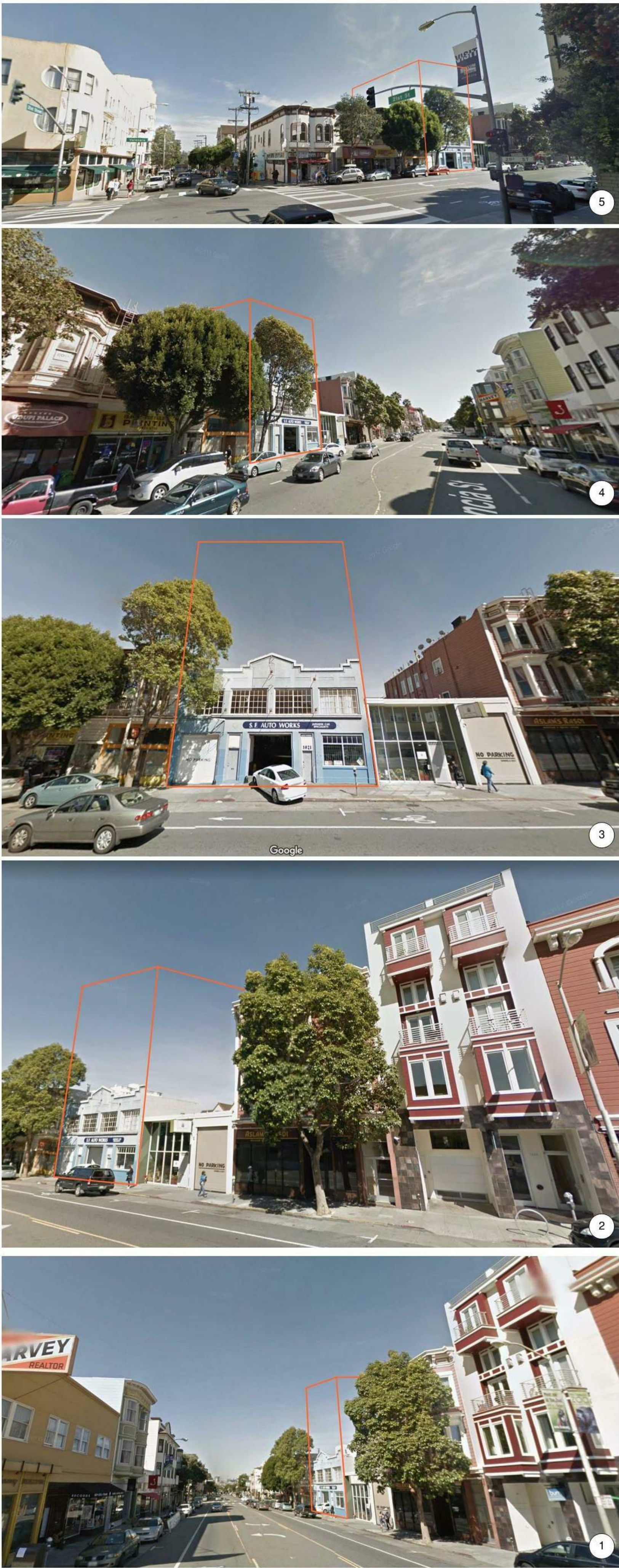
FINAL MASSING: Retail and housing ground floor, with 5 stories of housing above.
Residential gross sq. ft. = approx. 24,789.

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	05.29.20
PLANNING SET	02.04.21

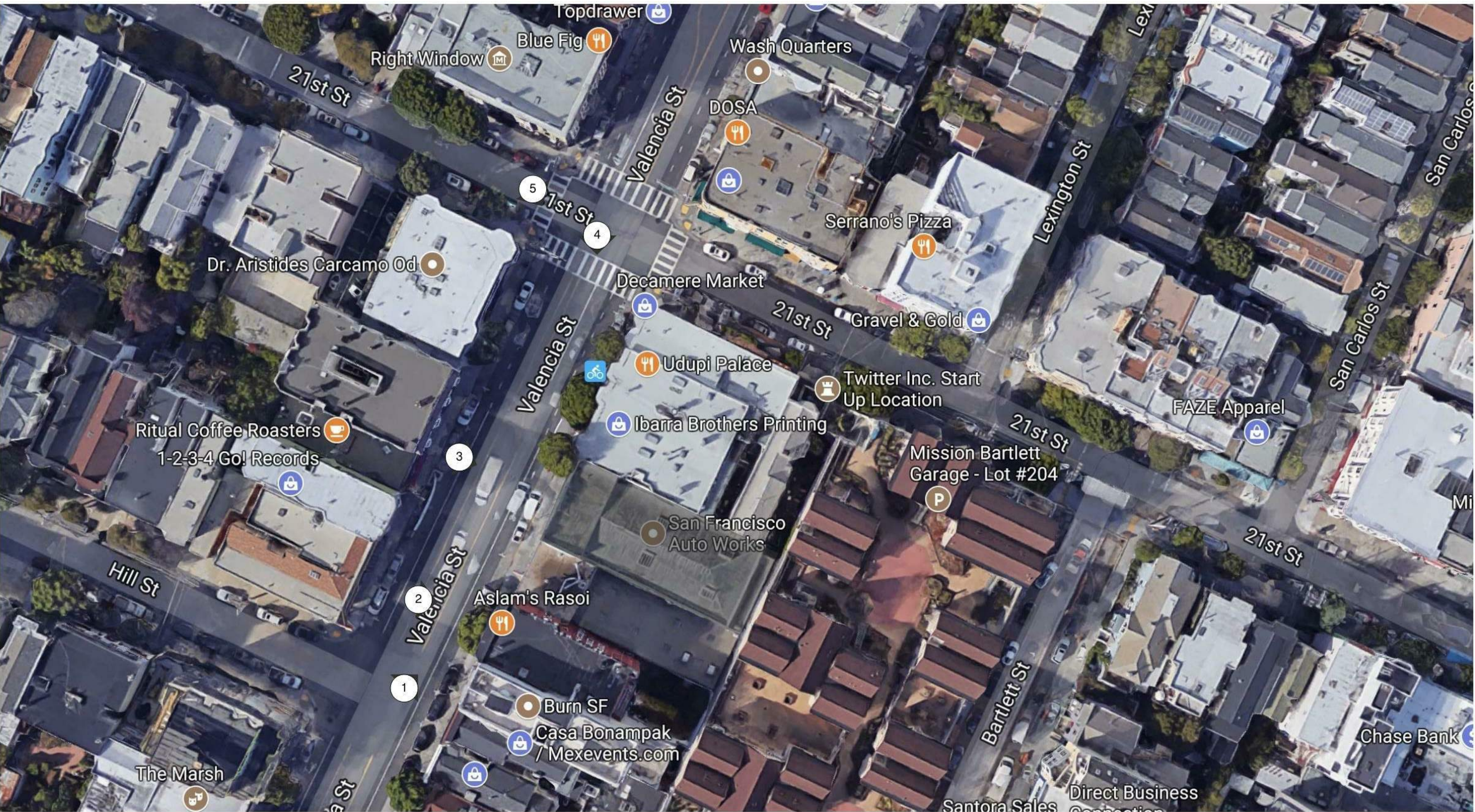
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**BULLETIN NO. 6
- EXHIBIT A
DIAGRAMS**

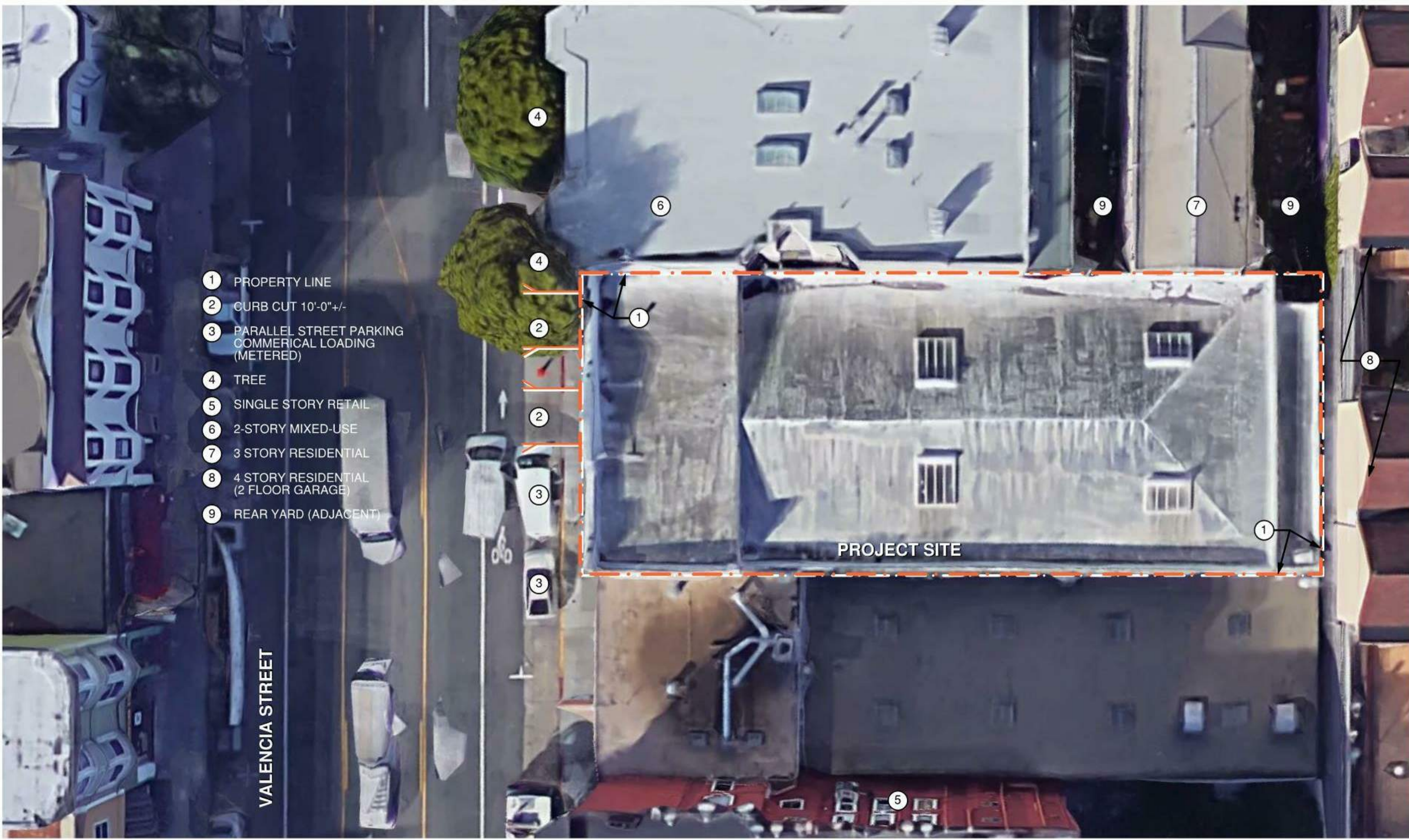
SHEET TITLE
SCALE
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 X 42



EXISTING SITE PHOTOS 3



EXISTING SITE PHOTO 2



EXISTING PLOT PLAN 1

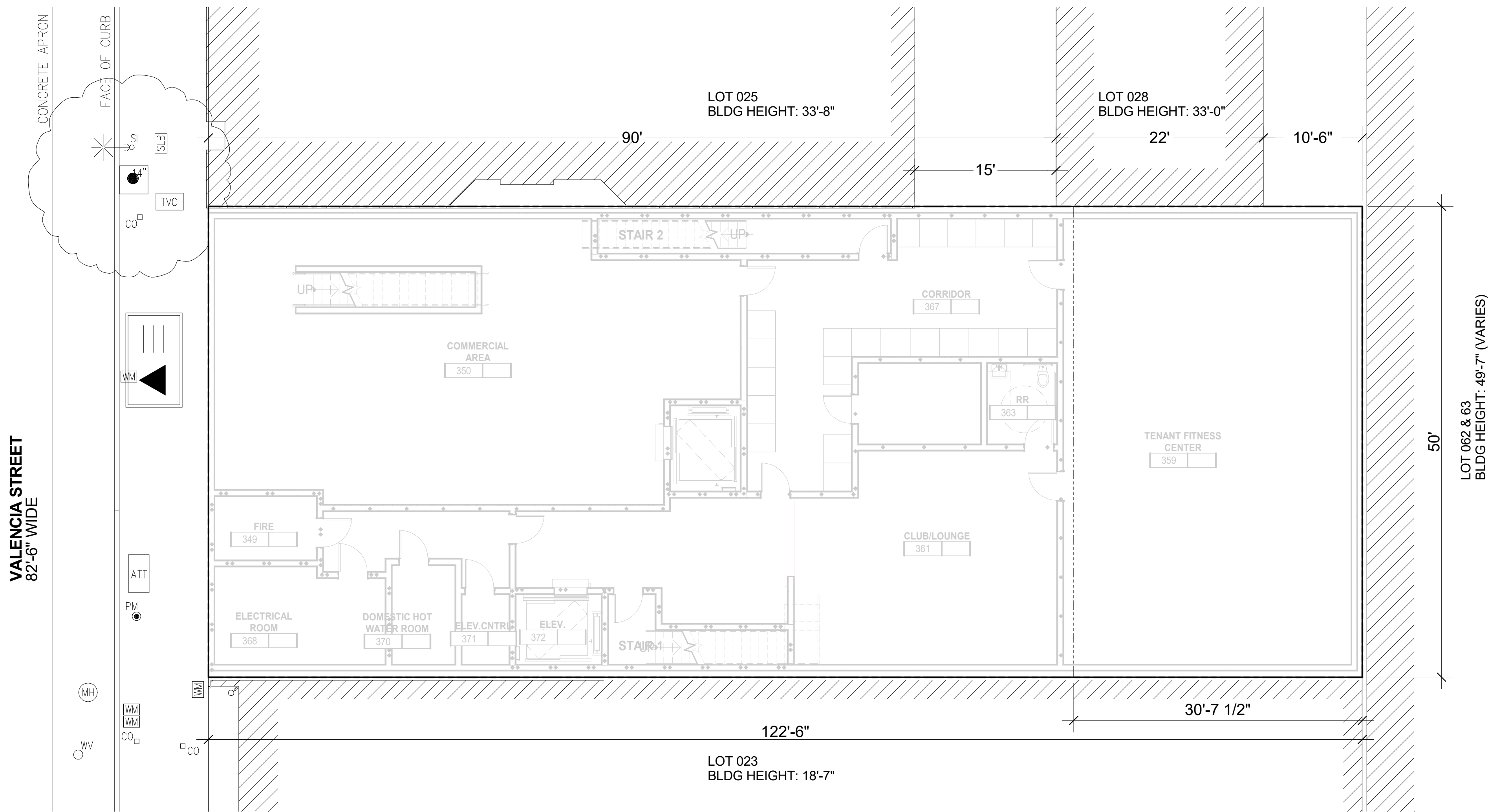
ISSUE	DATE
PROJECT APPLICATION	02.13.19
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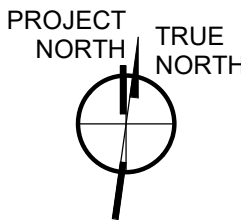
EXISTING SITE

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

2/3/2024 11:35:07 AM



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



1021 VALENCIA
SAN FRANCISCO, CA

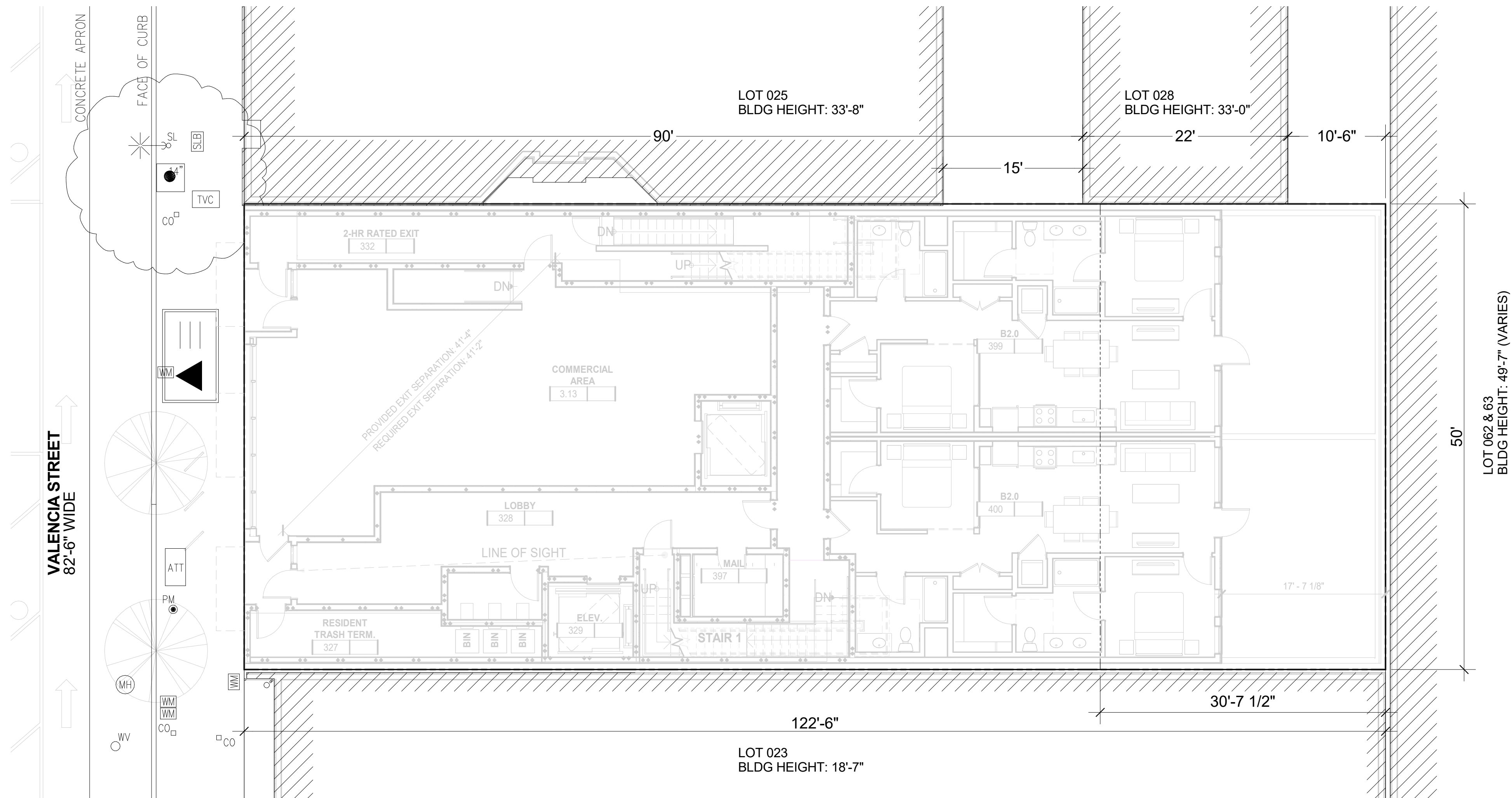
ISSUE	DATE
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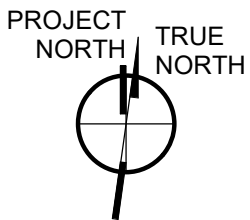
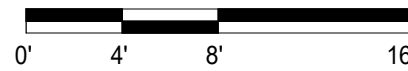
JOINT TRENCH - INTENT

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

2/3/2024 11:35:09 AM



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



1021 VALENCIA
SAN FRANCISCO, CA

ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
SITE PERMIT	05.29.20
PLANNING SET	02.04.21

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JOINT TRENCH -
INTENT

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PROJ NO. 1714 DRAWN BY XX
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1021 VALENCIA
SAN FRANCISCO, CA

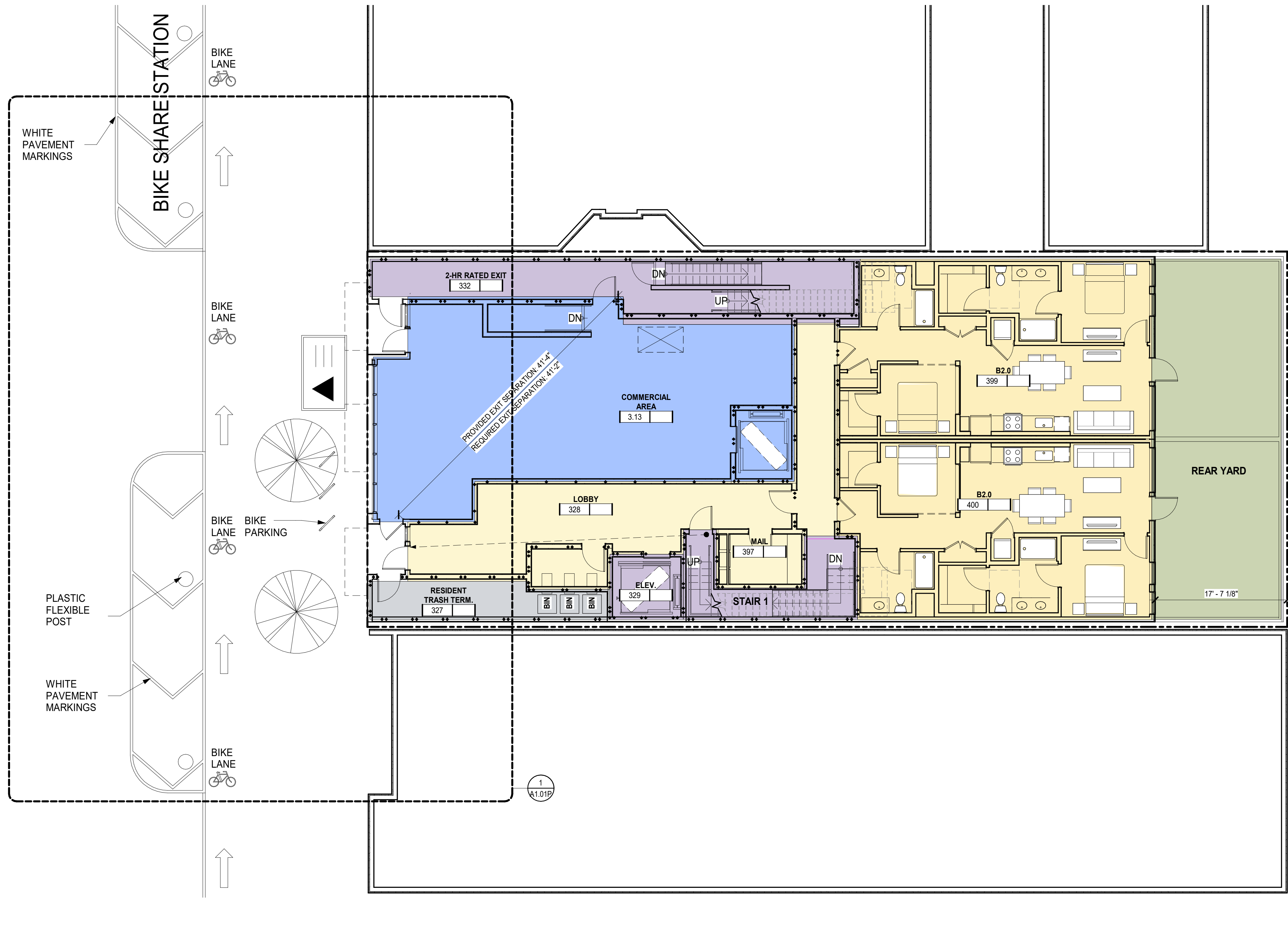
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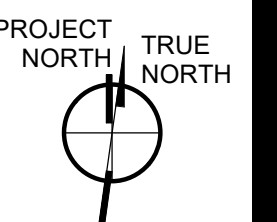
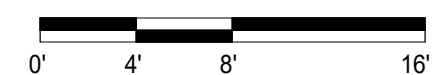
TE PLAN
FLOOR 1

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

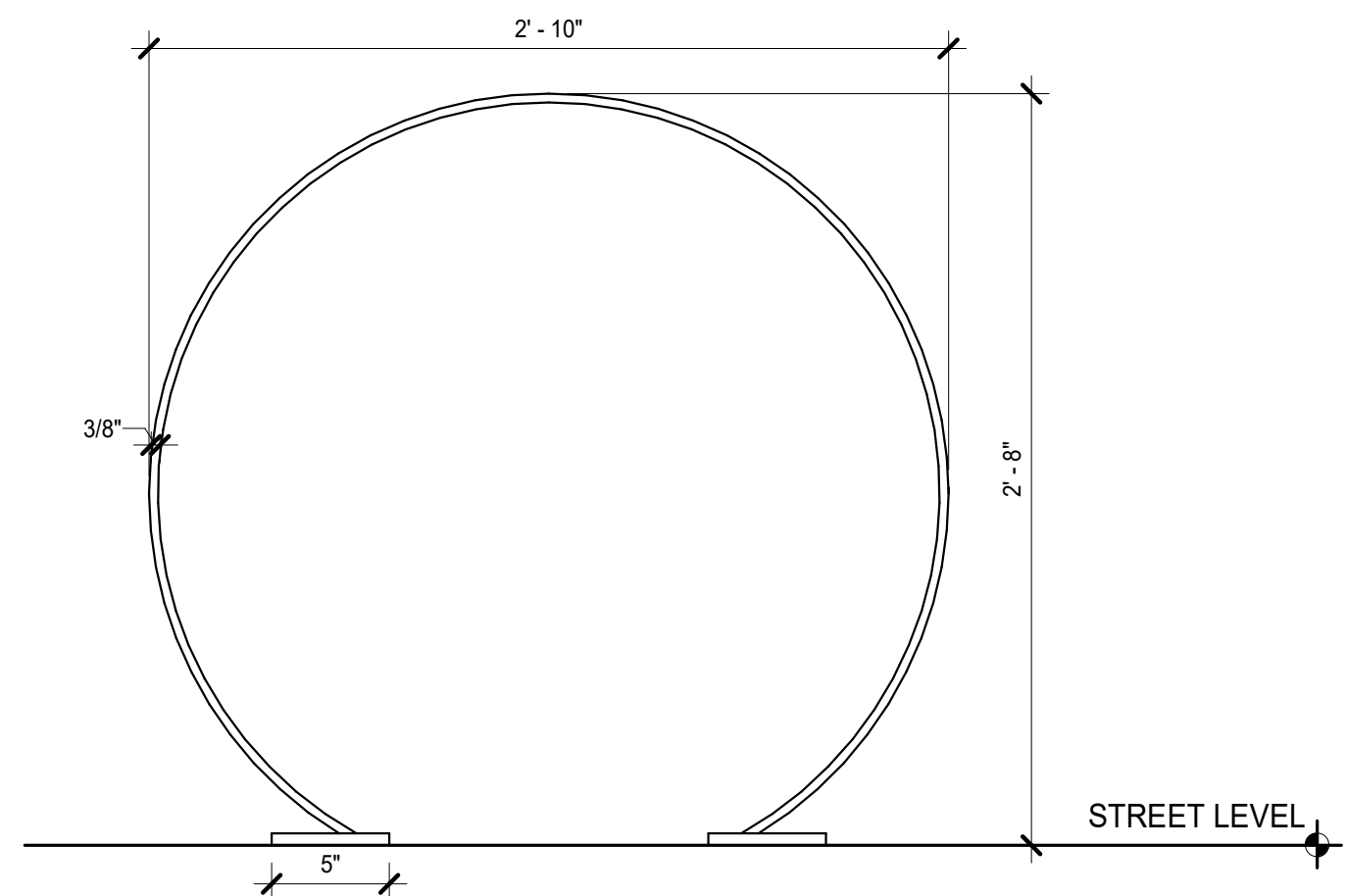
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SITE PLAN - FLOOR 1P 1
1/8" = 1'-0"



2/3/2021 11:33:46 AM



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

WHITE
PAVEMENT
MARKINGS

PLASTIC
FLEXIBLE
POST

WHITE
PAVEMENT
MARKINGS

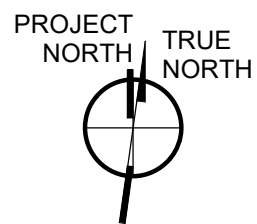
BIKE
LANE

BIKE
LANE

BIKE
LANE

CIRCULAR
STANDARD
BIKE RACK

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



1021 VALENCIA
SAN FRANCISCO, CA

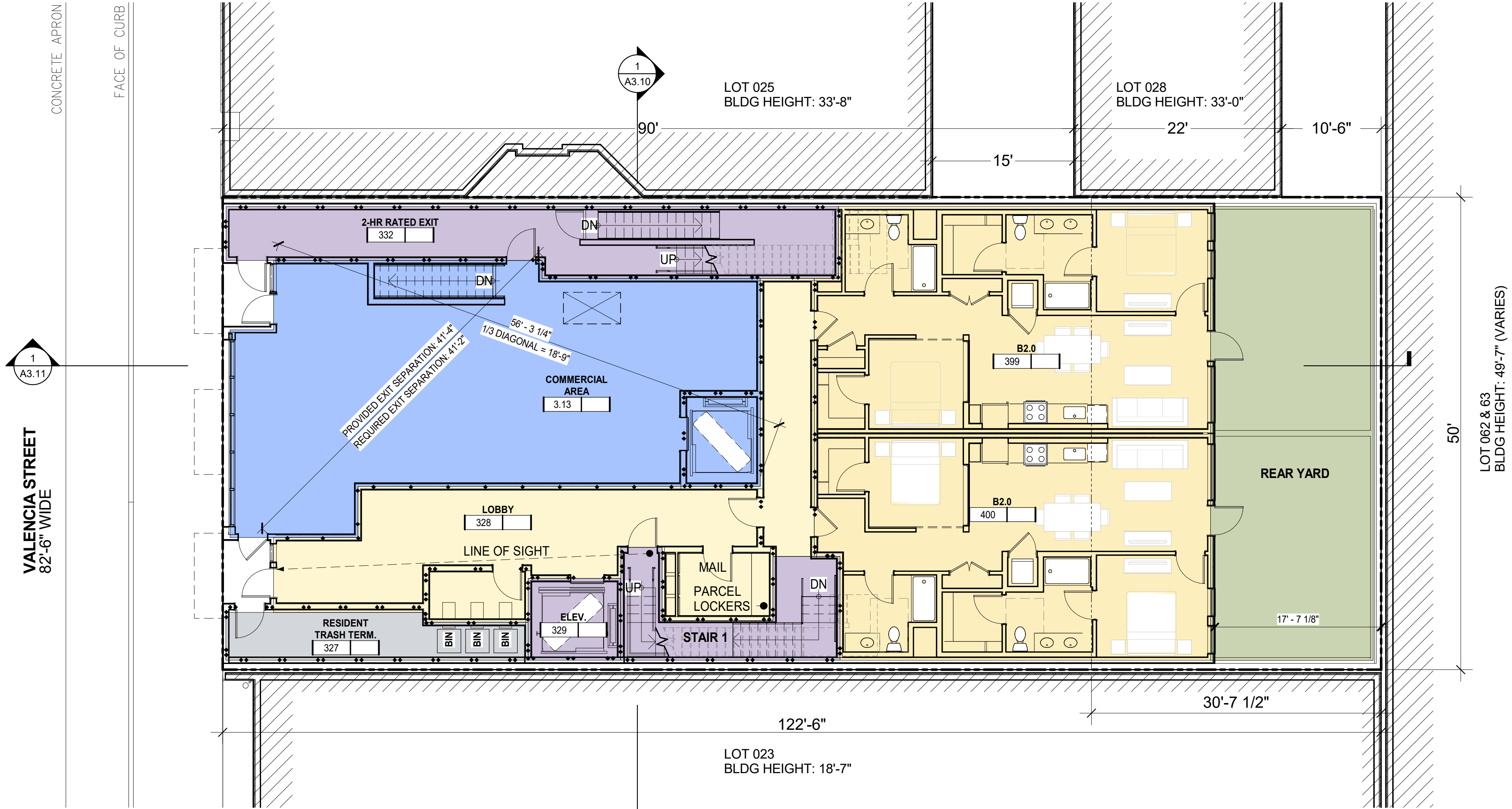
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ENLARGED
PARTIAL SITE
PLAN FLOOR 1

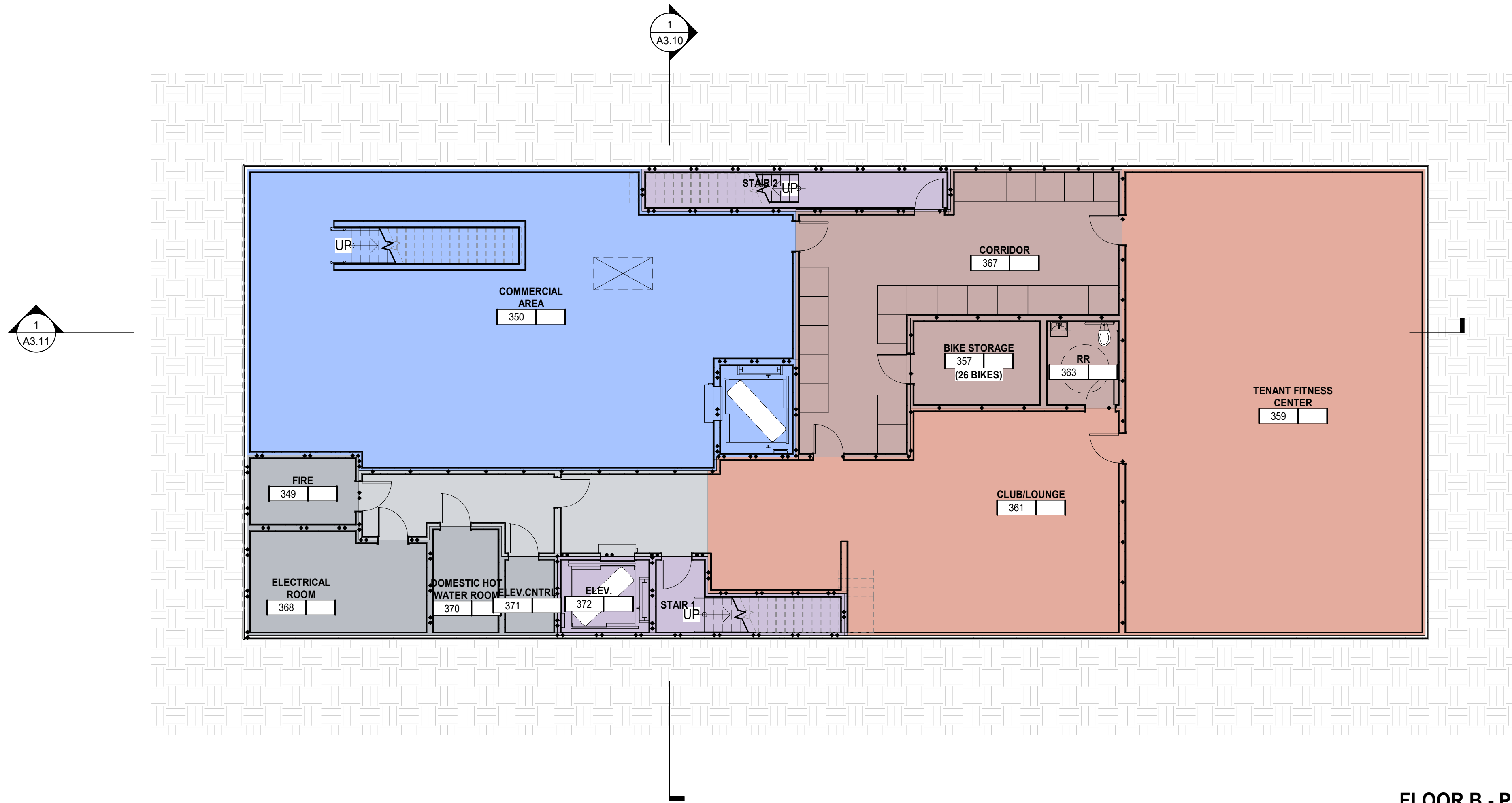
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PROJ NO. 1714 DRAWN BY XX
SHEET SIZE: 30 X 42

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FLOOR 1 - PLAN 2

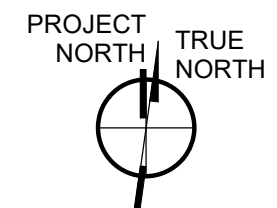
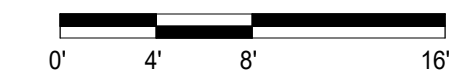
1/8" = 1'-0"



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



1021 VALENCIA

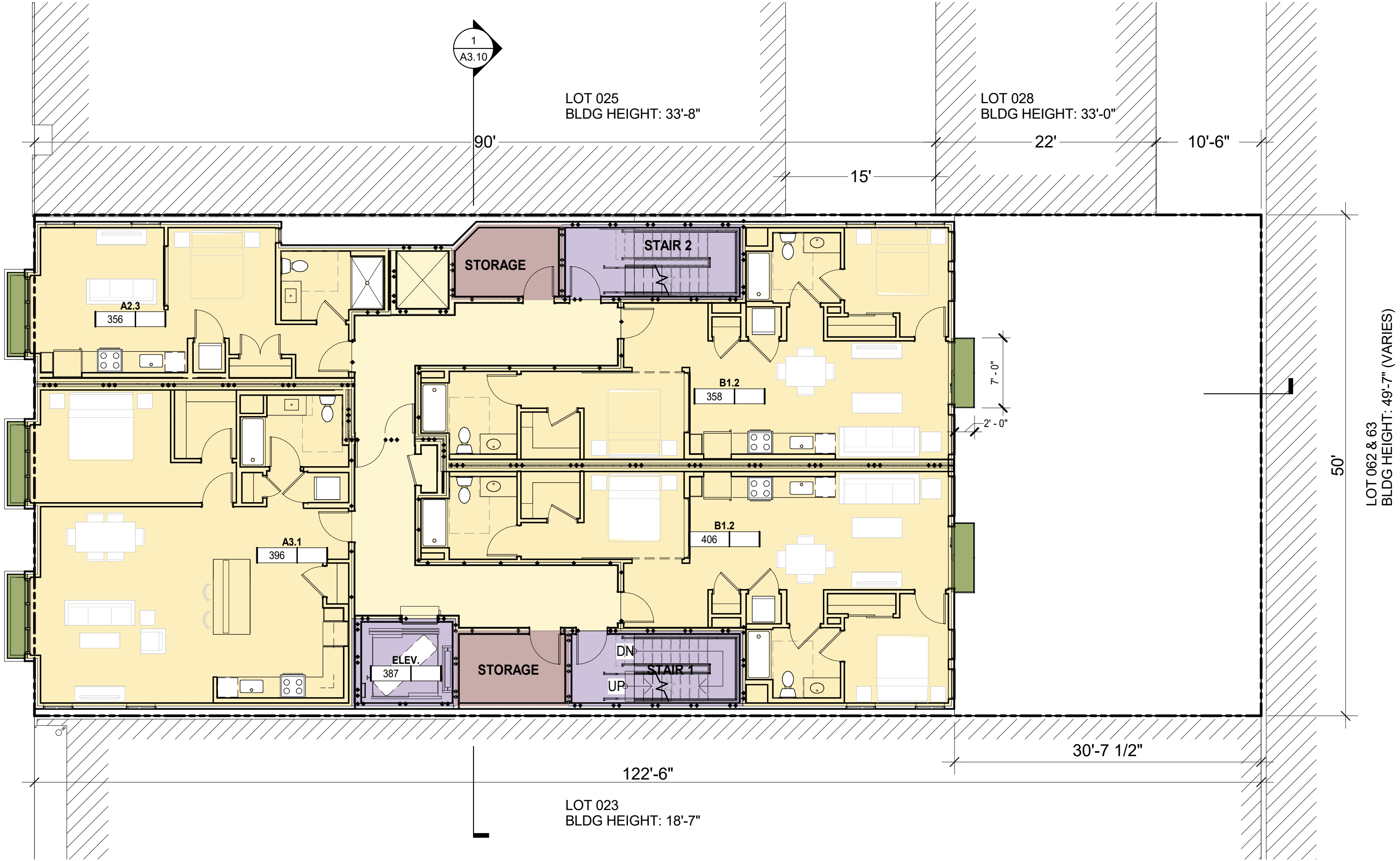
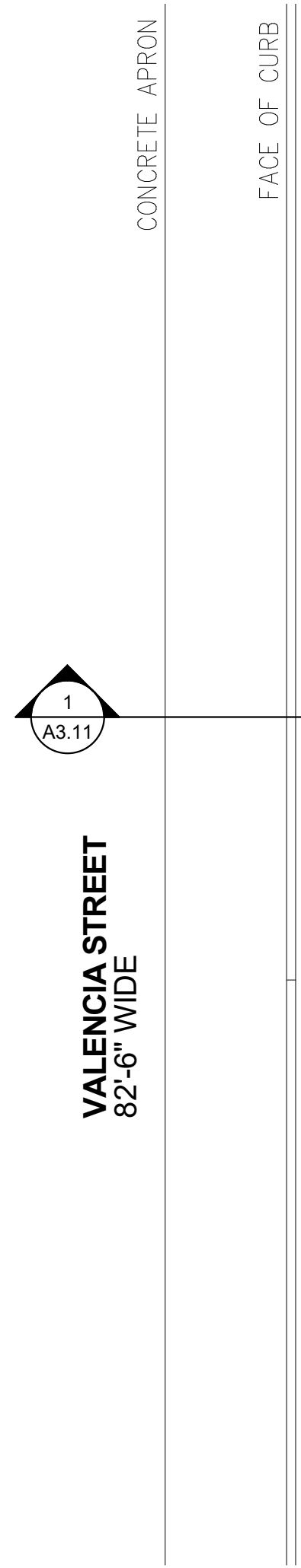
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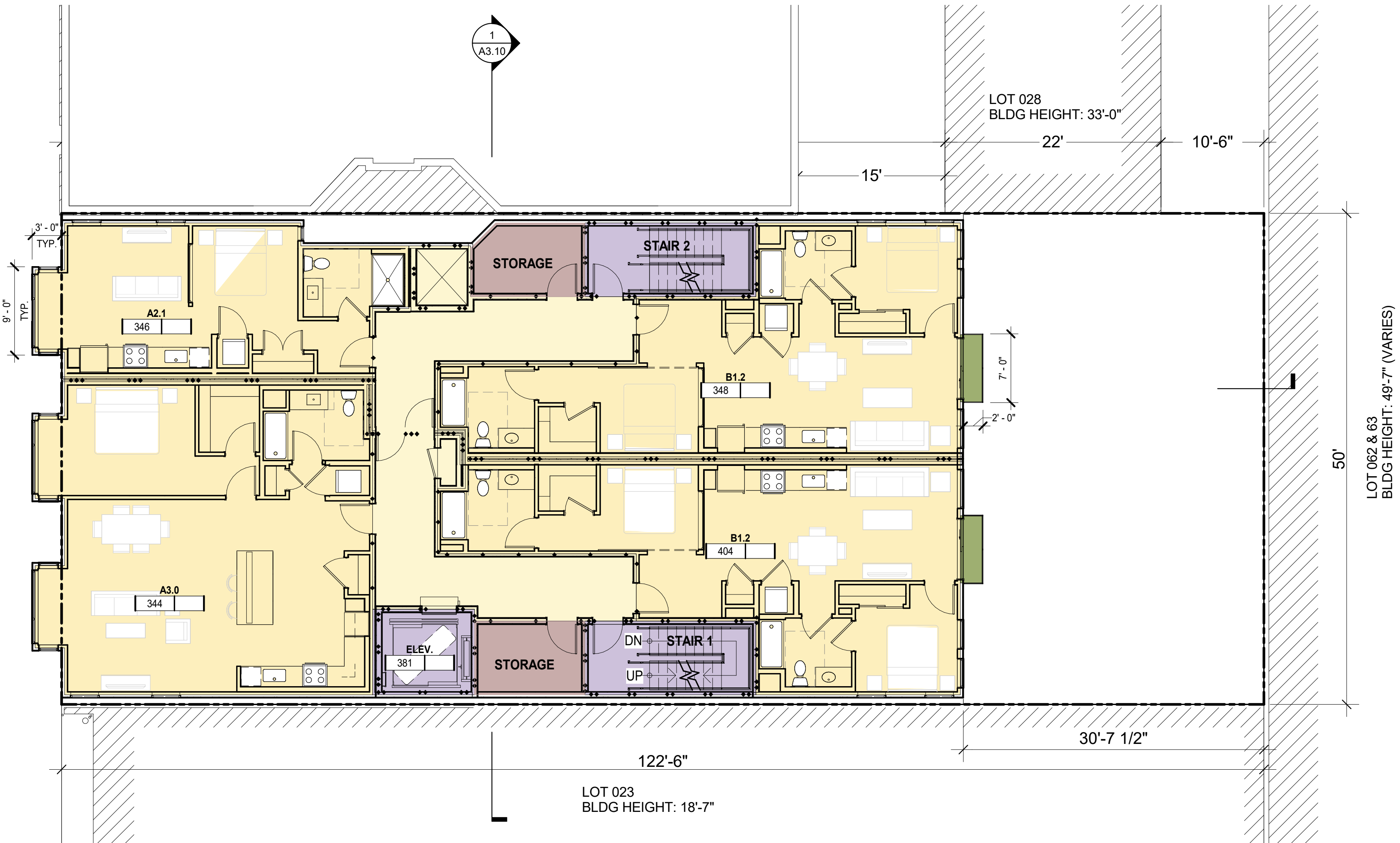
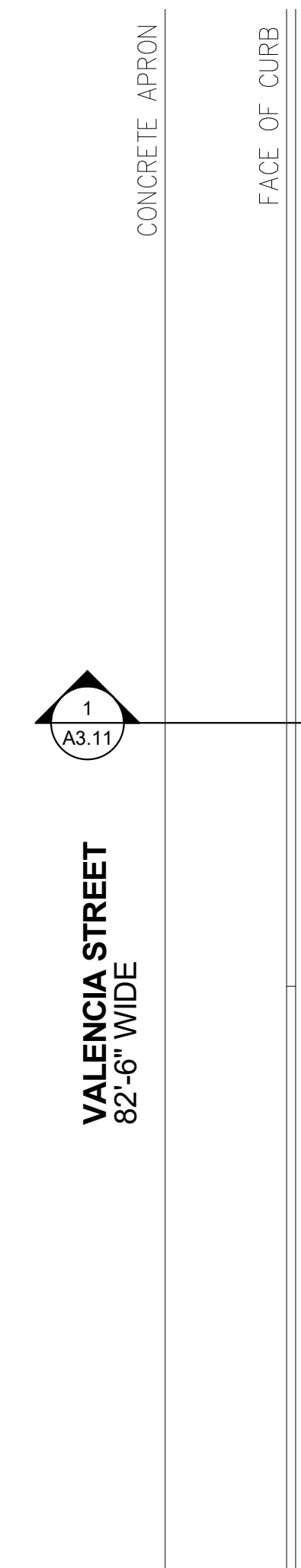
FLOOR B AND
FLOOR 1 PLAN

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

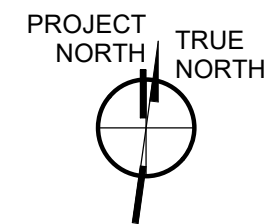


- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA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

FLOOR 6 - PLAN 2
1/8" = 1'-0"



FLOOR 4-5 - PLAN 1
1/8" = 1'-0"



BDE
ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO
CA 94103
P (415) 677-0966
CLIENT

CONSULTANT

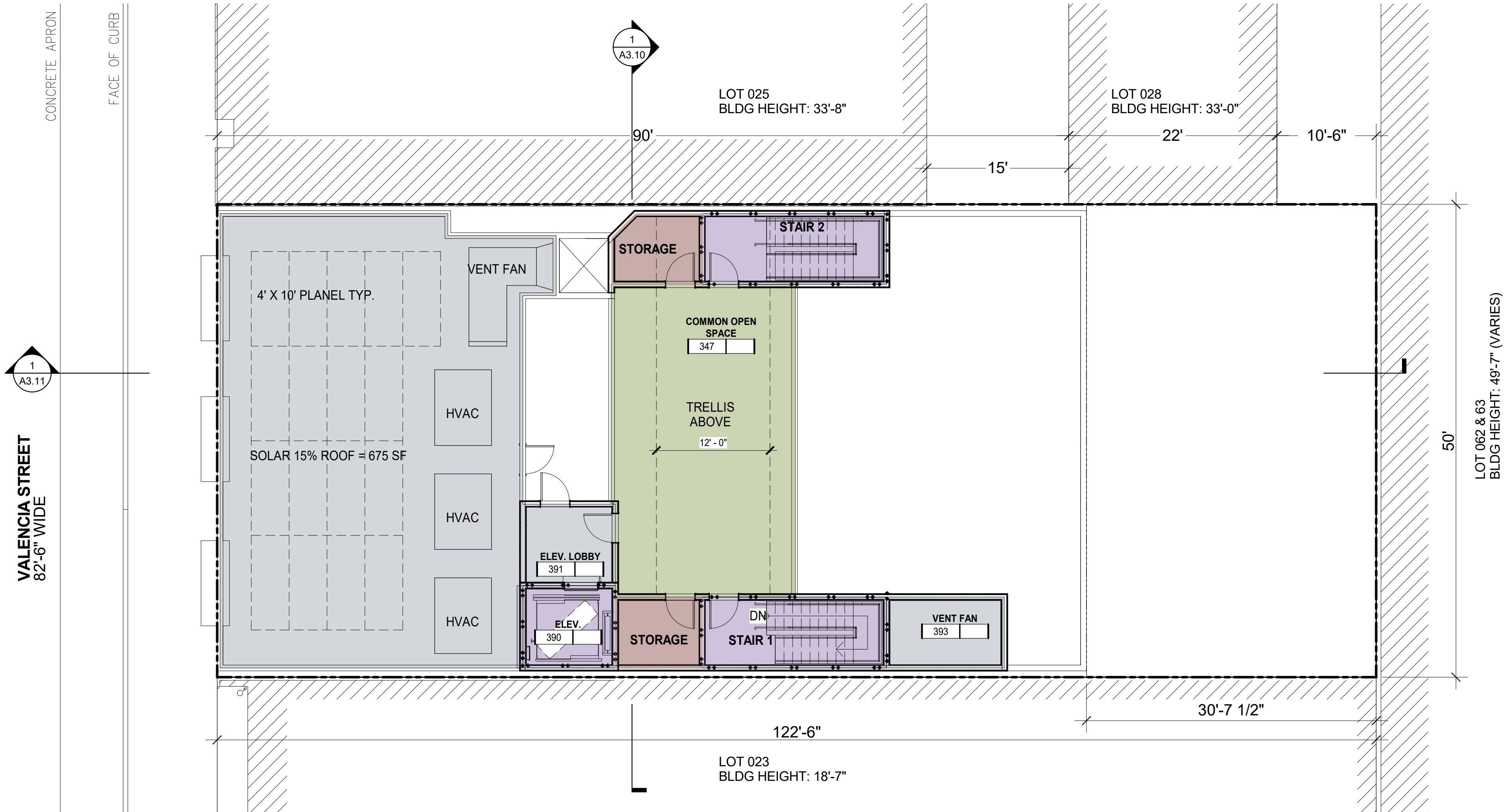
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FLOOR 4-5 AND
FLOOR 6 PLAN

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



ROOF 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

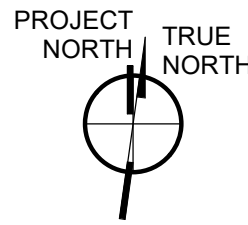
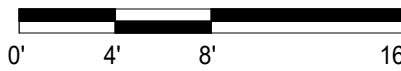
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SAN FRANCISCO, CA

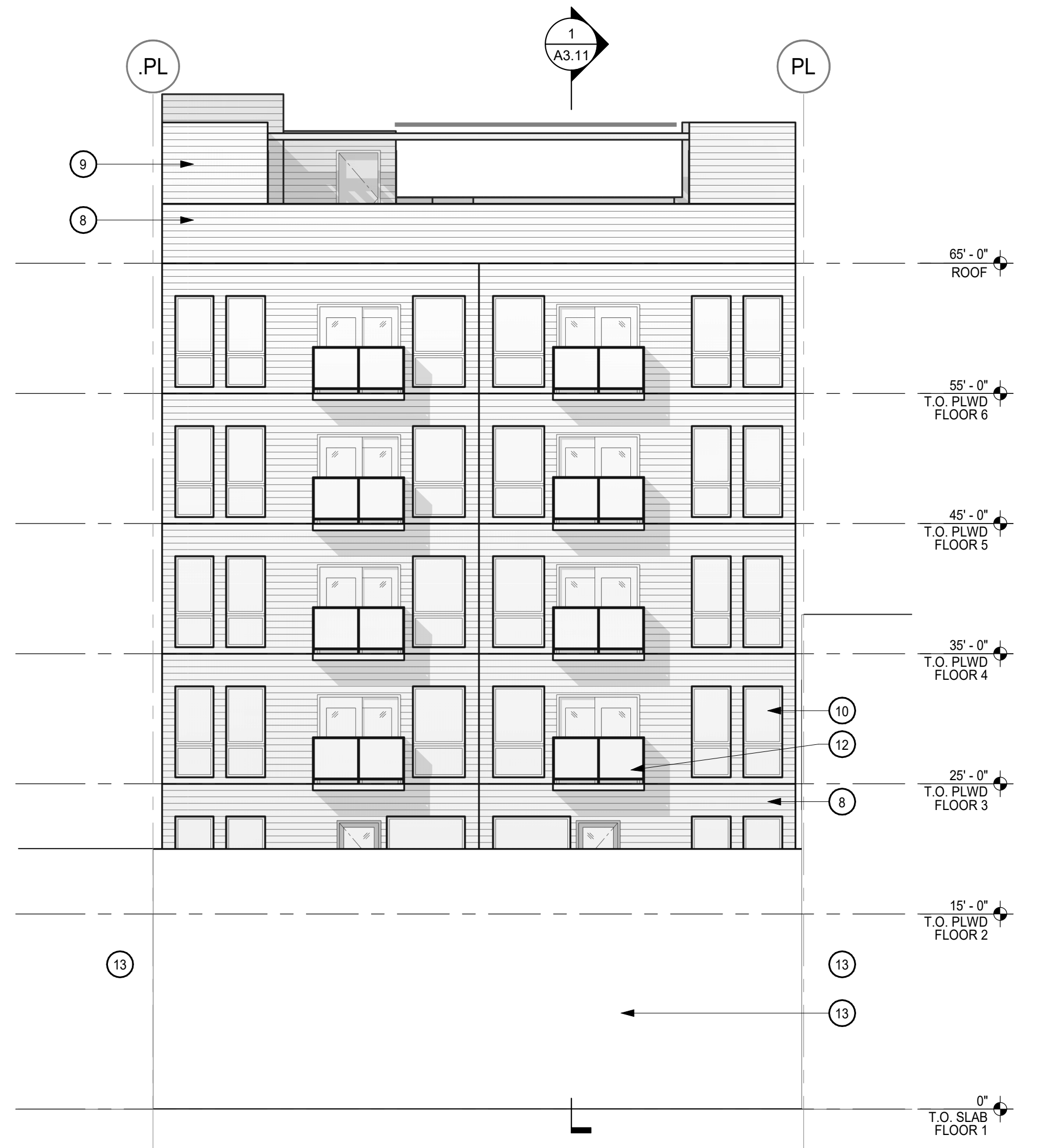
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ROOF PLAN

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

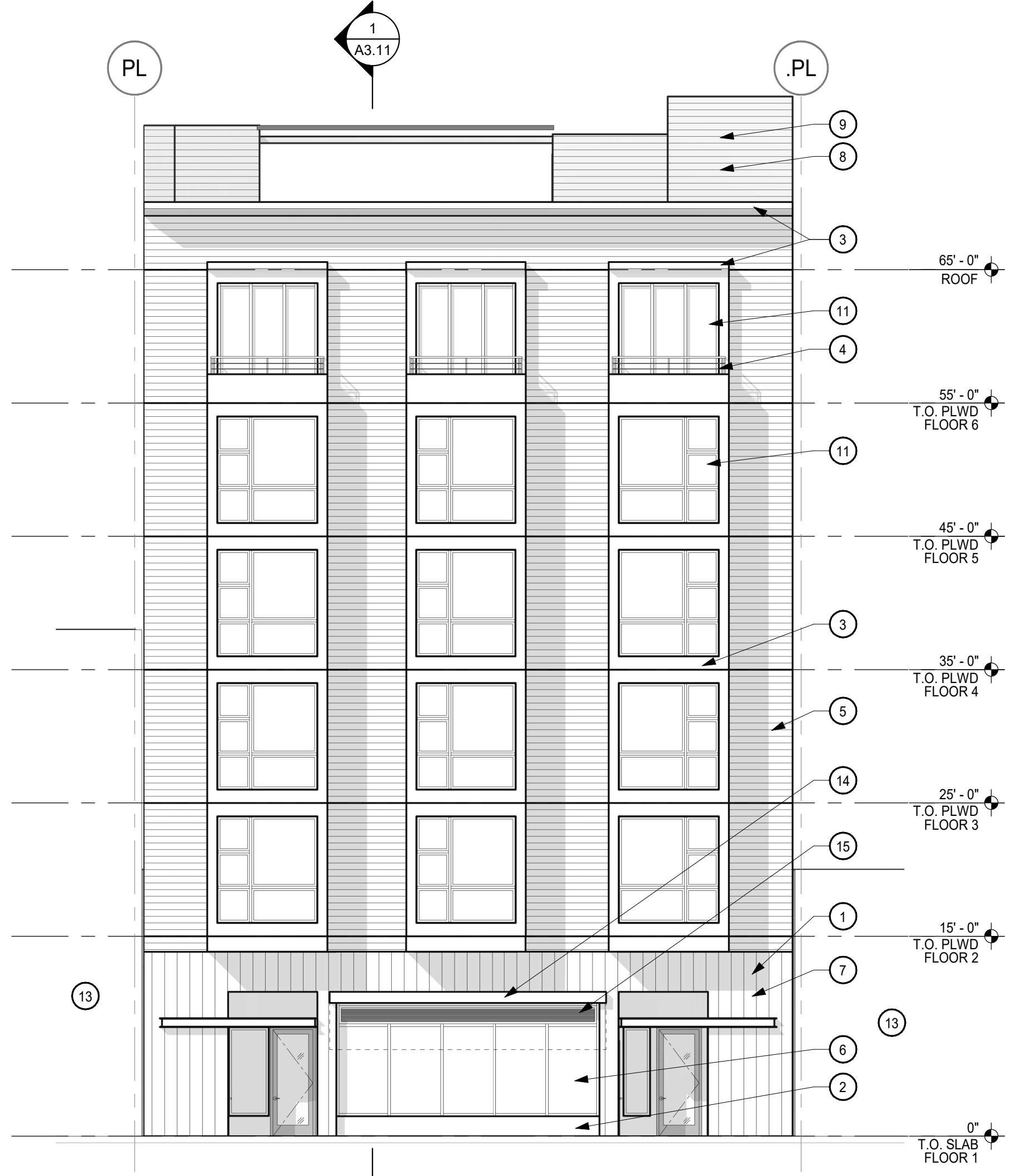




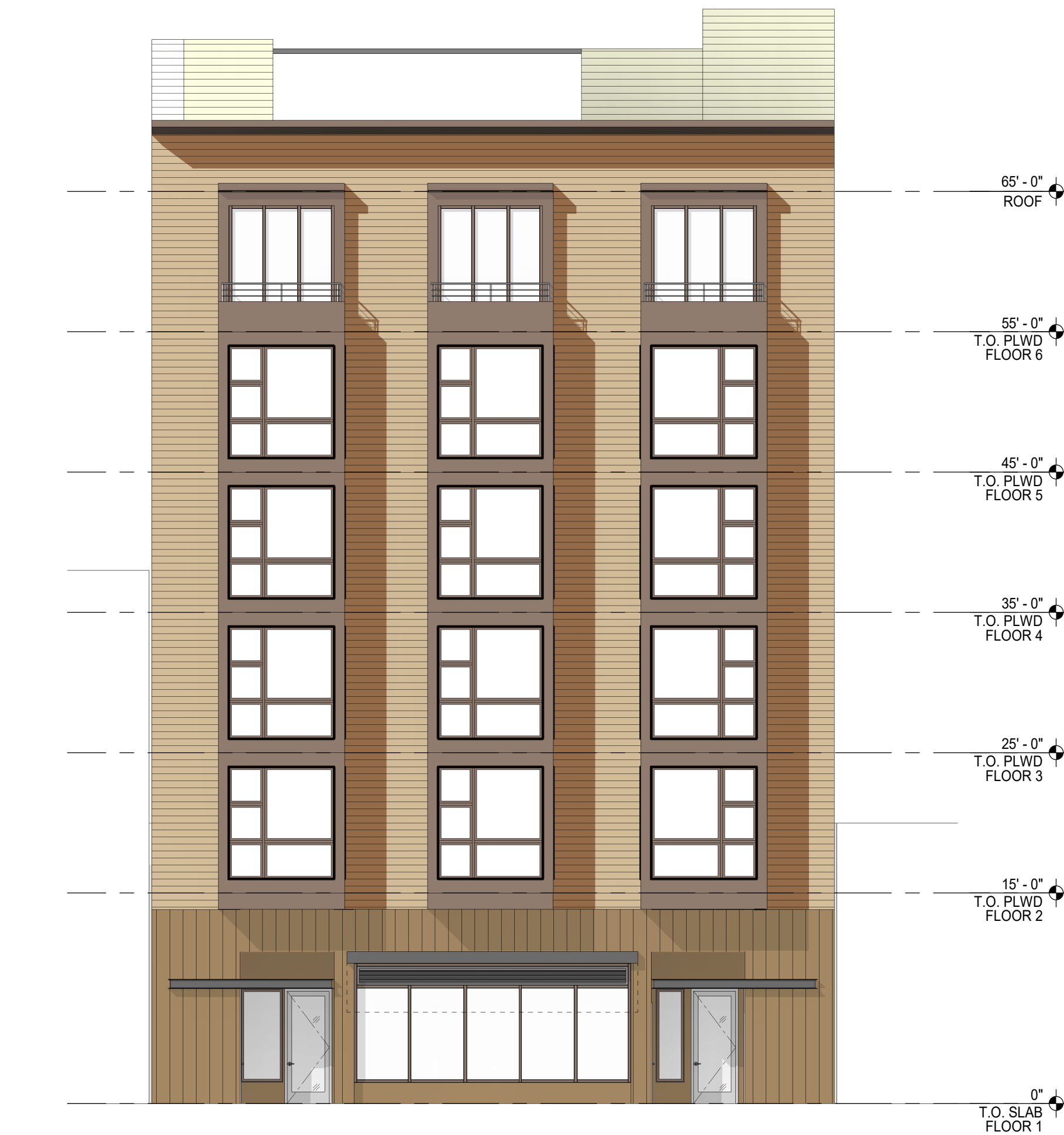
BUILDING ELEVATION - EAST 4
1/8" = 1'-0"



BUILDING ELEVATION - EAST 3
1/8" = 1'-0"



BUILDING ELEVATION - WEST 2
1/8" = 1'-0"



BUILDING ELEVATION - WEST 1
1/8" = 1'-0"

GENERAL NOTES

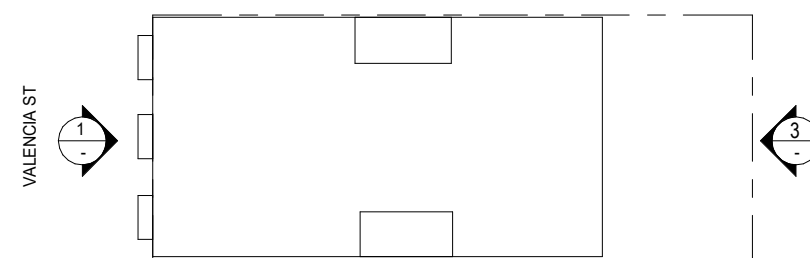
- DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.
- SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.
SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.
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- THRESHOLDS MUST BE ADA COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS.
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- THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.
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SHEET NOTES

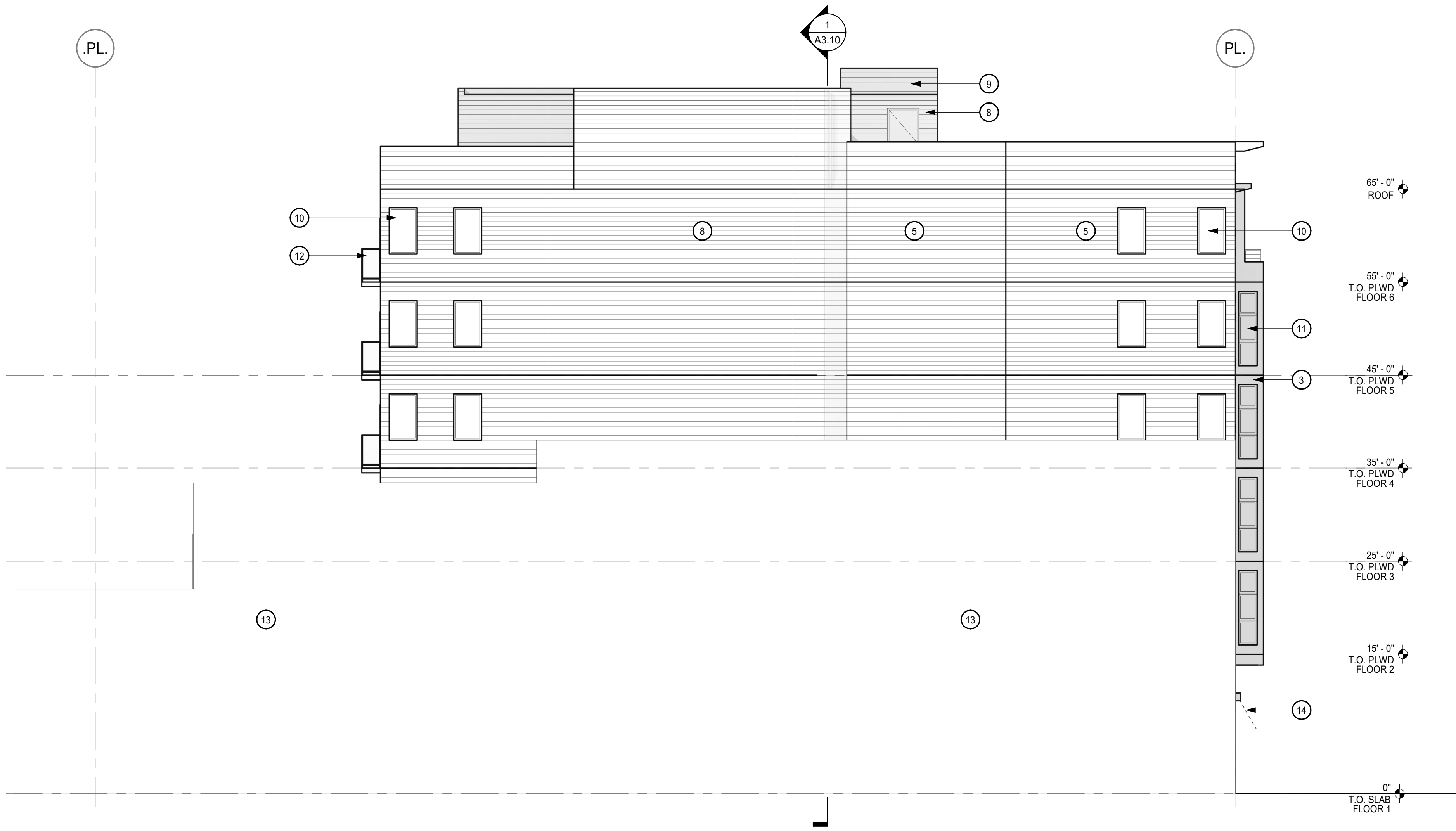
NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

- VERTICAL BOARD FORM CONCRETE - YOSEMITE BROWN BROOMED
- C.I.P CONCRETE
- HARDIE PANEL & TRIM - SMOOTH
- HORIZONTAL BAR METAL GUARDRAIL
- WOOD GRAIN SIDING
- STOREFRONT WINDOW
- METAL AWNING
- FIBER CEMENT HORIZONTAL SIDING
- STAIR/ELEVATOR PENTHOUSE
- VINYL NAIL FIN WINDOW
- ALUMINUM NAIL FIN ARCH BRONZE FINISH
- GLASS GUARDRAILS
- ADJACENT BUILDING
- RETRACTABLE AWNING
- LOUVER

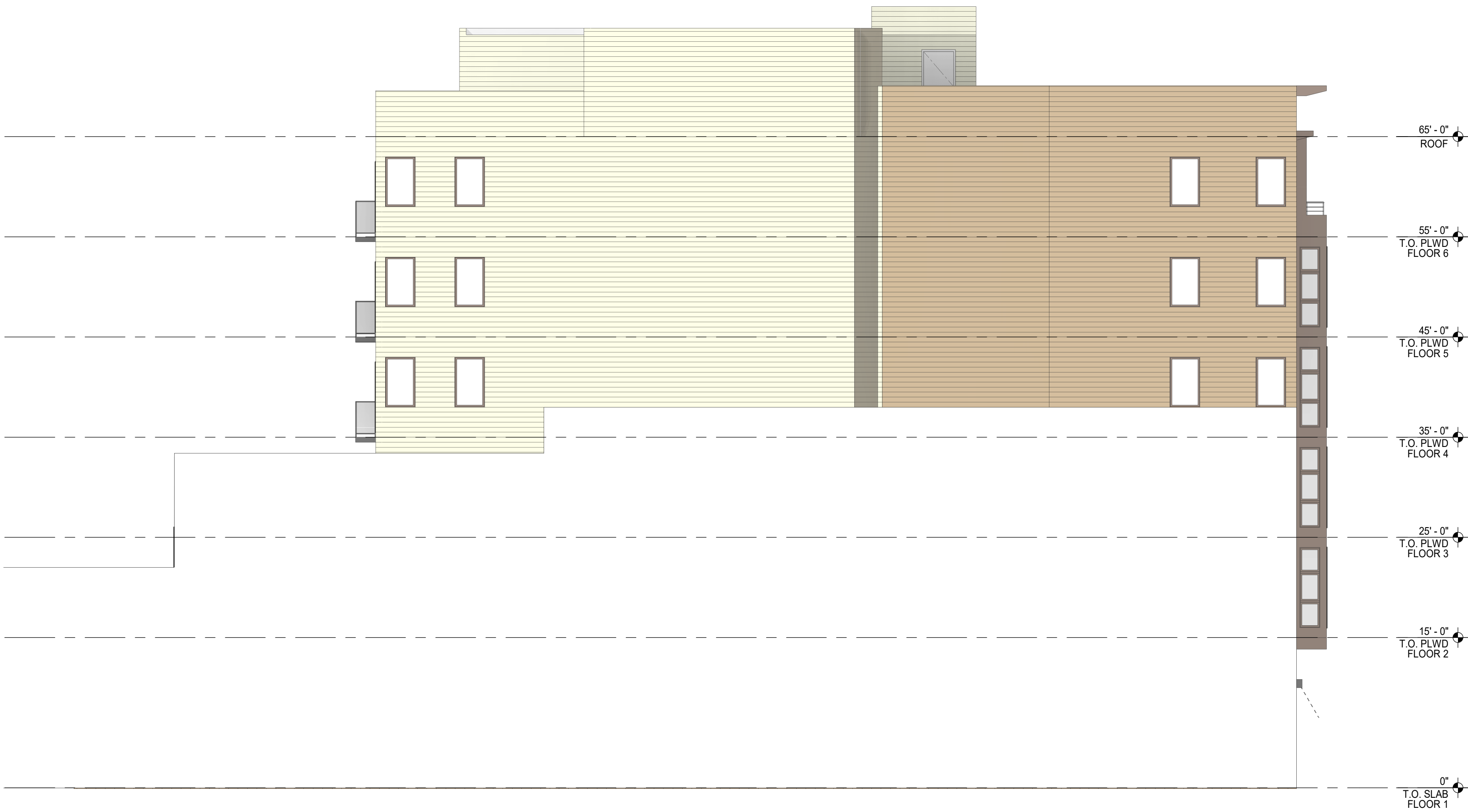
KEY PLAN



ISSUE	DATE
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
SITE PERMIT	05.29.20
PLANNING SET	02.03.21
	4



BUILDING ELEVATION - NORTH 2
1/8" = 1'-0"



BUILDING ELEVATION - NORTH - MATERIAL 1
1/8" = 1'-0"

GENERAL NOTES

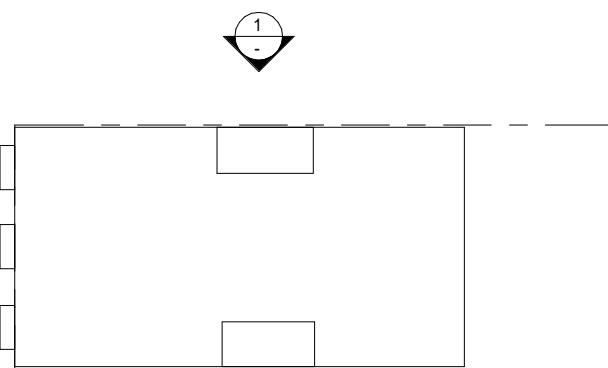
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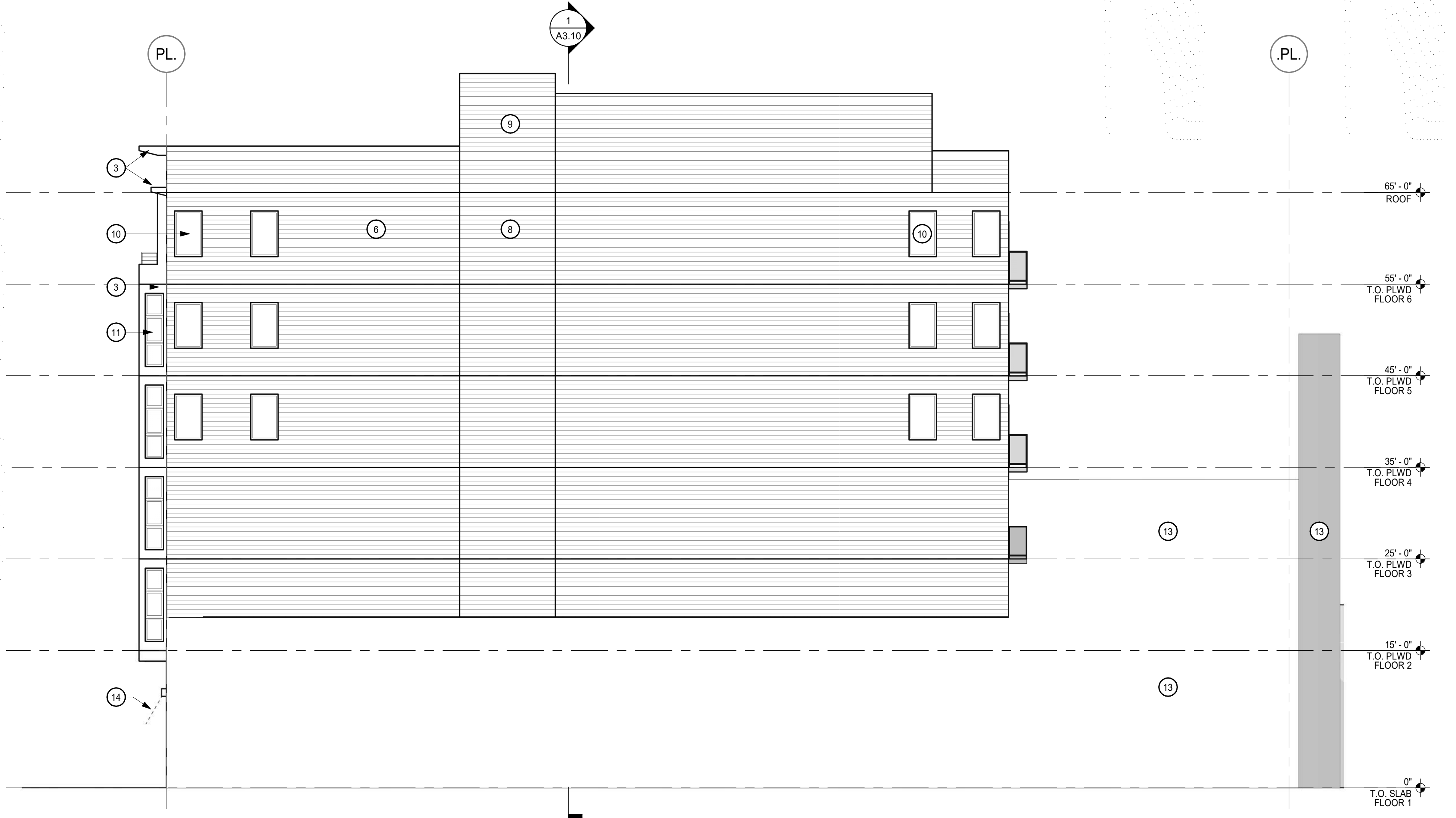
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- 13 ADJACENT BUILDING
- 14 RETRACTABLE AWNING
- 15 LOUVER

KEY PLAN



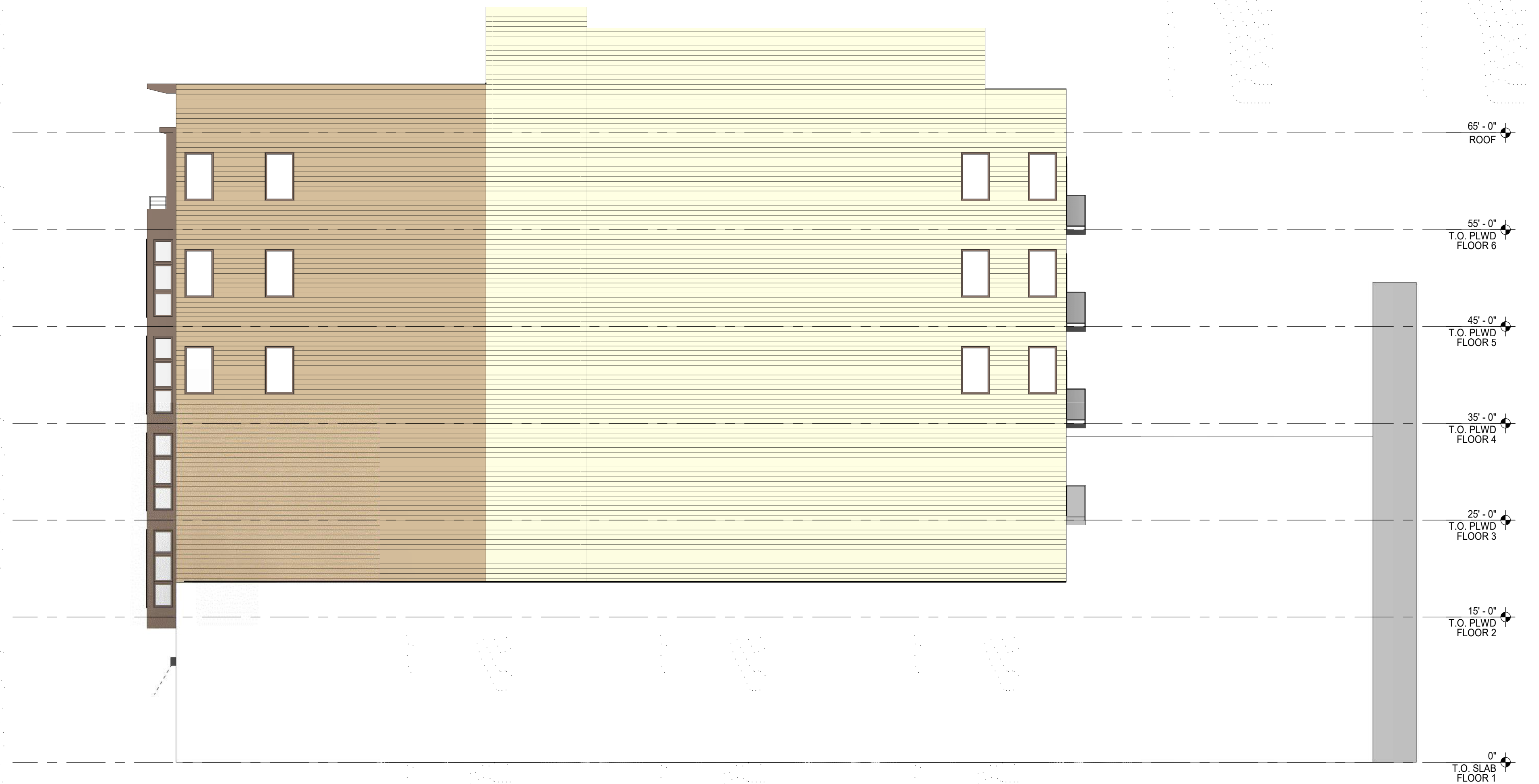
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2/3/2021 11:34:52 AM



BUILDING ELEVATION - SOUTH 2

1/8" = 1'-0"



BUILDING ELEVATION - SOUTH 1

1/8" = 1'-0"

GENERAL NOTES

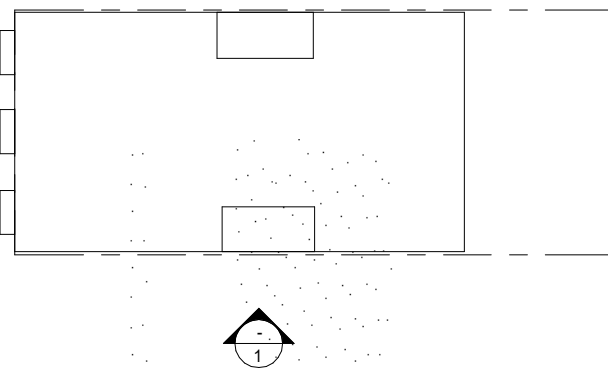
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- J. CONCRETE CURBS SHALL BE INCLUDED WHETHER INDICATED OR NOT AT ALL LOCATIONS FOR EXT. WATER BREAK.
- K. THRESHOLDS MUST BE ADA COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS.
- L. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE, WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.
- M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.
- N. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.
- O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.
- P. ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.
- Q. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE, INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

- 1 VERTICAL BOARD FORM CONCRETE - YOSEMITE BROWN BROOM
- 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

KEY PLAN



PROJECT NORTH
TRUE NORTH

ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
SITE PERMIT	05.29.20
PLANNING SET	02.04.21

2/3/2021 11:34:55 AM



PERSPECTIVE 4 4
12" = 1'-0"



PERSPECTIVE 2 2
12" = 1'-0"



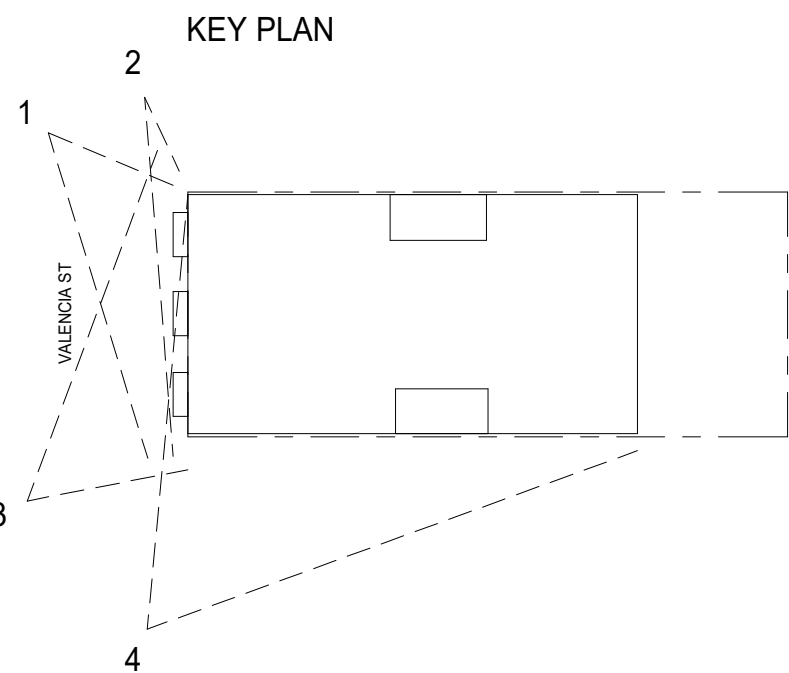
PERSPECTIVE 3 3
12" = 1'-0"



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



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EXTERIOR
PERSPECTIVES
& MATERIALS

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

2/3/2021 11:34:54 AM



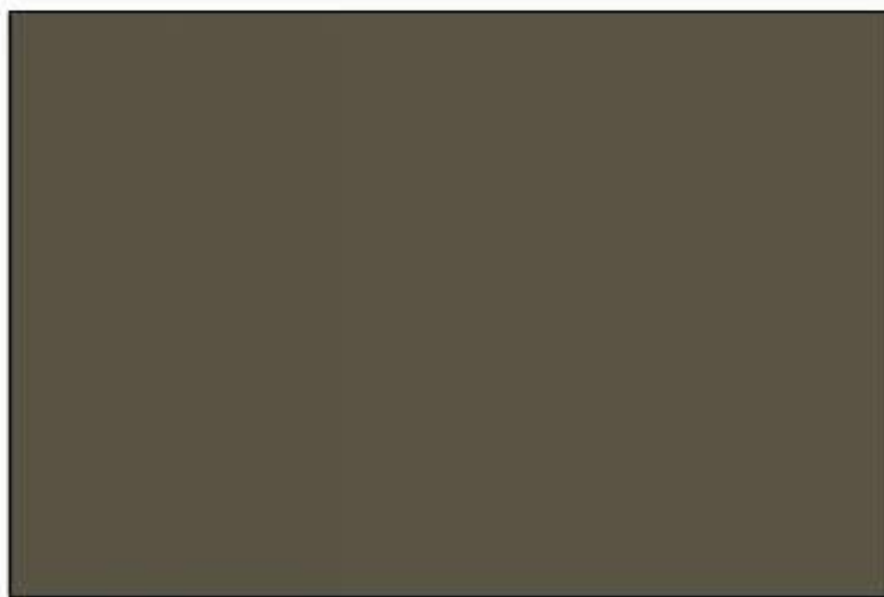
METAL AWNING 8



HORIZONTAL METAL RAILING 7



PAINT - 'CAPE MAY COBBLESTONE' 6B



PAINT - 'MUDDLED BASIL' 6A



FIBER CEMENT PANEL SIDING 5



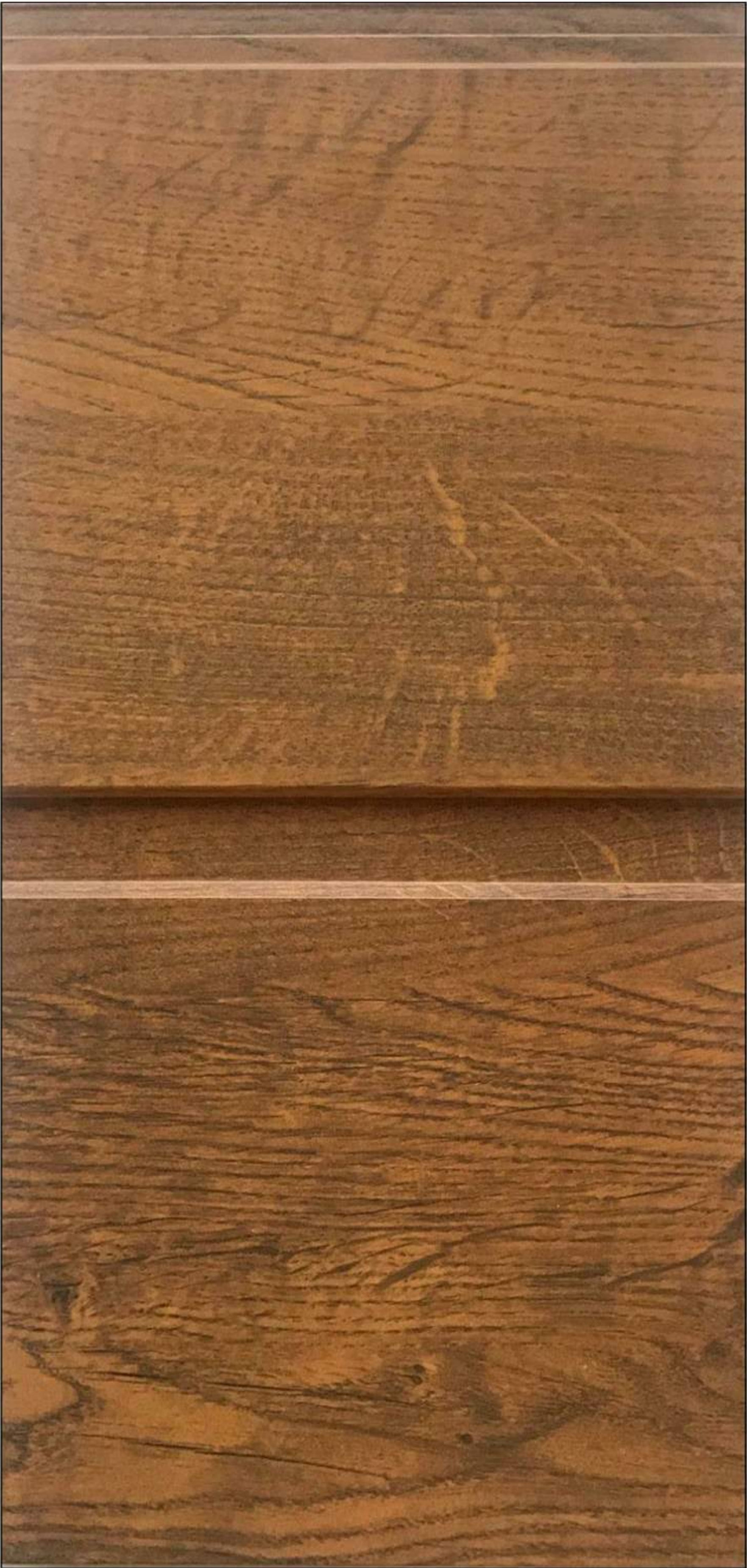
ALUMINUM NAIL FIN WINDOWS - 'ARCHITECTURAL BRONZE' 4



BOARD FORM CONCRETE (SAMPLE FOR TEXTURE ONLY) 3



FIBER CEMENT HORIZONTAL SIDING (SAMPLE FOR TEXTURE ONLY) 2



WOODGRAIN ALUMINUM SIDING - 'LIGHT ANTIQUE OAK' 1

1021 VALENCIA
SAN FRANCISCO, CA

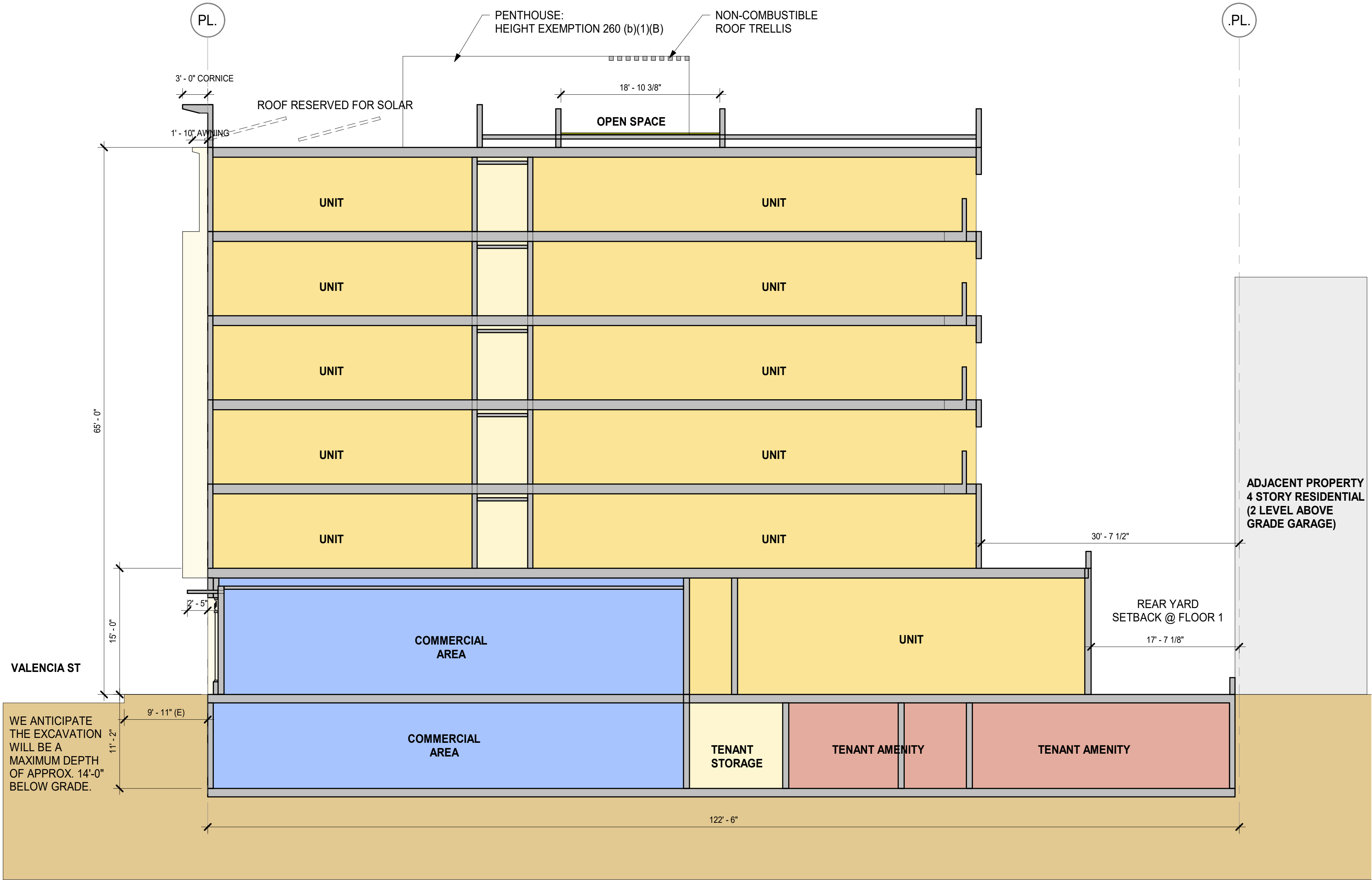
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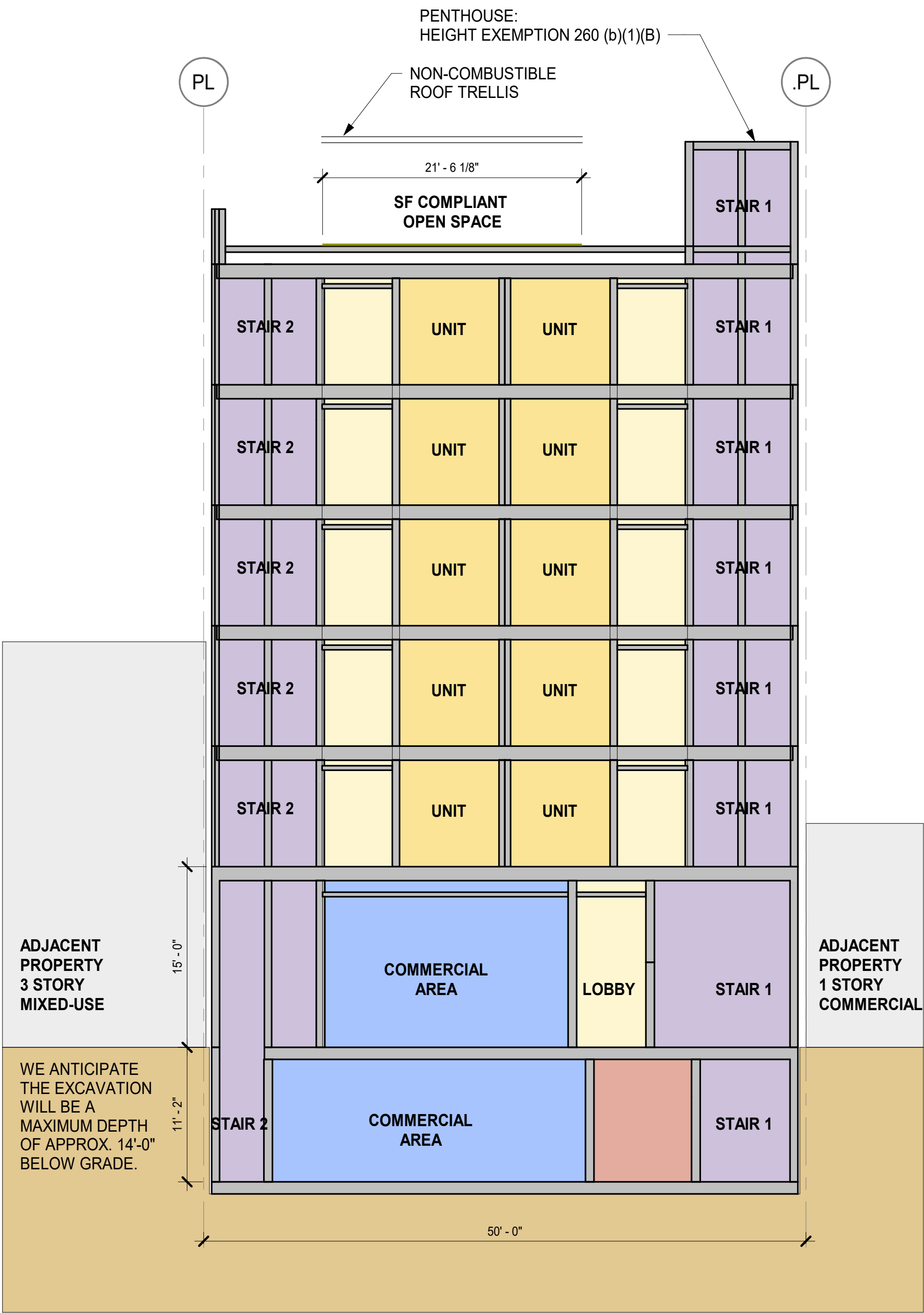
MATERIAL
BOARD

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

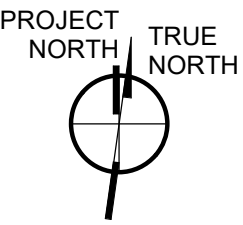
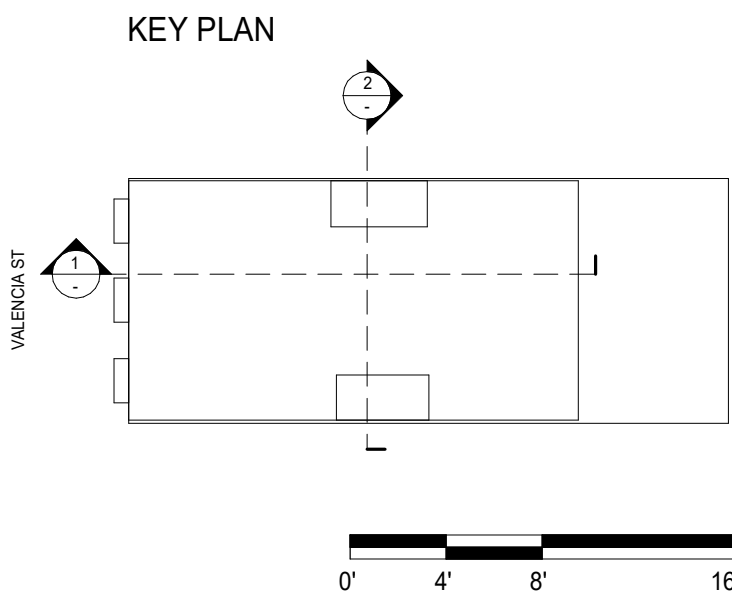
2/26/2020 2:40:03 PM



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



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



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

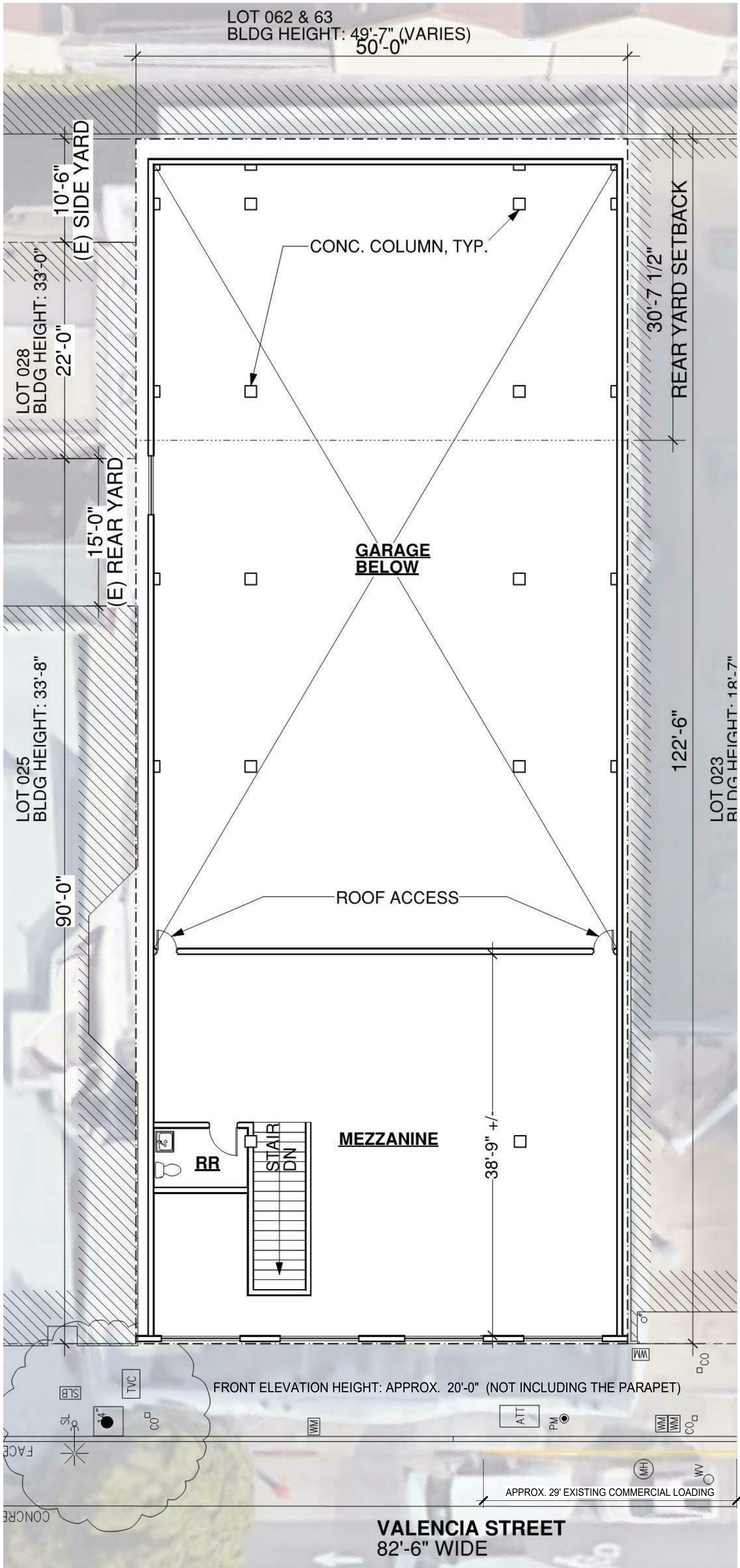
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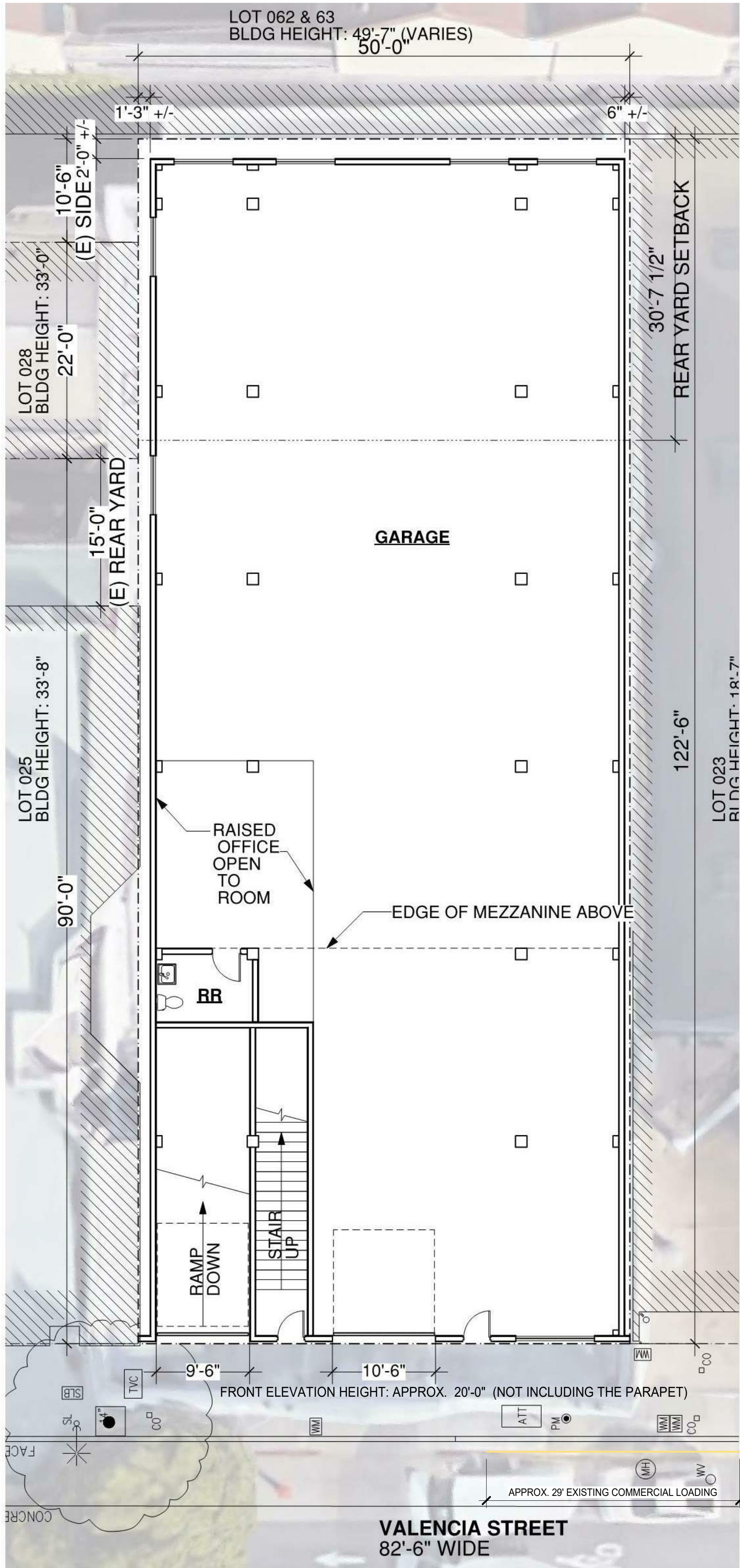
BUILDING
SECTIONS

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

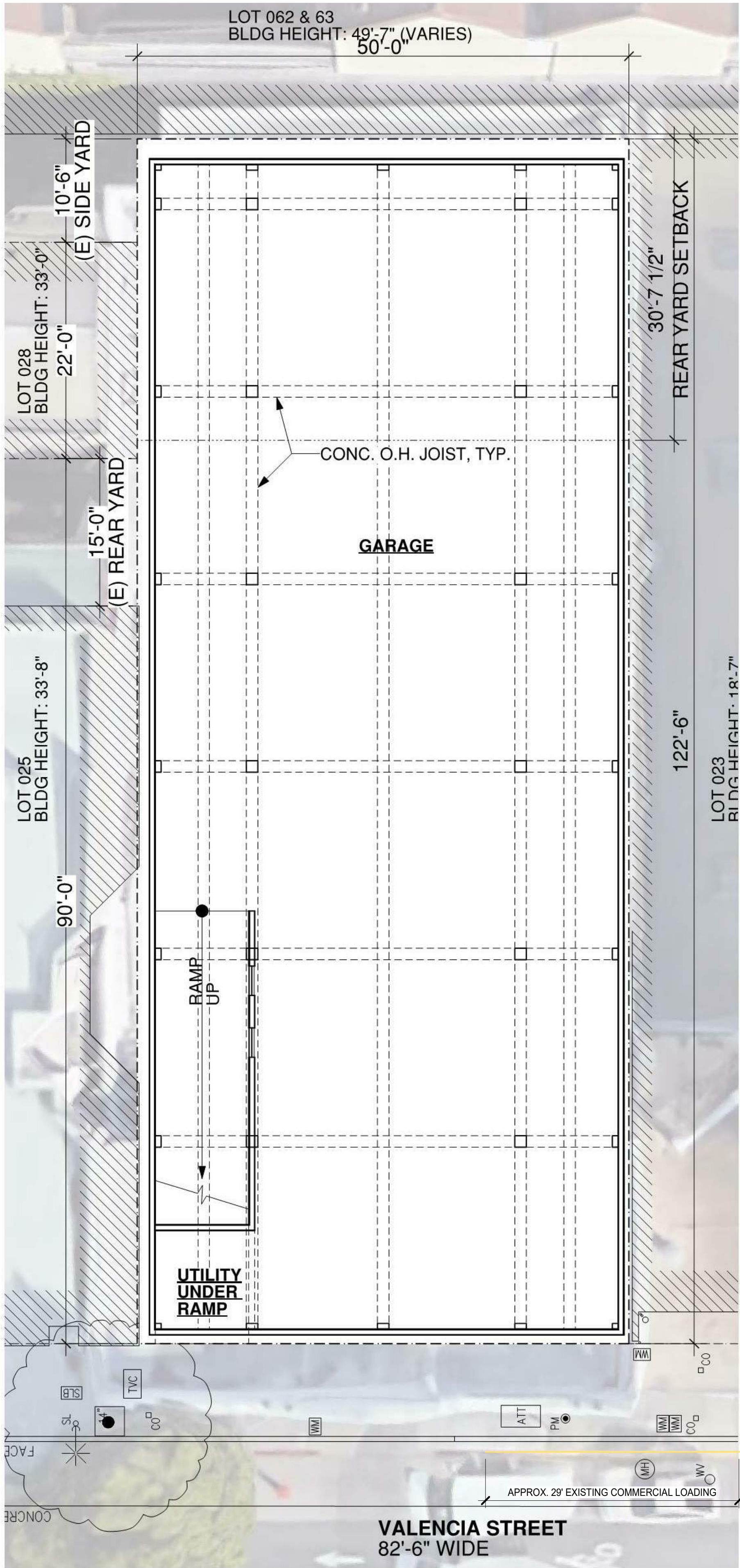
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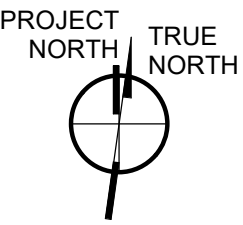
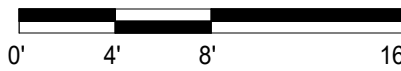
FLOOR PLAN - MEZZANINE 3
1/8" = 1'-0"



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



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



1021 VALENCIA
SAN FRANCISCO, CA

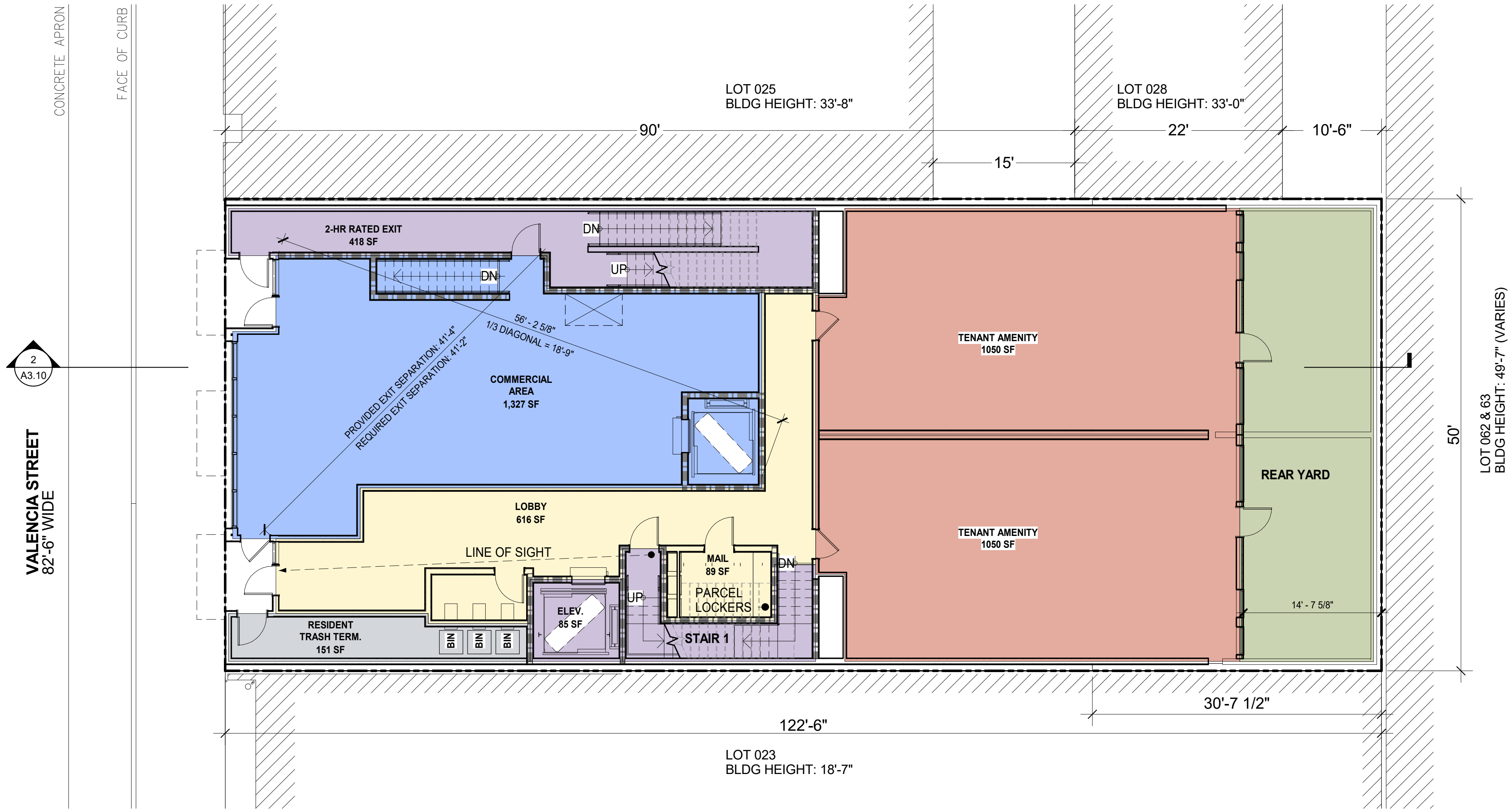
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EXISTING
BUILDING
PLANS

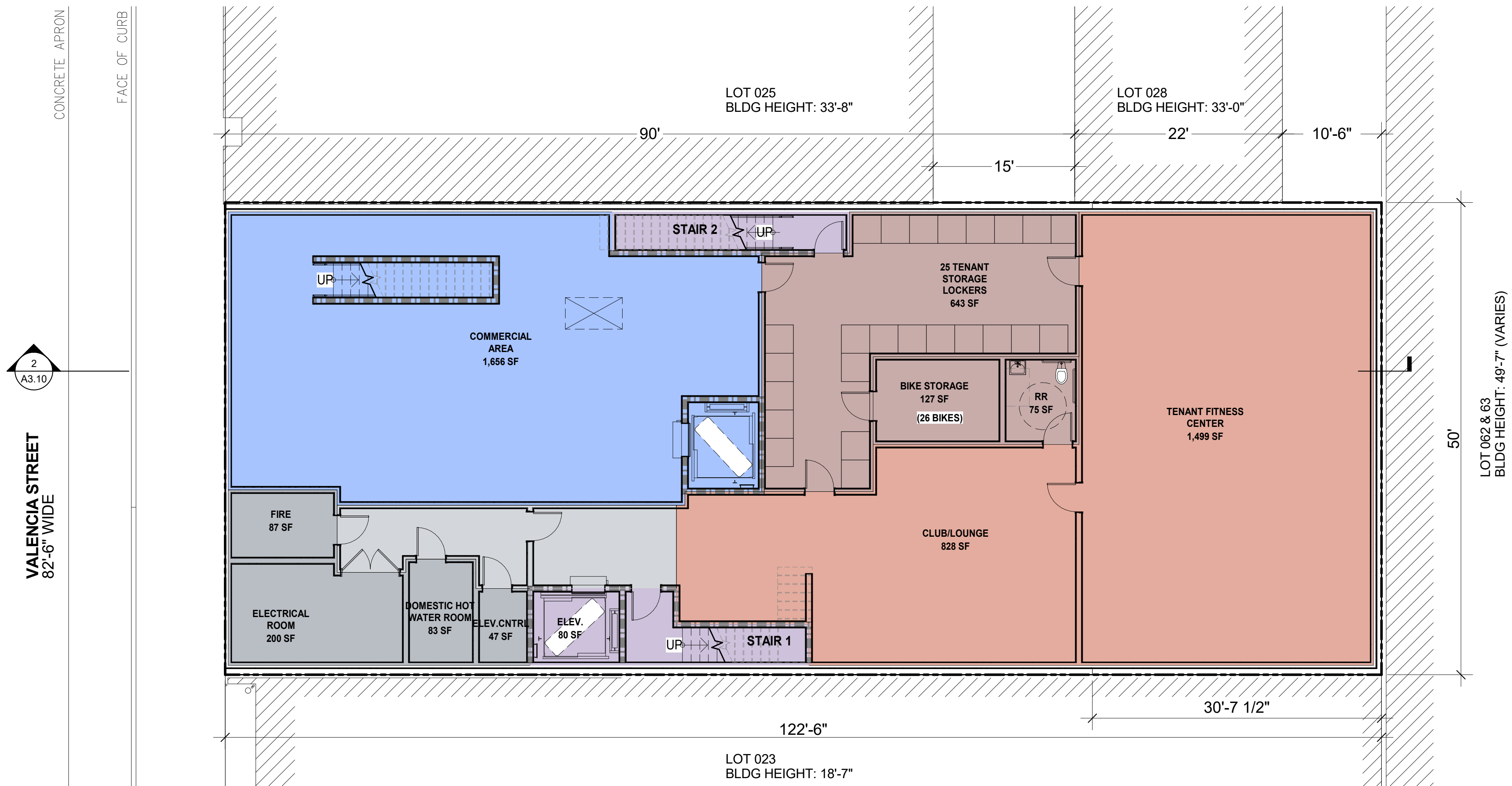
SHEET TITLE
SCALE
PROJ NO. 1714 DRAWN BY XX
SHEET SIZE: 30 X 42

3/13/2020 1:06:52 PM



FLOOR 1 - PLAN 2

1/8" = 1'-0"



FLOOR B - PLAN 1

1/8" = 1'-0"

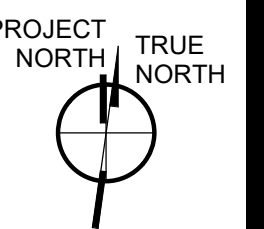
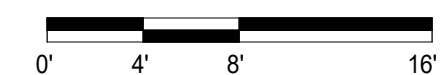
- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA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

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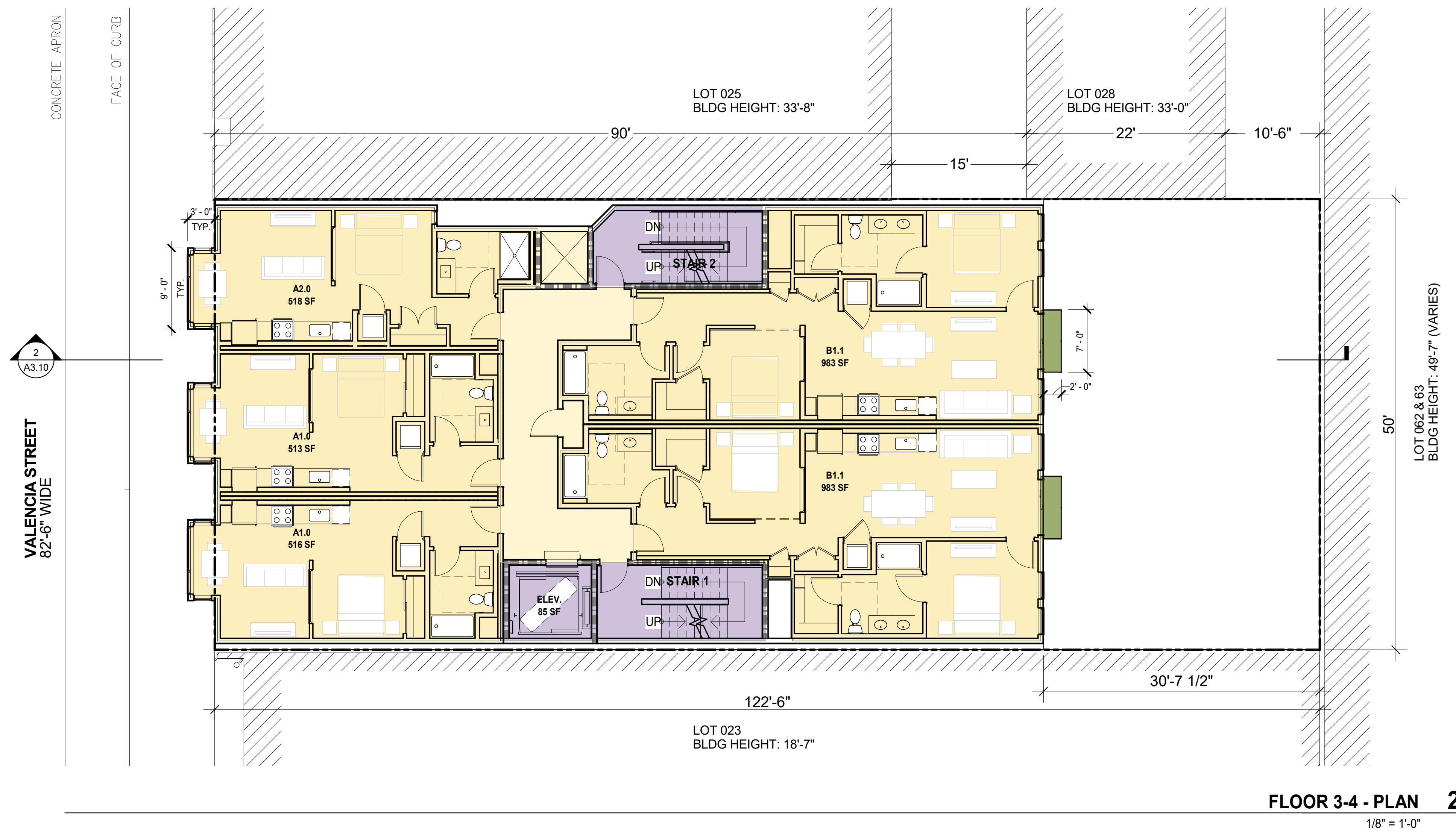
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BASE PROJECT
BLDG PLAN
FLRS B1 & 1

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



3/13/2020 1:03:56 PM



- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
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- 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

BDE
ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO
CA 94103
P (415) 677-0966
CLIENT

CONSULTANT

1021 VALENCIA

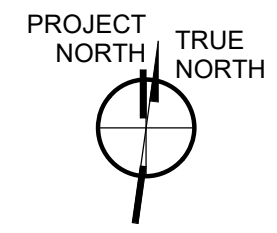
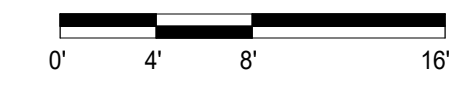
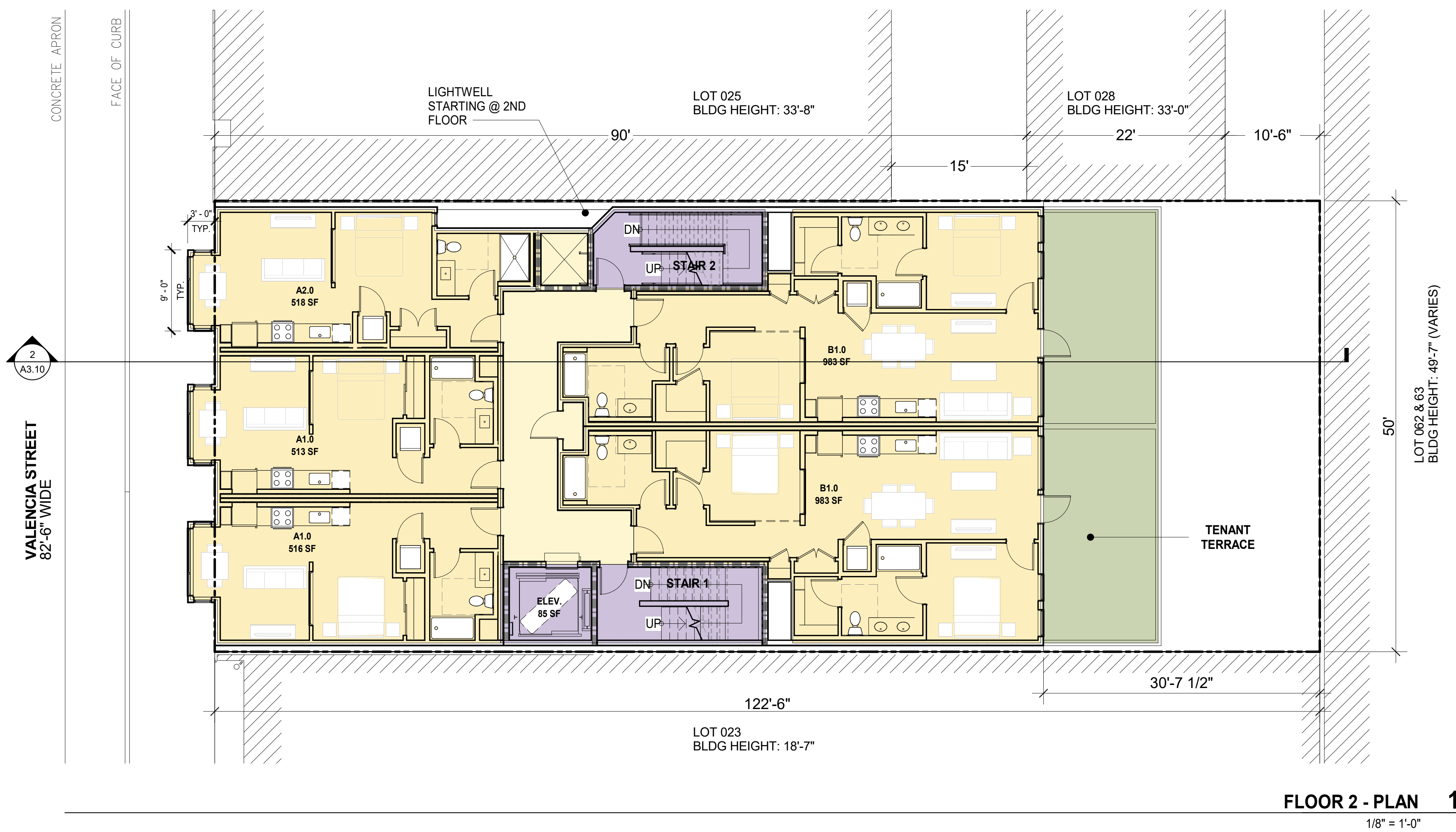
SAN FRANCISCO, CA

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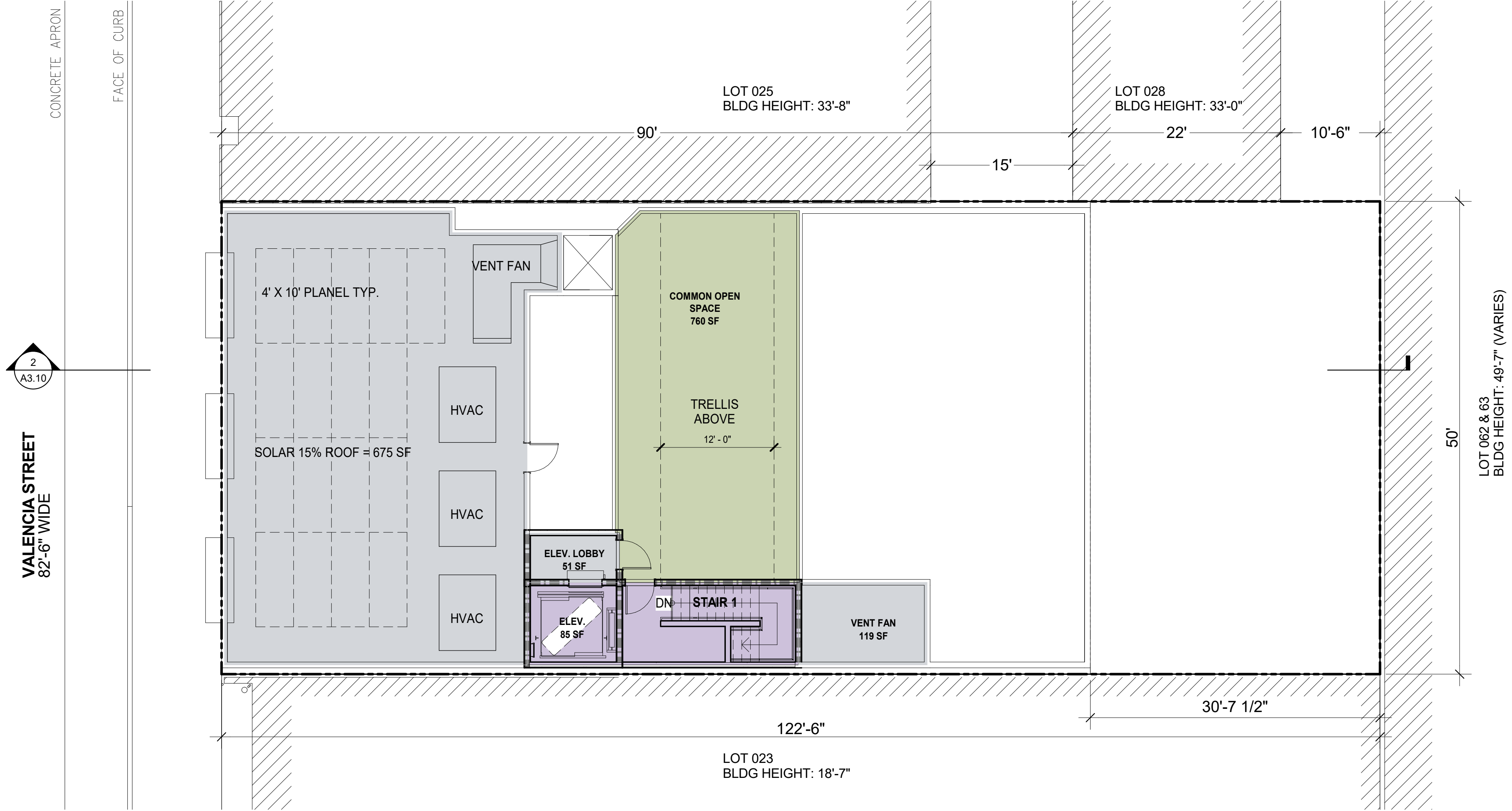
BASE PROJECT
BLDG PLAN
FLRS 2-4

SHEET TITLE
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SHEET SIZE: 30 x 42

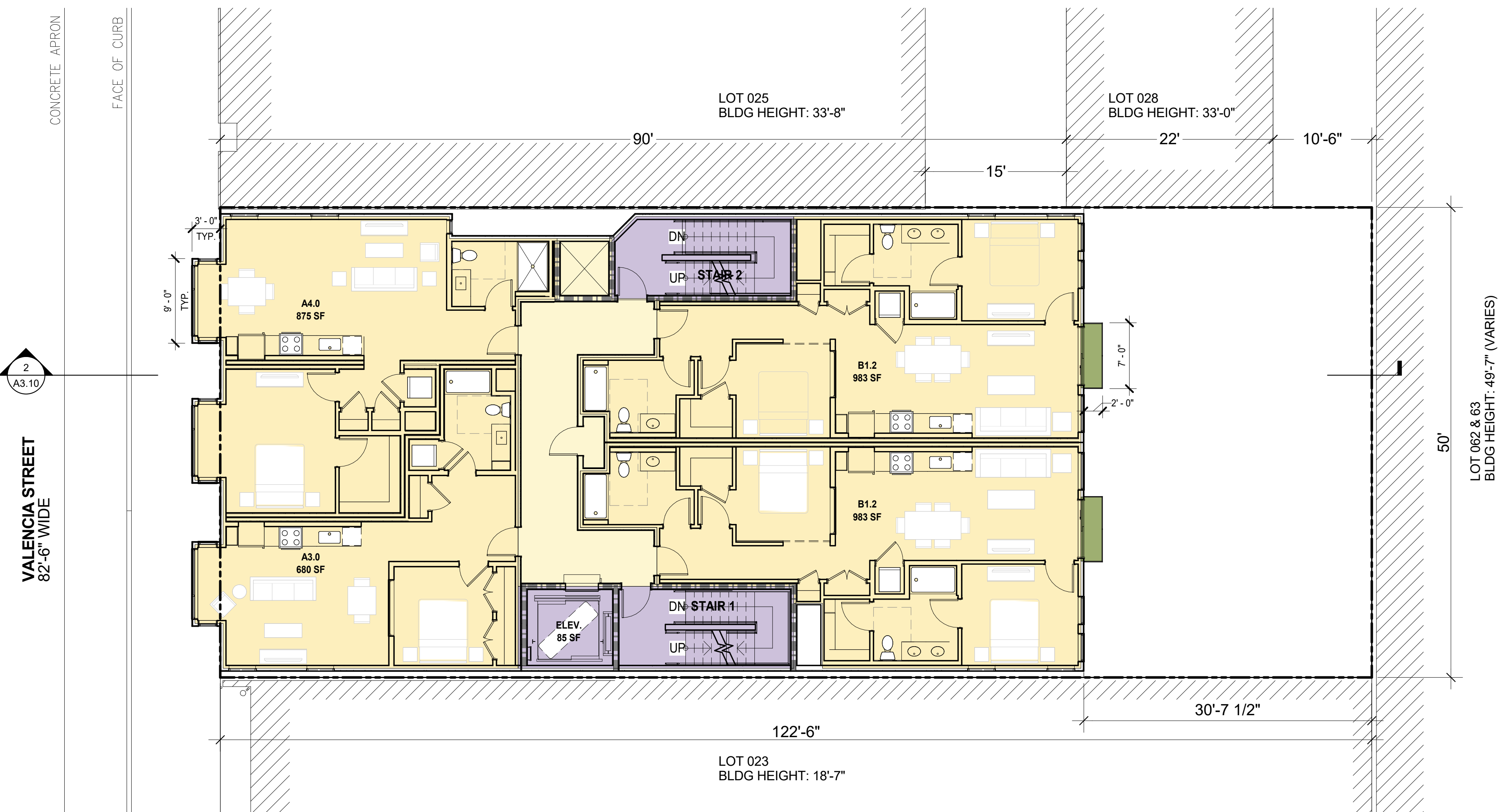


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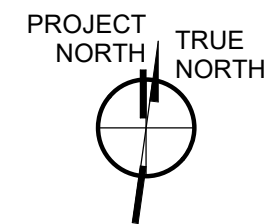
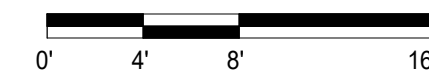


ROOF PLAN 2
1/8" = 1'-0"



FLOOR 5 - 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



1021 VALENCIA

SAN FRANCISCO, CA

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BASE PROJECT
BLDG PLAN
FLRS 5 & ROOF

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

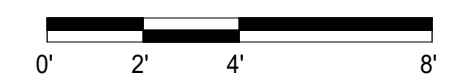
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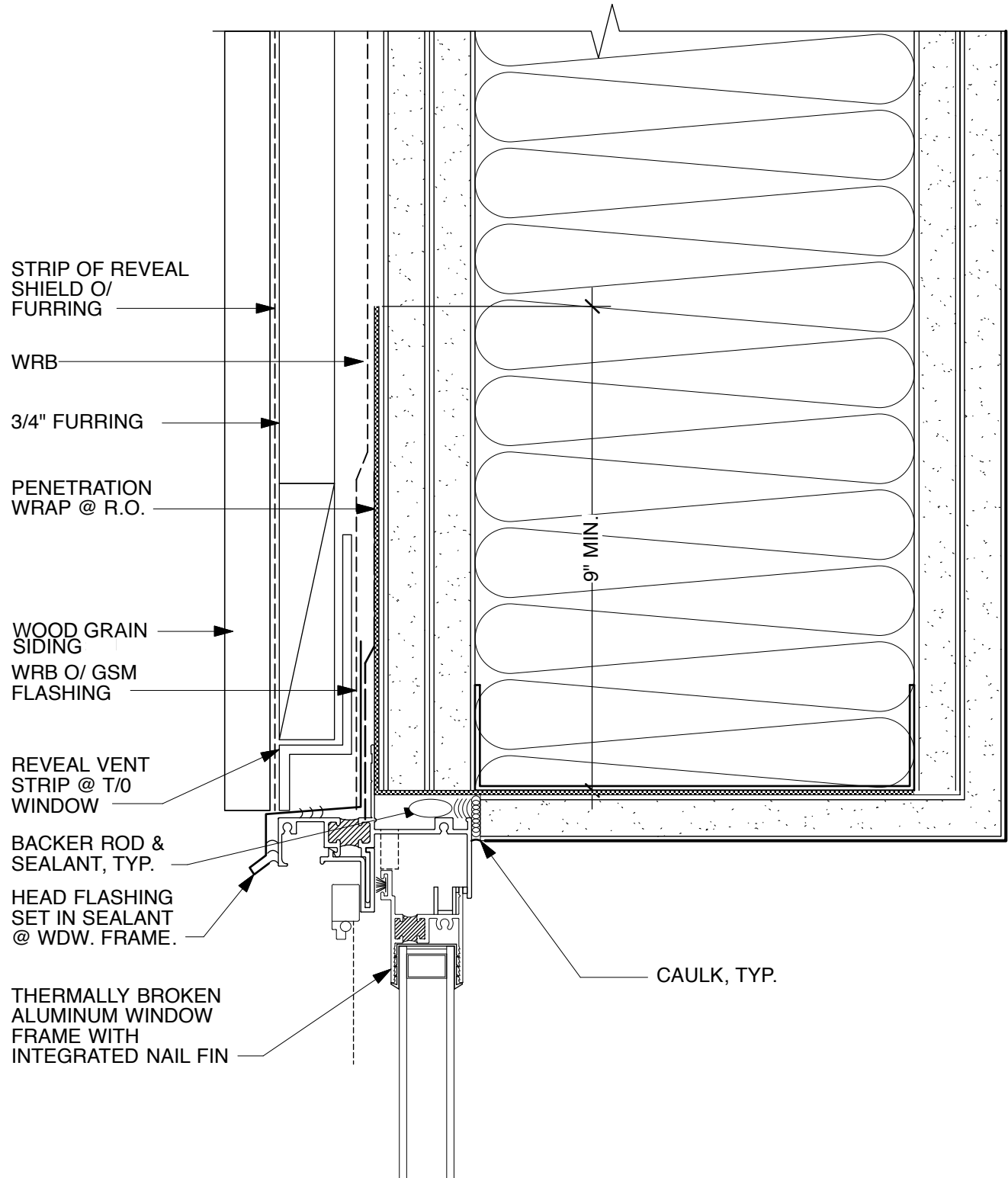
BASE PROJECT BUILDING SECTION

SHEET TITLE _____
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JOB NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42

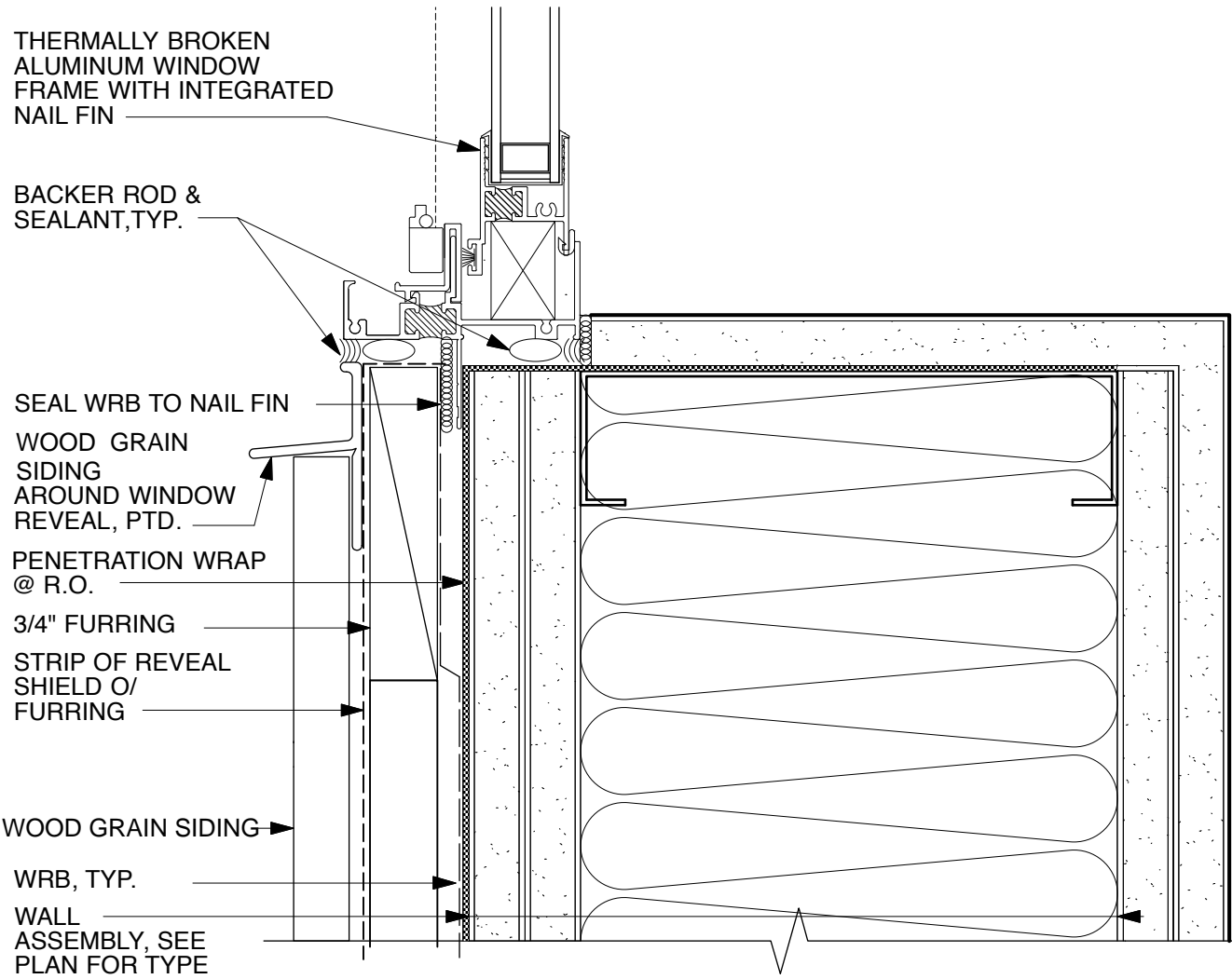
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	DU NET AREA INCLUDED IN GFA
	TENANT AMENITY INCLUDED IN GFA
	OPERATIONS/STORAGE <u>NOT</u> INCLUDED IN GFA
	VERTICAL CIRCULATIONS INCLUDED IN GFA
	RETAIL <u>NOT</u> INCLUDED IN GFA
	OPEN SPACE REFER TO PLAN FOR SF COMPLIANT OPEN SPACE <u>NOT</u> INCLUDED IN GFA
	MEP/UTILITY <u>NOT</u> INCLUDED IN GFA



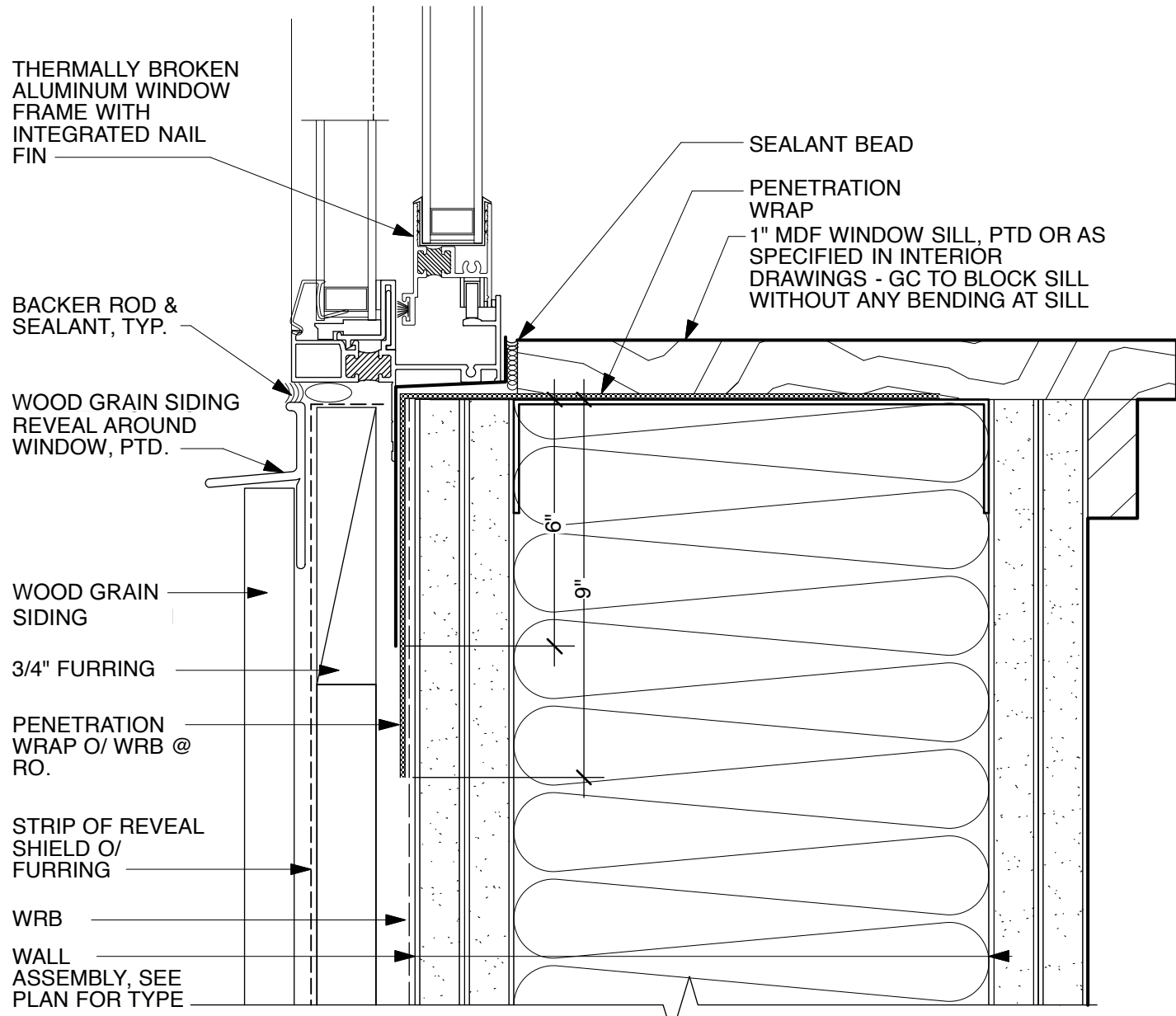
2/13/2020 8:42:03 AM



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"

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**WINDOW
DETAILS**

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

EXHIBIT B

Project Address: 1021 Valencia Street, San Francisco, CA

Project Sponsor: CDE Aptos, LLC

Date of SFHAC Review: 6/17/2020

Grading Scale

★ = The project meets the high standard set by local jurisdiction and/or SFHAC

★★ = The project exceeds SFHAC standards

★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

Criteria for SFHAC Endorsement

1. The Project must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

Summary	The San Francisco Housing Coalition endorses the proposed project at 1021 Valencia Street, which brings much-needed housing in a transit-oriented urban environment.	★
Land Use	The project replaces a two story automotive repair shop with 24 new homes. The Committee commends the project team for replacing a commercial property with a residential property in such a transit oriented location.	★★
Density	Utilizing the state density bonus, the project achieves a density of 5 extra units, with the base unit count at 19 units.	★★
Affordability	At 12% of units (2 units) below-market-rate, the project brings in affordable housing to the area.	★
Parking & Alternative Transportation	The site would include no parking. The Committee commends the project for adding a greater than one to one ratio of bicycle parking, at 32 bicycle parking spaces. The site is served by three different transit lines, including bus lines 14, 292, and 49, the local train, and 24th St Mission BART.	★★
Preservation	The site does not contain any infrastructure deemed historic.	n/a
Urban Design	The project strives to match the context of the neighborhood, and SFHAC commends the team for removing the curb cuts and reinforcing Valencia as a biking and pedestrian corridor. The Committee suggests that the front elevation could use more variety in response to the neighborhood context. Additionally, the ground floor could use more consideration. Furthermore, SFHAC would prefer to see more consideration for materials with regard to side elevation, as it will be very visible to the public. Simultaneously, we acknowledge that additional consideration for materials could strain feasibility.	★
Environmental Features	The project will comply and exceed Greenpoint guidelines. It will further exceed Title 24 energy requirements by 10%.	★
Community Benefits	The site will include small and local business support, but the business has not been selected yet.	★
Community Input	We encourage the project team to continue to engage with community groups.	★

SF Auto Works
1021 Valencia Street
San Francisco, CA 94110

September 8, 2020

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

RE: 1021 Valencia Street

Dear President Koppel and Commissioners:

I am writing to confirm my support for the redevelopment of the property at 1021 Valencia Street. When I signed my lease in November 2018, I understood and accepted the owner's plans to redevelop the property.

Sincerely,

Kevin Sawyers
Owner

A handwritten signature in blue ink, appearing to be 'KS' or 'K Sawyers', followed by a long horizontal line extending to the right.

Deca Companies LLC
1021A Valencia Street
San Francisco, CA 94110

September 8, 2020

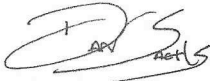
Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness Ave., Suite 1400
San Francisco, CA 94103

RE: 1021 Valencia Street

Dear President Koppel and Commissioners:

I am writing to confirm our support for the redevelopment of the property at 1021 Valencia Street. When we signed our lease in March 2019, we understood and accepted the owner's plans to redevelop the property.

Sincerely,

A handwritten signature in black ink, appearing to read 'DS' with 'Sachs' written below it.

Daniel Sachs
Managing Director

EXHIBIT C

CONSISTENCY WITH MISSION NEIGHBORHOOD PLAN

POLICY 1.1.3

Maintain the successful Mission Street, 24th Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating residential density limits and minimum parking requirements.

POLICY 1.1.4

In higher density residential areas of the Mission, recognize proximity to good transit service by eliminating density limits and minimum parking requirements; permit small neighborhood-serving retail.

OBJECTIVE 1.2

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

It is important that new housing be developed in appropriate areas, that it be compatible with its surroundings, and that it satisfy community housing needs. Locating housing in neighborhood commercial areas with good transit, as well as in some portions of former industrial areas, allows new development to capitalize on existing infrastructure. By increasing development potential on some parcels, reducing parking requirements, and replacing existing unit density controls with “bedroom mix” controls that require a portion of new units to be larger and more family-friendly, more housing of the appropriate type can be encouraged.

Strong building design controls, discussed further in the Built Form chapter of this Plan, should ensure that these new buildings are designed to be compatible with their surroundings. Building facades should be broken up, development above a certain height should be set back on small residential alleys to allow light and air, and active ground floors should be required.

The policies to address the objective above are as follows:

POLICY 1.2.1

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

POLICY 1.2.2

For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require ground floor commercial uses in new housing development. In other mixed-use districts encourage housing over commercial or PDR where appropriate.

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 Mission Area Plan strives to meet six key objectives surrounding housing production and retention:

1. The Plan strives to construct new housing affordable to people with a wide range of incomes via the rezoning of some of the City's industrial lands. It assists households at low- and very low-incomes through inclusionary and land dedication strategies. It aims to help people making above the 120% of median-income threshold for inclusionary housing but below the amount required to afford market-rate units, through "middle-income" development options.
2. The Plan strives to retain and improve existing housing, in recognition of the fact that sound existing housing is one of the most valuable sources of housing the City has.
3. The Plan ensures that residential development meets not only the affordability needs, but the other needs- unit size, number of bedrooms, community services and neighborhood amenities – to create a high quality of life for all individuals and families in the Eastern Neighborhoods.
4. The Plan aims to lower the costs of housing production to translate into lower-priced units, by increasing development capacity, enabling cost-effective construction and by recognizing that "time is money" in reducing unnecessary processes.
5. The Plan aims to promote health and well-being for residents, through well-designed, environmentally friendly neighborhoods and units.
6. The Plan aims to continue the City's ongoing efforts to increase affordable housing and production, through increased funding available for affordable housing through City, state, federal and other sources.
7. POLICY 3.1.4
Heights should also reflect the importance of key streets in the city's overall urban pattern, such as Mission and Valencia streets, while respecting the lower scale development that typifies much of the established residential areas throughout the Plan Area.
8. Generally, the prevailing height of buildings is set to relate to street widths throughout the Plan Area. Height should also be used to emphasize key transit corridors and important activity centers. A primary intent of the height districts is to provide greater variety in scale and character while maximizing efficient building forms and enabling gracious ground floors.
9. The scale of development and the relationship between street width and building height offer an important orientation cue for users by indicating a street's relative importance in the hierarchy of streets, as well as its degree of formality. Taller buildings with more formal architecture should line streets that play an important role in the city's urban pattern.

POLICY 3.2.1

Require high quality design of street-facing building exteriors.

A. Provide strong, repeating vertical articulation on new buildings, especially those with large street frontages, to achieve the visual interest necessary to sustain pedestrian interest and activity. Avoid undifferentiated massing longer than 25 feet on residential streets or alleys, and 40 feet on all other streets. Such vertical articulation as this cannot be satisfactorily achieved by minor changes such as change of color alone.

B. For vertically mixed-use buildings, changes in use should be visually differentiated through changes in material, scale, setback or other means, and not solely by color.

C. Building openings and fenestration should represent the uses behind them, minimize visual clutter, harmonize with prevailing conditions, and provide architectural interest. Windows should have a minimum recess of 3 inches, generally should be oriented, and open, vertically, and the frames should not be made of vinyl.

D. Use authentic, materials with a substantial appearance, including wood, masonry, ceramic tile, pre-cast concrete or integrated stucco. Avoid using inauthentic materials, in particular those that have the appearance of thin veneer or attachment, such as EIFS or tilt-up panels. If used, inauthentic materials should not be the dominant façade material, and should not be used for detailing or ornamentation.

E. Brick, stone, tile, veneers or applied materials should terminate logically and strongly, such as by wrapping corners and terminating at architectural modulations, articulations, frames or other features, so that they don't appear superficially affixed to the façade.

F. Blank or blind frontages at the ground floor are highly discouraged and should be minimized wherever possible. Where necessary, frontages used for utilities, storage, refuse collection and other activities should be integrated into the overall articulation and fenestration of the façade, or be masked by landscaping or other design features where active uses are not possible.

G. Extended blank or blind frontages are not permitted along Transit Preferential Streets as defined in the General Plan, and within the 6th Street neighborhood commercial transit district, even if alternative street or alley frontage is not available.



Buildings should have a clear bottom, middle and top. The building exterior of floors with retail or PDR uses should be differentiated visually from residential floors.

EXHIBIT D

Features of the Project

- Project requires no Conditional Use Permit as it is Principally Permitted.
- Mayor's Executive Directive Housing Project adding 24 residential units to San Francisco's housing supply during a housing crisis.
- Exceeds the 40% requirement of two-bedroom residential units.
- Proposes no commercial office development.
- Adds housing without vehicle parking.
- Adds housing on a major public transit corridor, and on a street (Valencia Street) where the City has spent millions of dollars on infrastructure and streetscape improvements to encourage dense housing and retail uses.
- Creates a rear yard open space that does not exist today.
- Adds retail space where none exists today.
- Eliminates two (2) existing curb cuts which will support the SFMTA's Valencia Bikeway Improvements project and the Vision Zero SF program, which will help to make this stretch of Valencia Street more pedestrian- and bicycle-friendly.
- Proposes 32 bicycle parking spaces and no vehicle parking spaces.
- Located near BART stop, only three blocks away.
- Completed environmental review including Phase I & Phase II Environmental Site Assessments.
- Project is CPE-eligible.
- Property is not on the CalEPA Cortese List.
- No historic resource present.
- Project is not located in an historic district or the Calle 24 Latino Cultural District.

EXHIBIT E

Compliance With State Density Bonus Approval Criteria.

Section 206.6 of the Planning Code allows this project to be approved as a Density Bonus Project if certain criteria are met. First, this project meets the requirement of being a housing development that does not meet any one or more of the criteria of the Analyzed State Density Bonus Program, and as such, may apply for a Development Bonus as an “Individually Requested State Density Bonus Project.”

This project meets the Criteria as follows:

- (1) contains five or more residential units, as defined in Section [102](#);
- (2) is not seeking and receiving a density or development bonus under Section [207](#); the HOME-SF Program, Section [206.3](#); the 100 Percent Affordable Housing Bonus Program, Section [206.4](#); Section [304](#), or any other local or state bonus program that provides development bonuses;
- (3) provides Restricted Affordable Housing Units, including but not limited to Inclusionary Housing Units, at minimum levels as provided in Table 206.6A of the Code.
- (4) *Inapplicable – no existing residential units*: provides replacement units for any units demolished or removed that are subject to the San Francisco Rent Stabilization and Arbitration Ordinance, Administrative Code Section [37](#).
- (5) is in any zoning district except for RH-1 or RH-2.

EXHIBIT F

LIST OF PROJECT CHANGES MADE AT THE REQUEST OF SF PLANNING DEPARTMENT, COMMUNITY, NEIGHBORS AND/OR MISSION STAKEHOLDERS

- Voluntarily added one (1) additional on-site BMR residential unit pursuant to our understanding with Mission stakeholder United To Save The Mission.
- Added a retractable awning to the ground floor pursuant to our understanding with United To Save The Mission.
- Changed the color of the ground floor façade pursuant to our understanding with United To Save The Mission.
- Added a lightwell on the north side of the property to benefit the adjacent landlord who filed a DR.
- Offered to put reflective paint in our lightwell to benefit the adjacent landlord who filed a DR.
- Removed our proposed on-site parking and the two (2) existing curb cuts.
- Removed the possibility of a ground floor retailer's use of the open rear yard, so as to avoid rear yard noise that would bother neighbors.
- Adjusted the size of the ground floor retail when, late in the design process, Planning Director Bulletin No. 6 was issued, which required the Project Sponsor to modify the architectural plans at significant expense and delayed the Project for months.
- Adjusted bay sizes, window sizes and materials, including an upgrade to the property line wall (in lieu of more economical material), a wall that will eventually be covered over by adjacent future development.
- Adjusted the location of the transformers.

EXHIBIT G

LIST OF COMMUNITY OUTREACH

- Pre-Application Meeting staged in December 2018
- United To Save The Mission (Larisa Pedroncelli)
- Calle 24 Latino Cultural District (Erick Arguello)
- MEDA (Peter Papadopoulos)
- PODER (Antonio Diaz)
- Cultural Action Network (Rick Hall)
- Mission Housing Development Corporation (Sam Moss)
- San Franciscans For Reasonable Growth (Sue Hestor)
- Liberty Hill Resident Association (John Barbey)
- Liberty Hill Historic District (Risa Teitelbaum)
- Valencia Corridor Merchants Association
- Janet Moyer Landscaping (neighbor)
- Munzer Dajani (neighbor)
- Harry Lau (neighbor)

EXHIBIT H

SHADOW STUDY EXHIBIT

1021 VALENCIA STREET, SAN FRANCISCO, CA

AND

1001-1017 VALENCIA STREET, SAN FRANCISCO, CA



SHADOW STUDY EXHIBIT

In this exhibit, we will discuss the details concerning the minor incremental shadows that would be cast on Mr. Lau's property by the proposed new building throughout the year.

The shadow study indicates that throughout the year, the proposed new building would cast only minor new shadows and would do so on only some of the east-facing windows of Mr. Lau's property.

The proposed new building would begin to cast minor incremental shadows on the east-facing windows of Mr. Lau's property starting at about 9:00 AM and lasting until about 12:00 PM but only during the winter solstice.

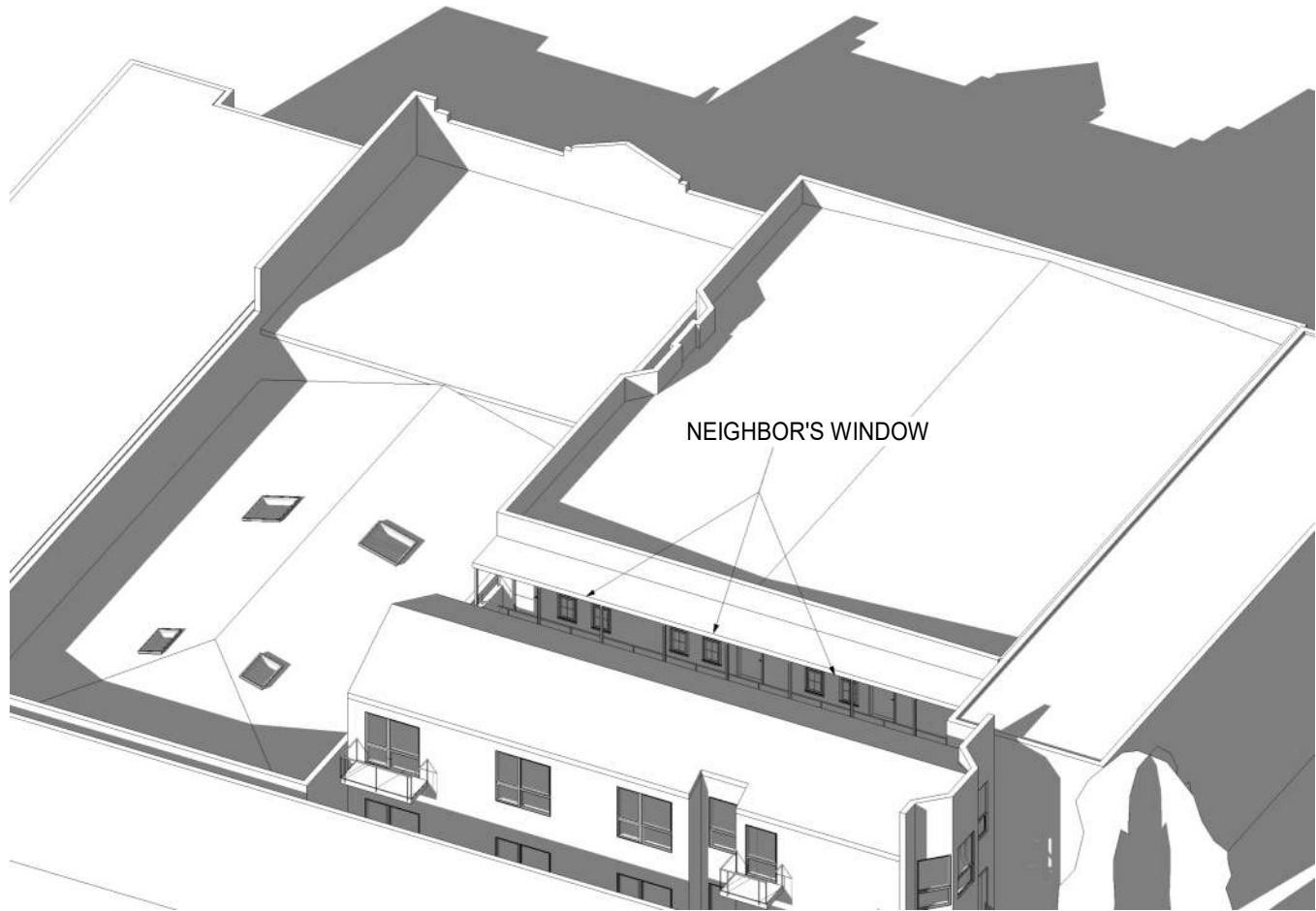
Mr. Lau's east-facing windows are already in shade for most of the year, so the incremental new shadows from the proposed new building would not have a significant impact on Mr. Lau's east-facing windows.

The shadow study also shows that the only time of the year that all of the east-facing windows have sun is around 9:00 AM during the summer solstice, and that sun disappears by 12:00 PM of that day.

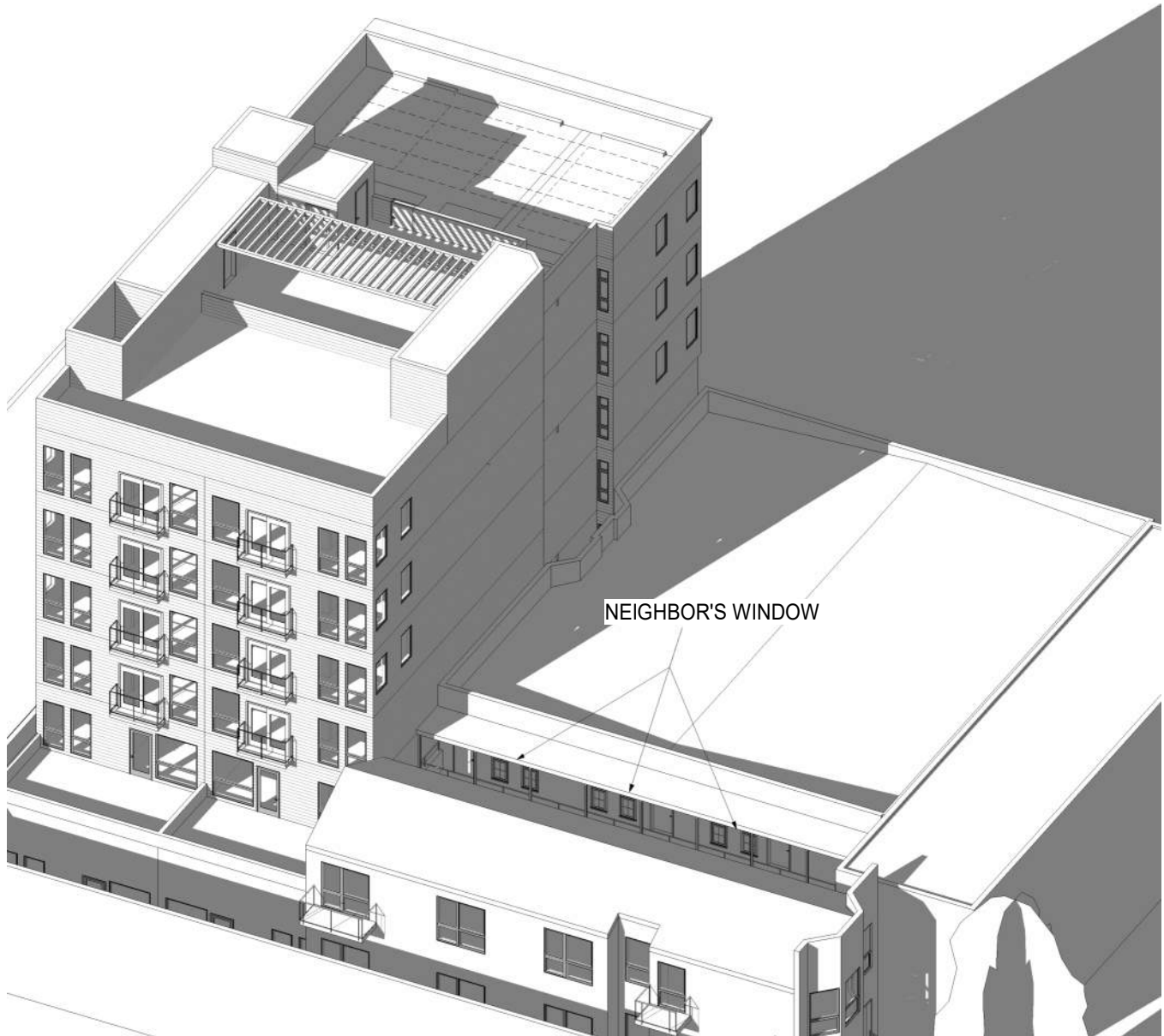
As the shadow study shows, one of the main reasons that the east-facing windows are shadowed so much of the year right now is because there is an existing permanent awning that lies above those windows.

Given the above, we believe that Mr. Lau should withdraw his DR request.

SPRING EQUINOX - 9 AM
EAST FACADE



EXISTING 2

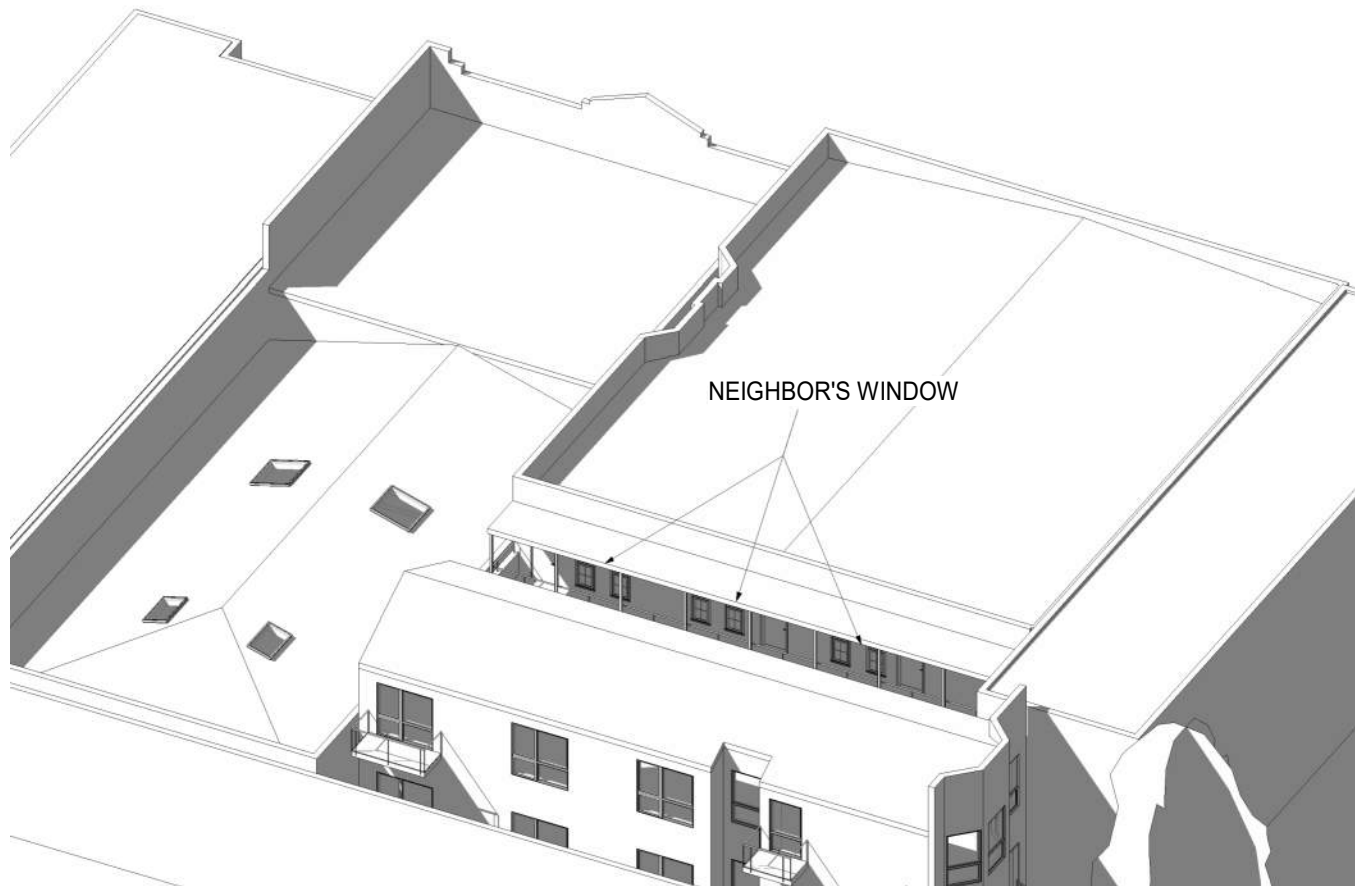


PROPOSED 1

NOTES:
ADJECENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION

N.T.S

SPRING EQUINOX - 12 PM
EAST FACADE



EXISTING 1



PROPOSED 2

NOTES:
ADJECENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION
N.T.S

SPRING EQUINOX - 3 PM
EAST FACADE



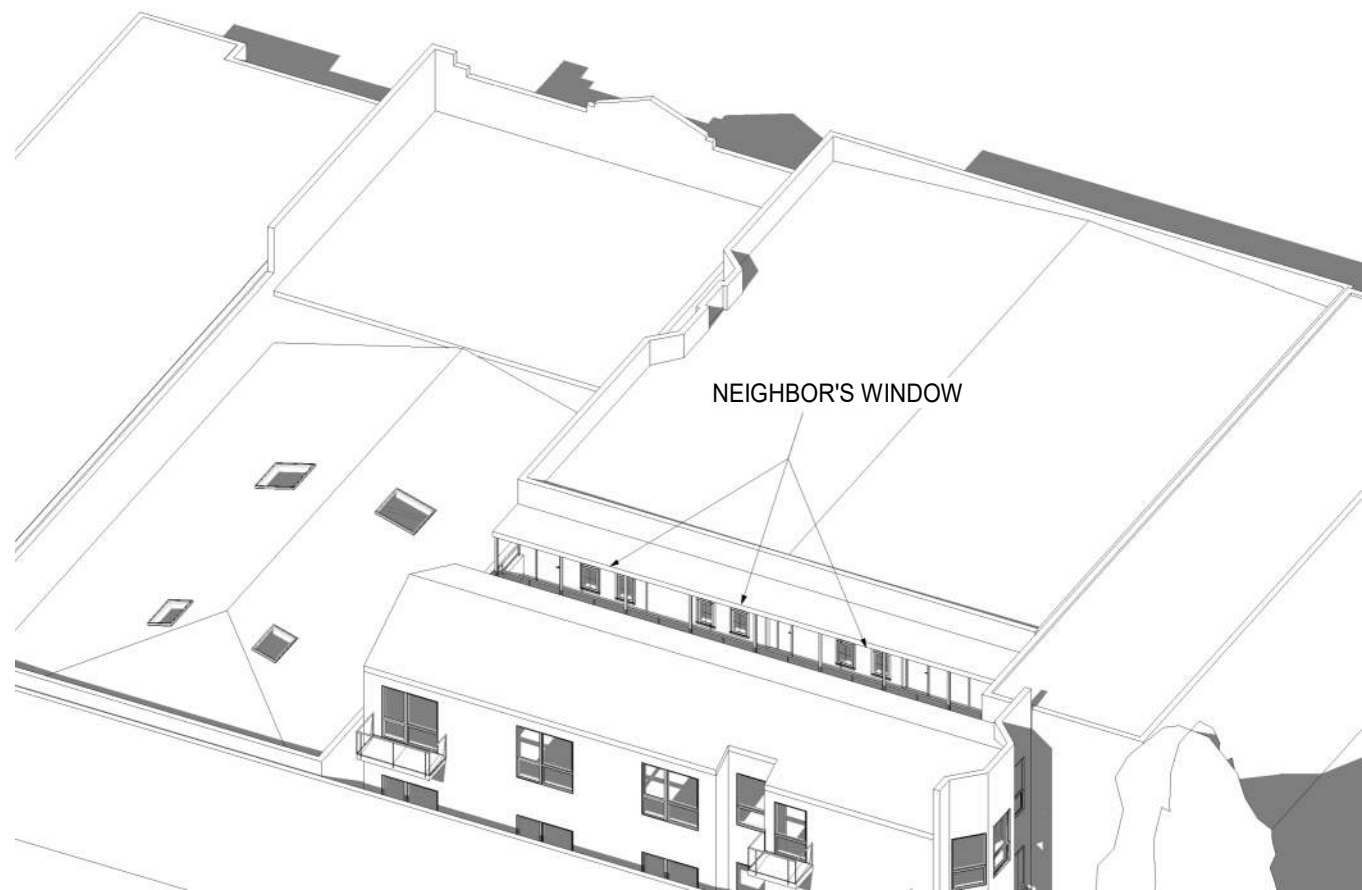
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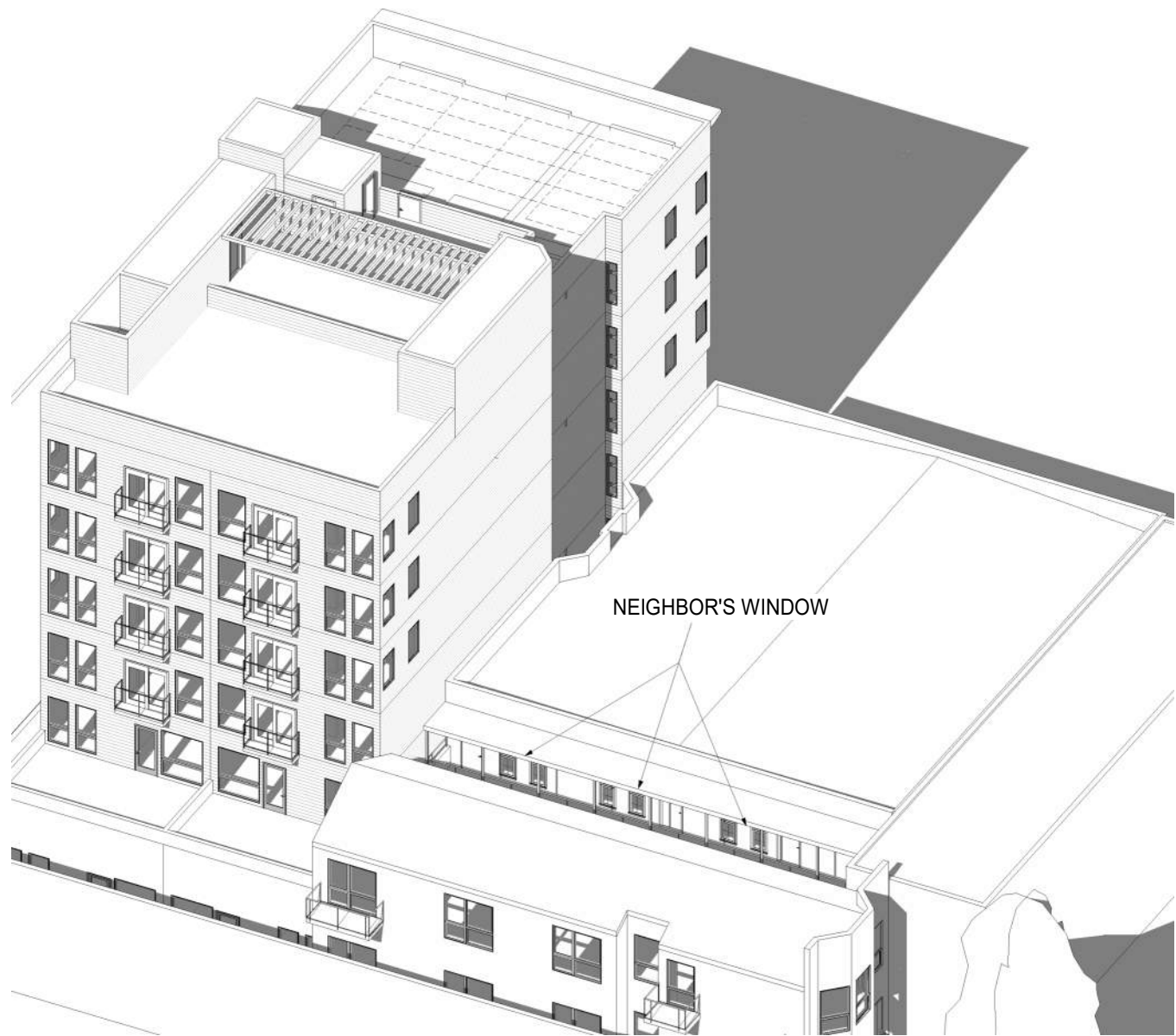
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NOTES:
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N.T.S

SUMMER SOLSTICE - 9 AM
EAST FACADE



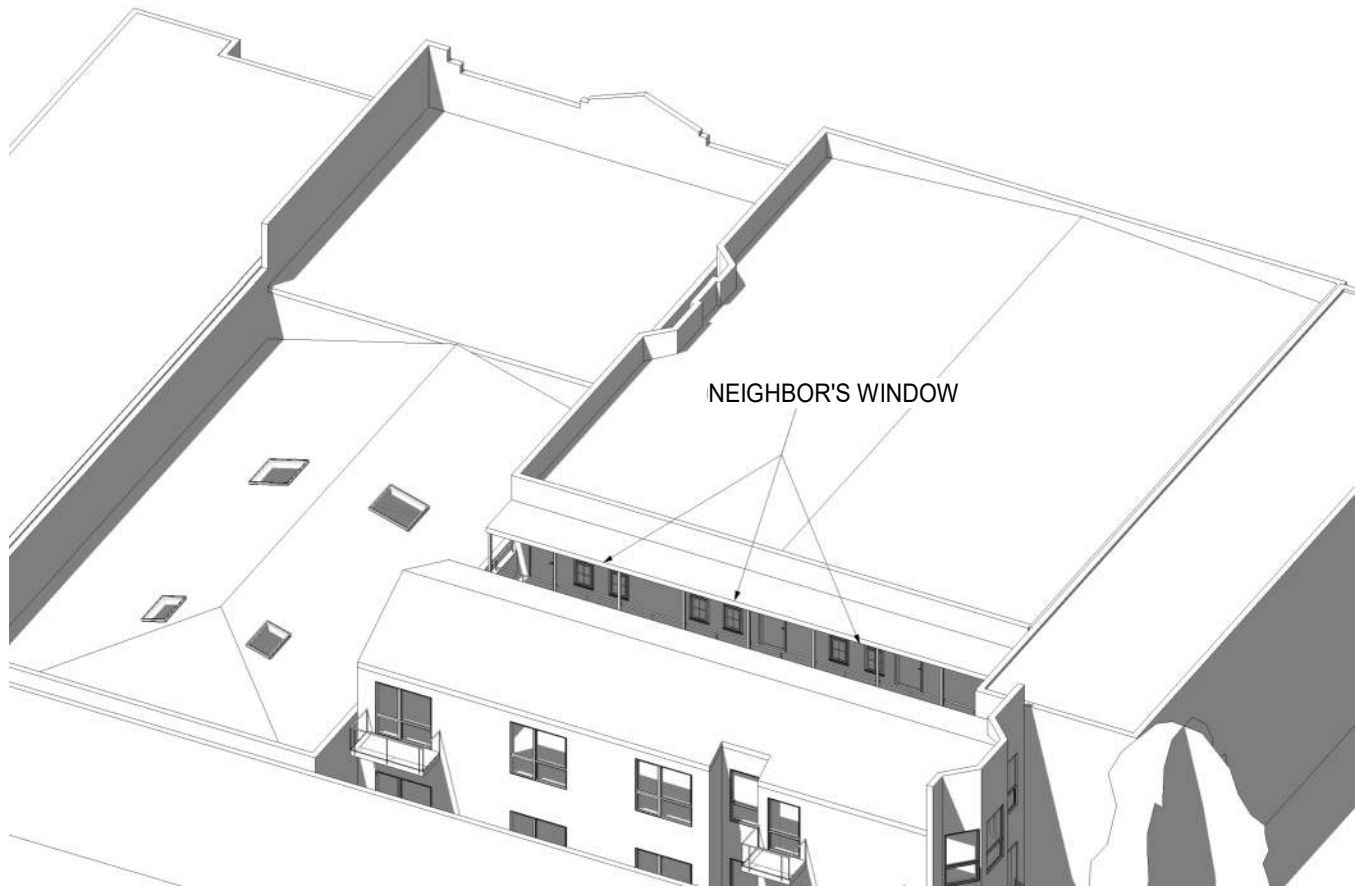
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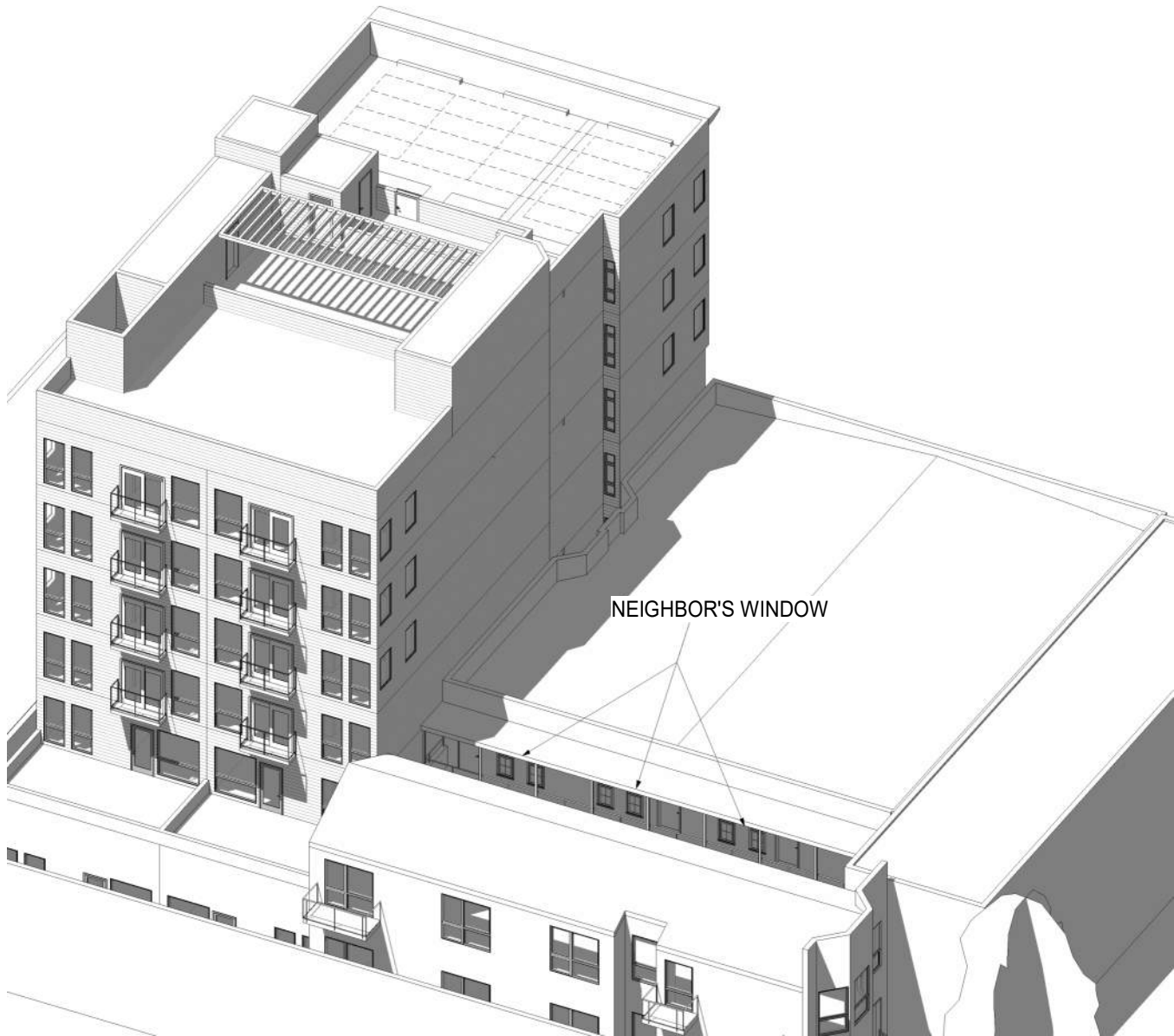
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NOTES:
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N.T.S

SUMMER SOLSTICE - 12 PM
EAST FACADE



EXISTING 1



PROPOSED 2

NOTES:
ADJECENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION

N.T.S

SUMMER SOLSTICE - 3 PM
EAST FACADE



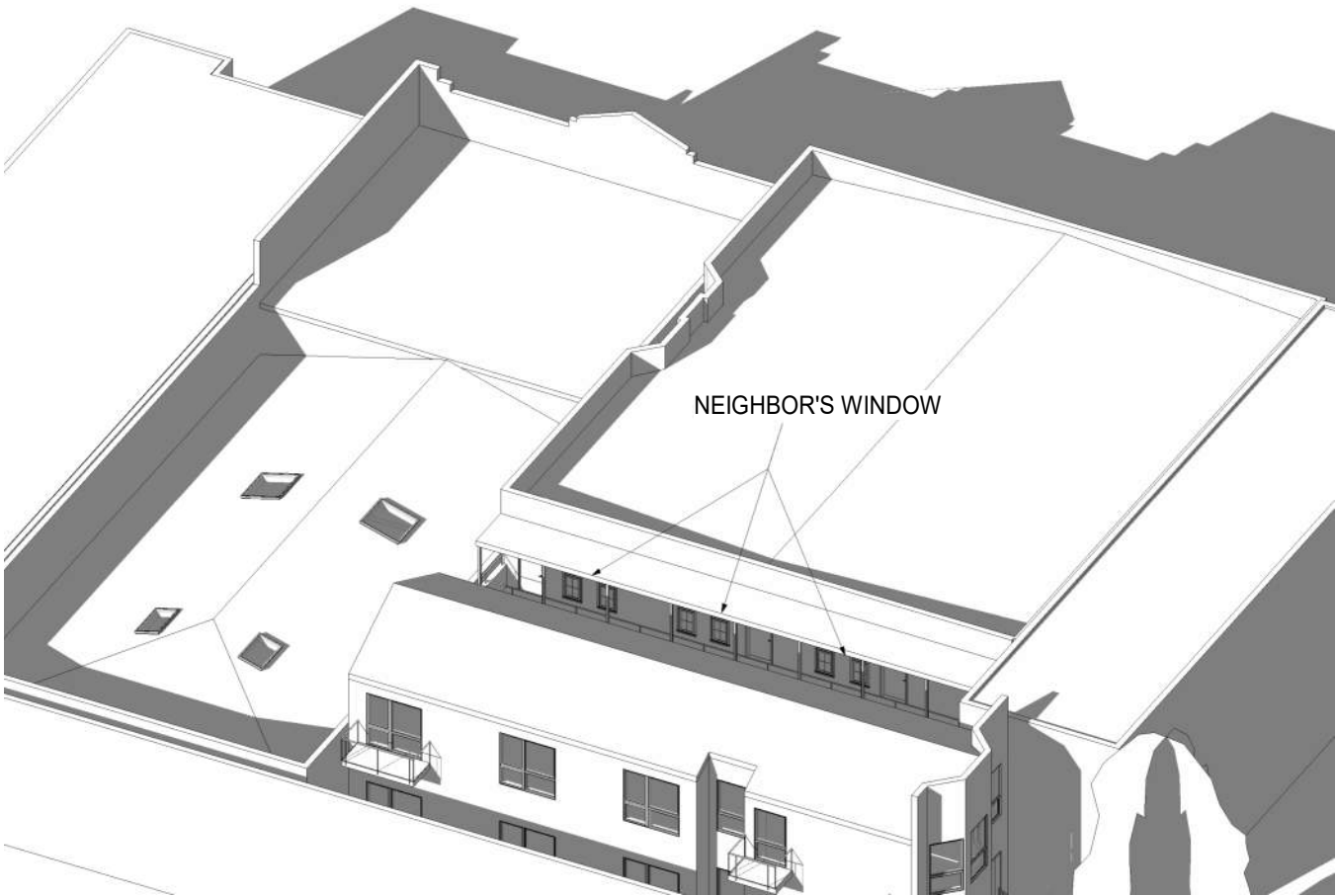
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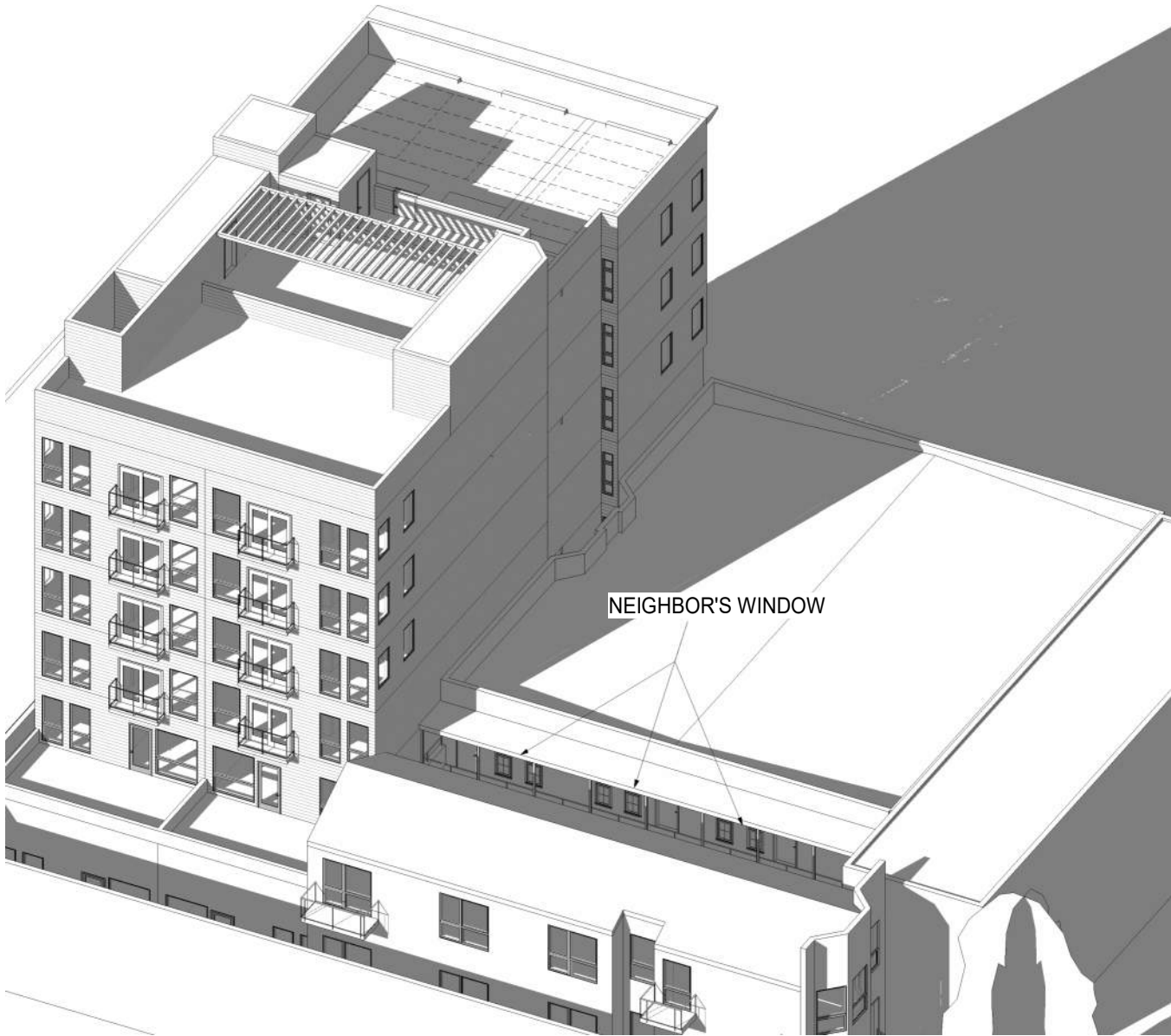
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NOTES:
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N.T.S

FALL EQUINOX - 9 AM
EAST FACADE



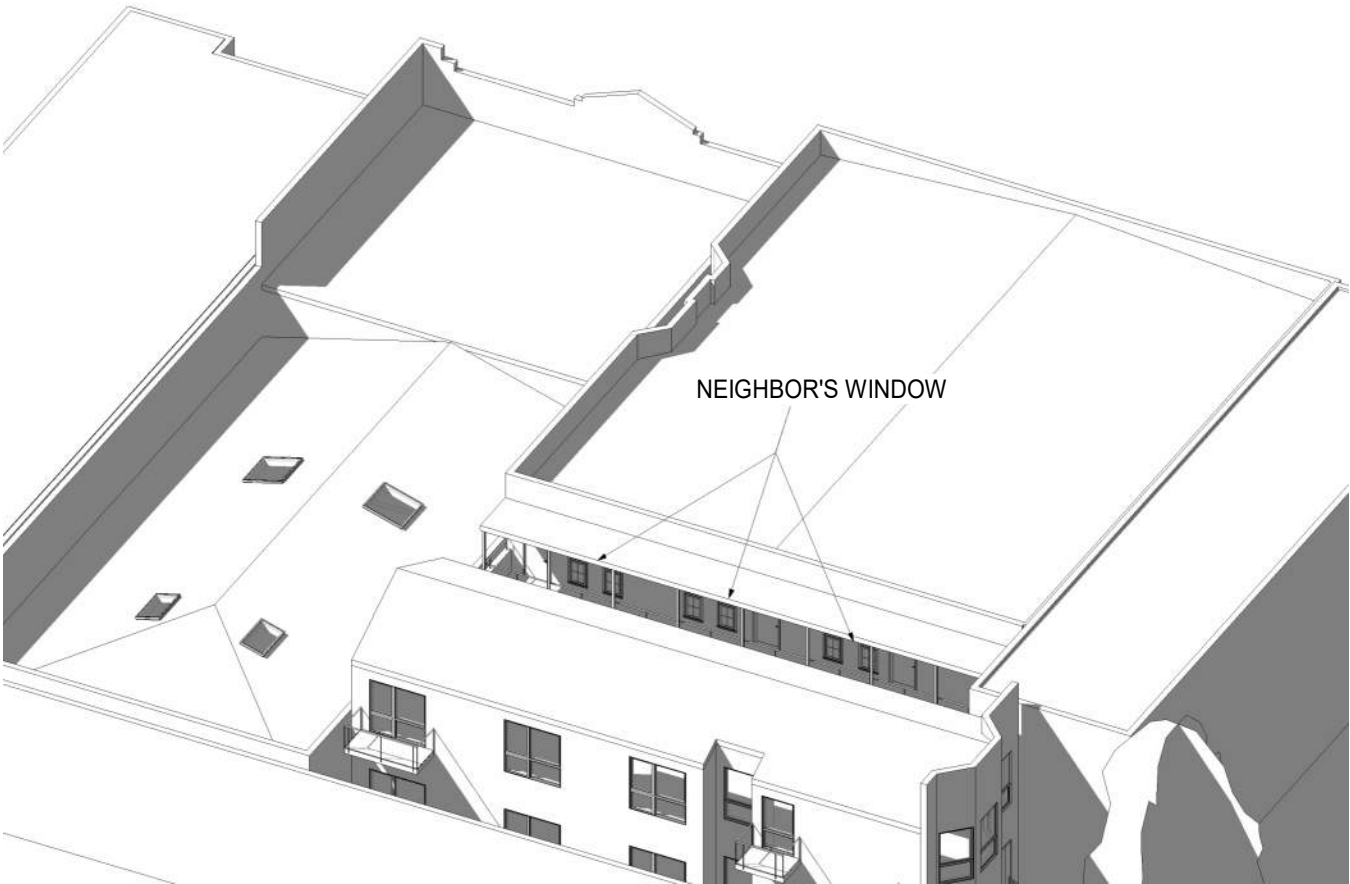
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PROPOSED 2

NOTES:
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N.T.S

FALL EQUINOX - 12 PM
EAST FACADE



EXISTING 1



PROPOSED 2

NOTES:
ADJECENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION
N.T.S

FALL EQUINOX - 3 PM
EAST FACADE



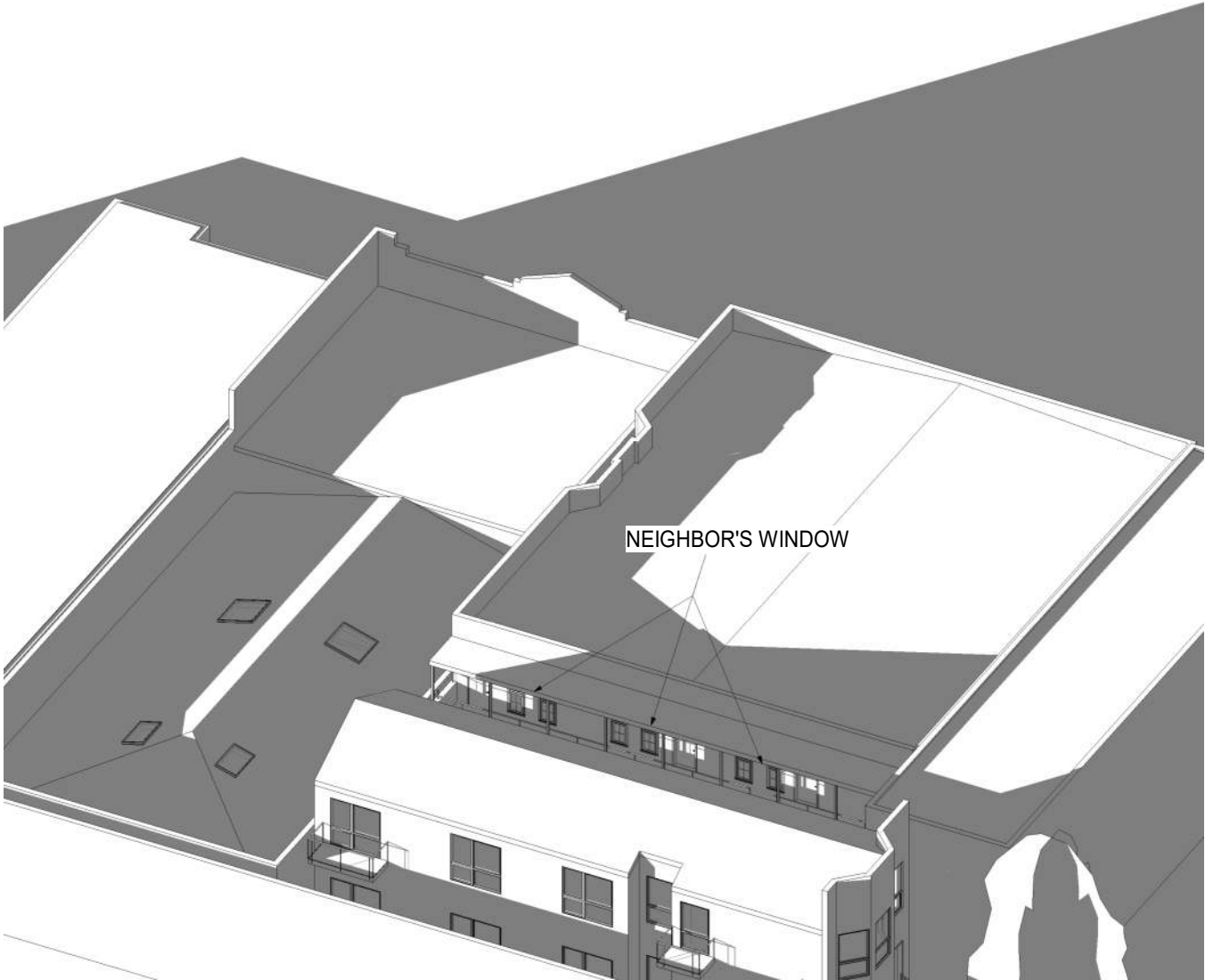
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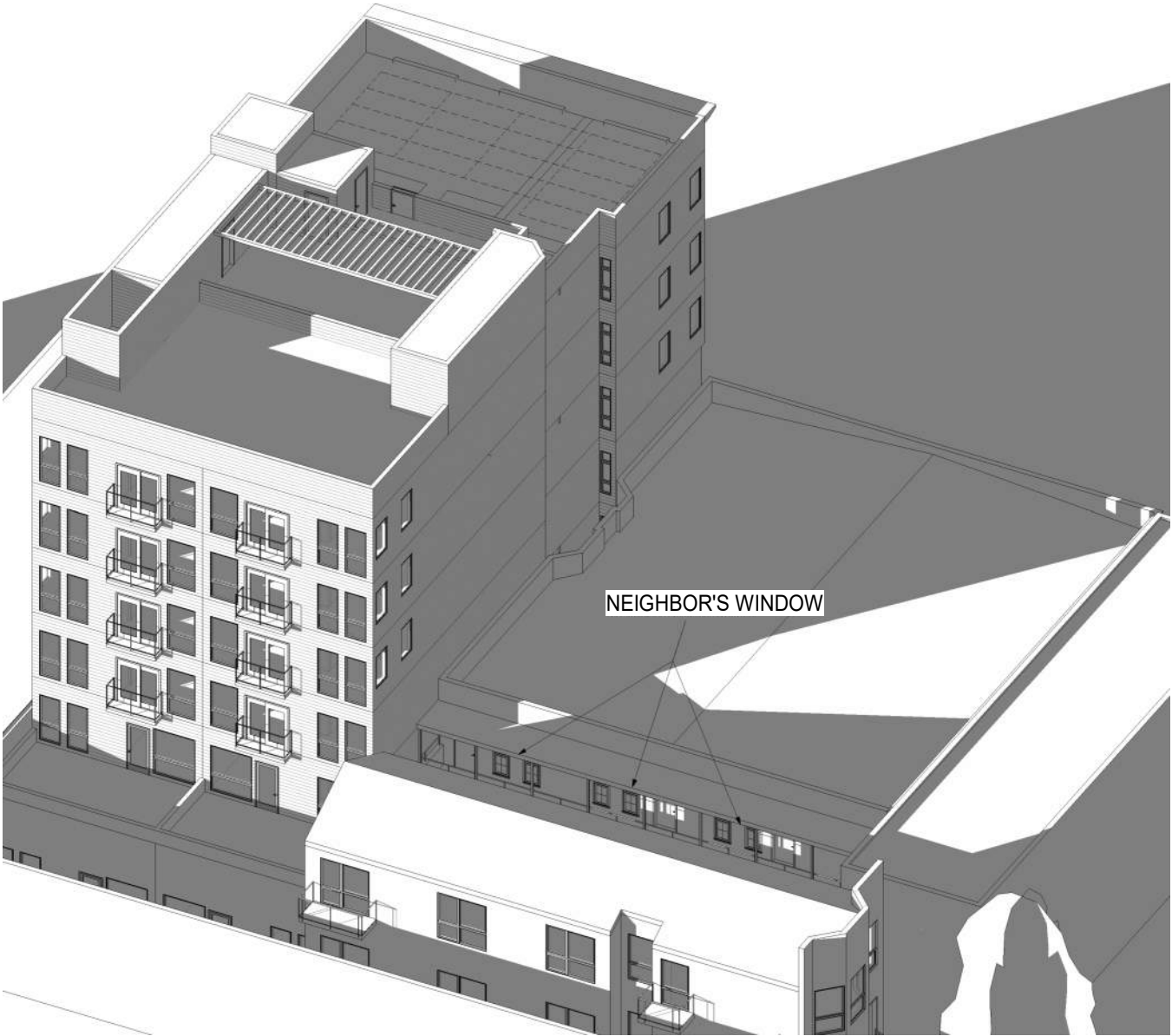
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NOTES:
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N.T.S

WINTER SOLSTICE - 9 AM
EAST FACADE



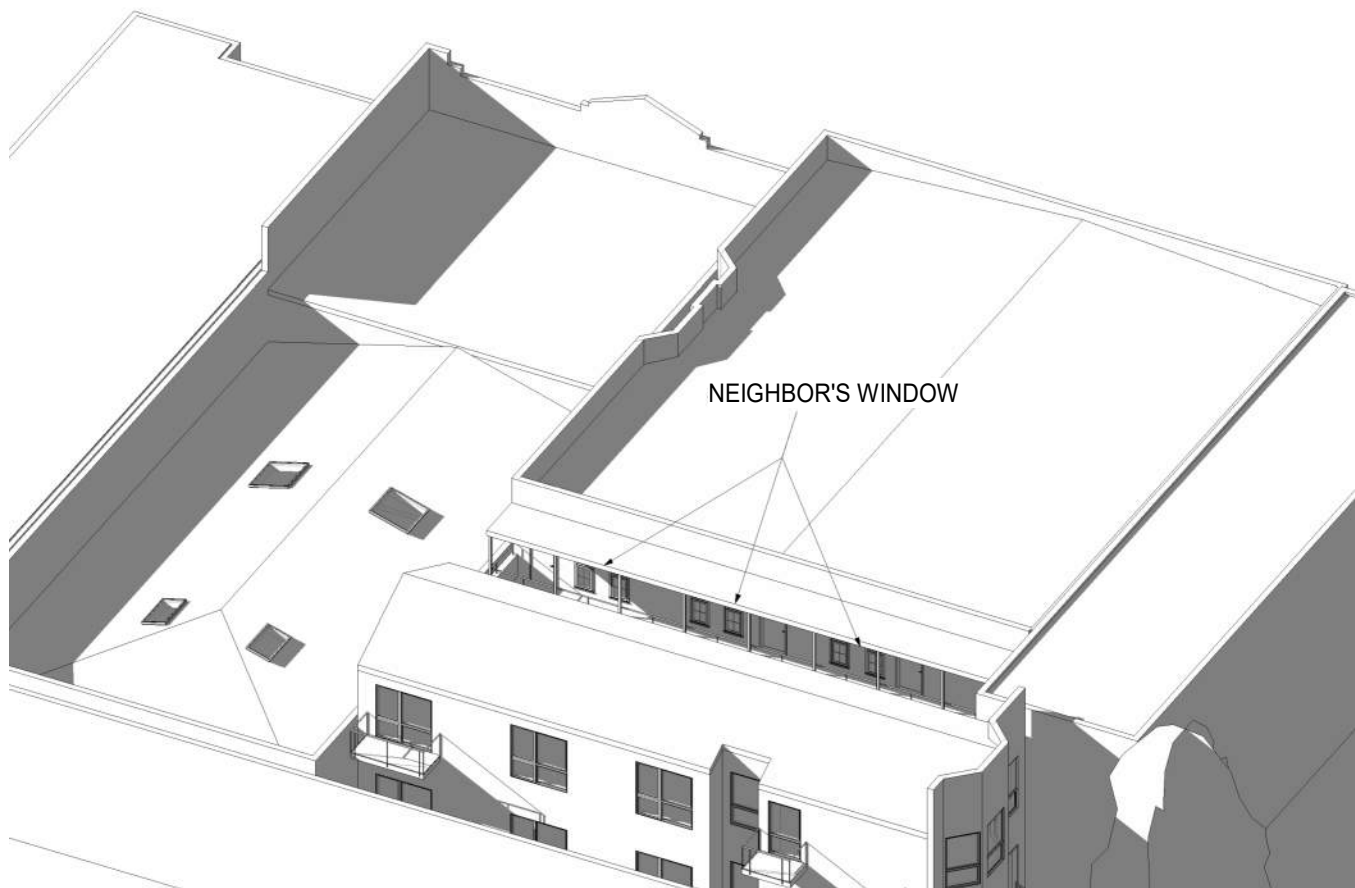
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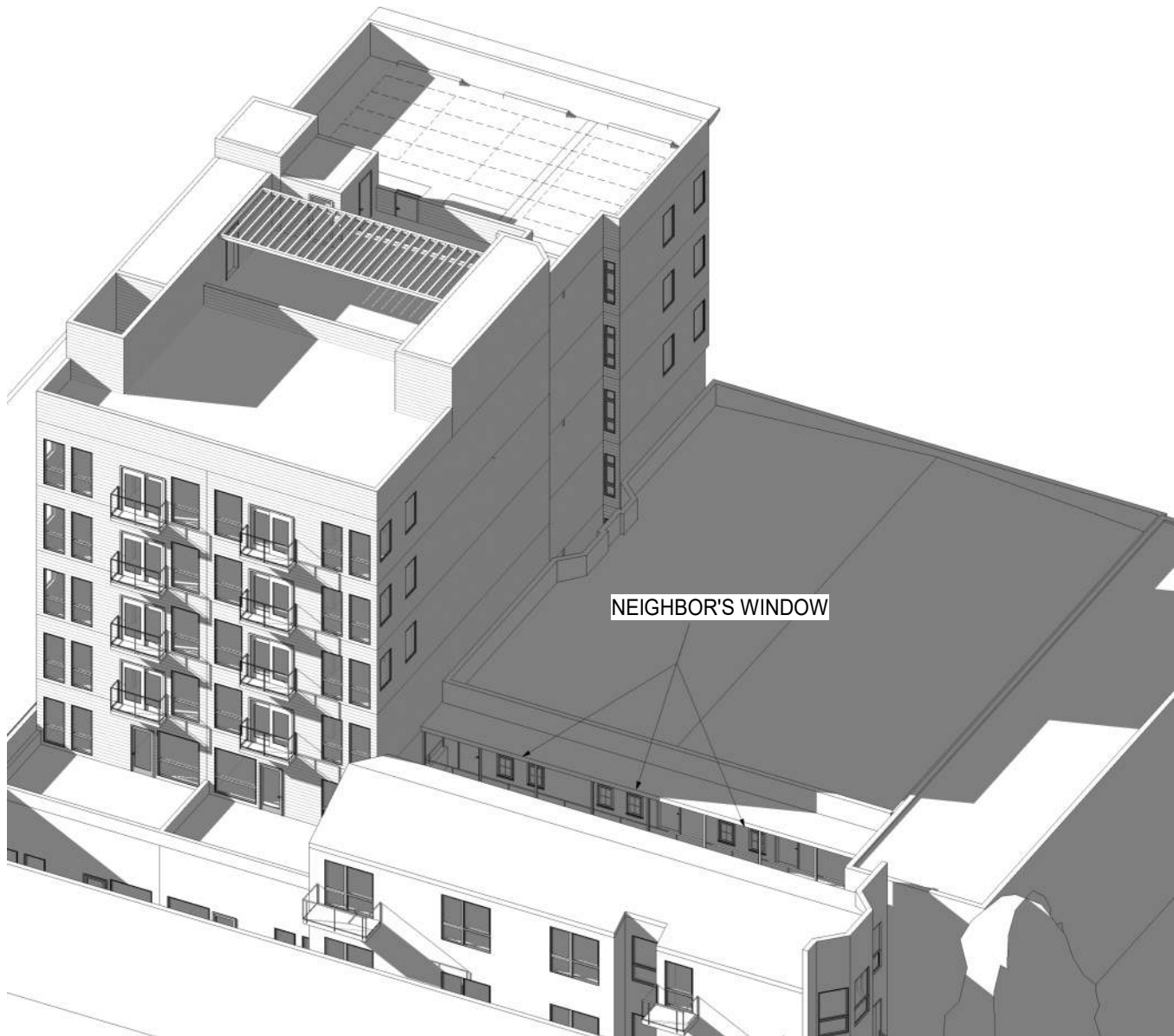
PROPOSED 2

NOTES:
ADJECENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION
N.T.S

WINTER SOLSTICE - 12 PM
EAST FACADE



EXISTING 1



PROPOSED 2

NOTES:
ADJECENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION
N.T.S

WINTER SOLSTICE - 3 PM
EAST FACADE

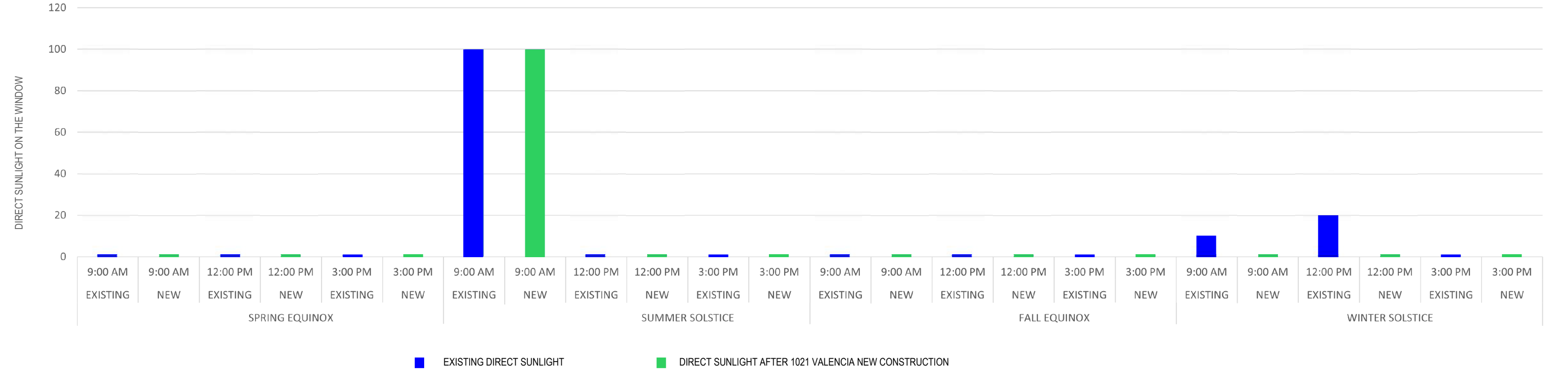


EXISTING 1



PROPOSED 2

NOTES:
ADJECENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION
N.T.S



SHADOW STUDY EXHIBIT

1021 VALENCIA STREET, SAN FRANCISCO, CA

AND

3277-3279-3281 21ST STREET, SAN FRANCISCO, CA



SHADOW STUDY EXHIBIT

In this exhibit, we will discuss the details concerning the minor incremental shadows that would be cast on Mr. Munzer Dajani's property by the proposed new building throughout the year.

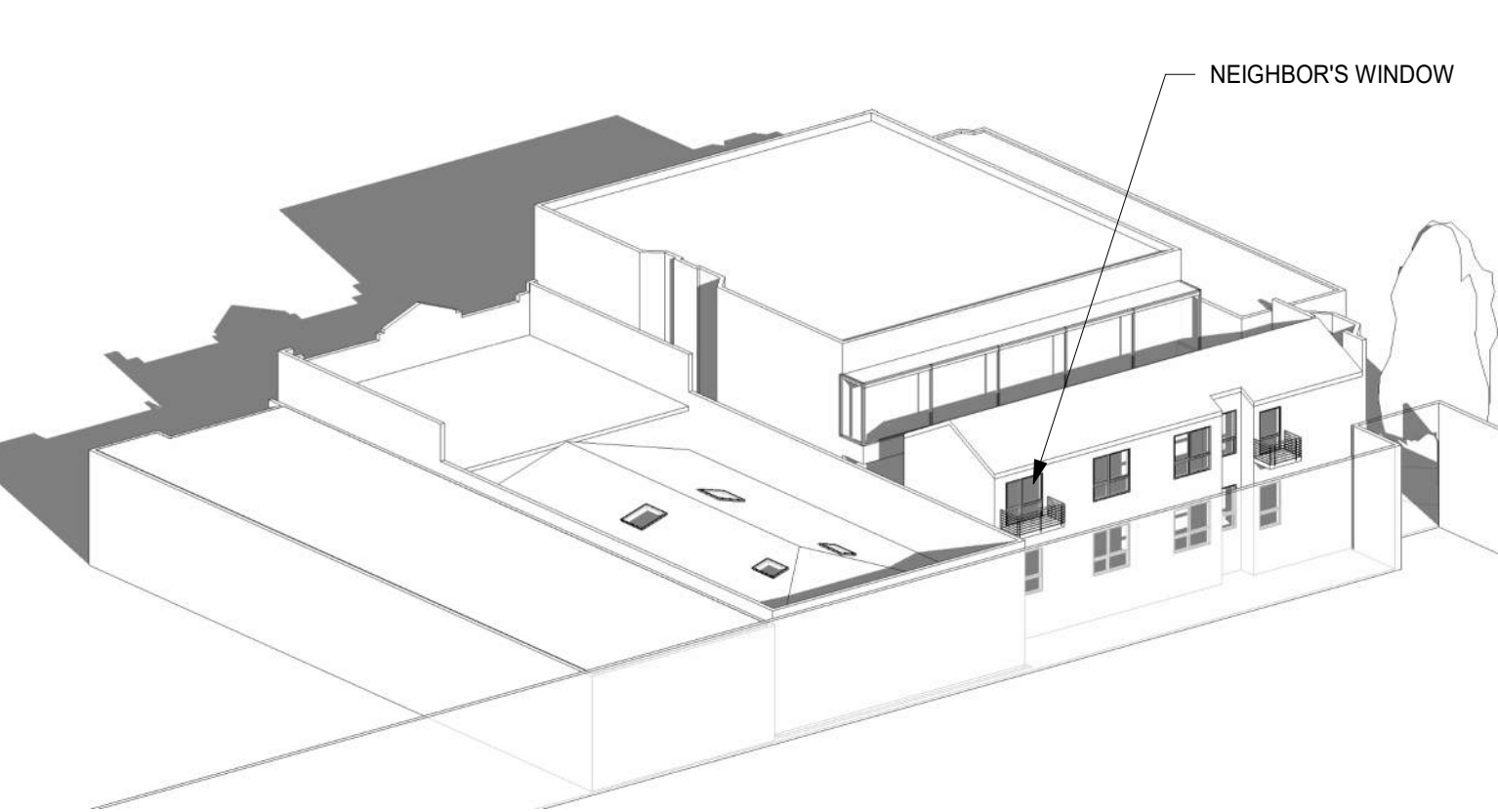
The shadow study indicates that throughout the year, the proposed new building would not cast any new shadow on the east-facing windows of Mr. Dajani's property. The windows on the east are much larger than the windows on the west side, and although we did not receive the interior drawings of Mr. Dajani's building as we requested, we believe that the rooms on the east side on the second floor are the more important rooms, such as bedrooms and living rooms (and not bathrooms and kitchens).

In fact, due to the rear setback of the proposed new building, something that does not exist on the lot today, all the shadows that used to be cast on Mr. Dajani's east-facing windows by the existing property during noon will no longer exist. (see pages: 1.1, 3.1, 4.1). This can best be seen on the drawing of noon, east façade, winter solstice.

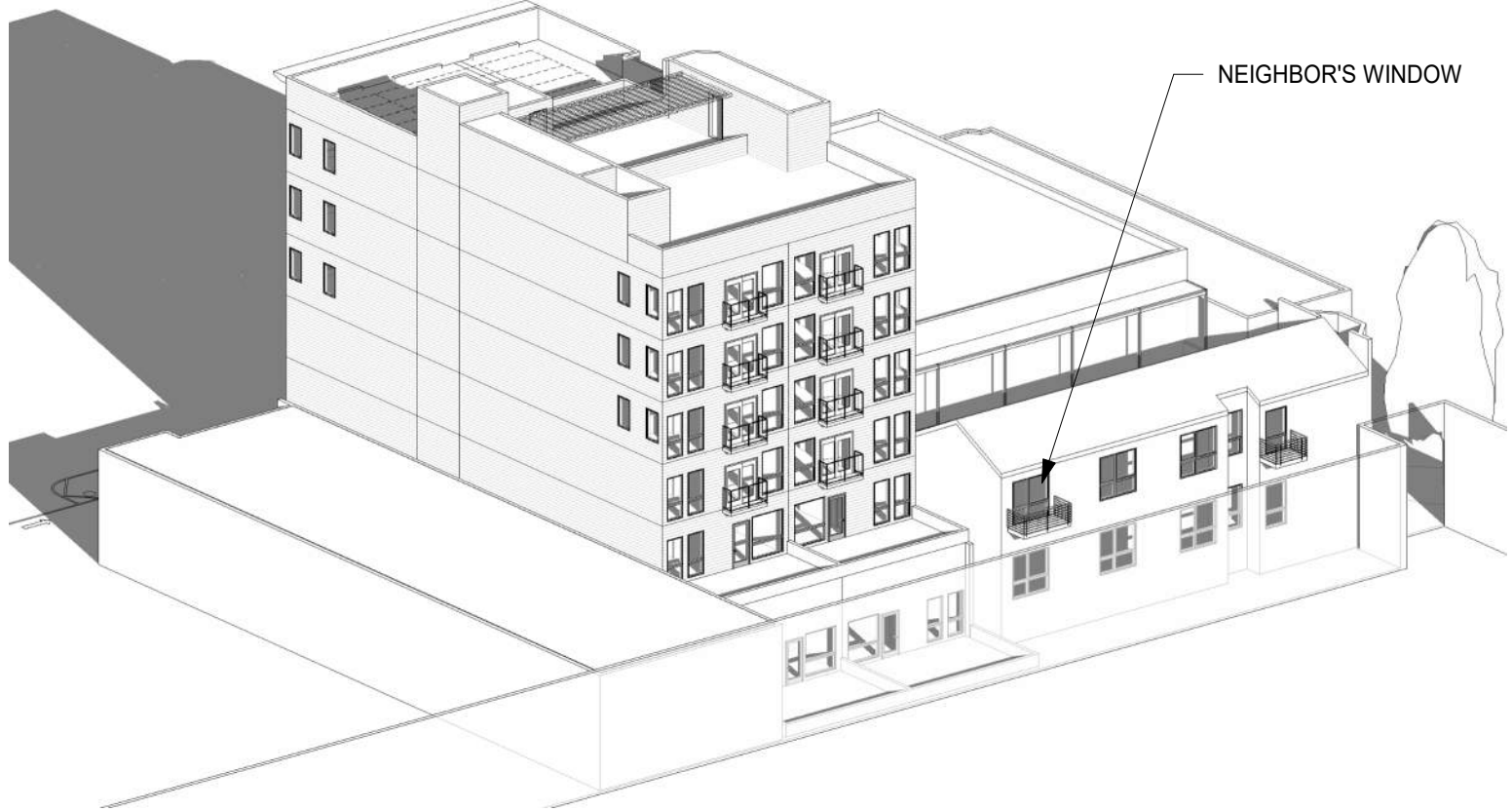
The proposed new building would begin to cast minor incremental shadows on the west-facing windows of Mr. Dajani's property after 3:00 PM throughout the year. However, Mr. Dajani's west-facing windows are already in shade for most of the year, so the incremental new shadows from the proposed new building would not have a significant impact on Mr. Dajani's west-facing windows.

Given the above, we believe that Mr. Dajani's DR should be dismissed.

SPRING EQUINOX - 9 AM
EAST FACADE



EXISTING 2

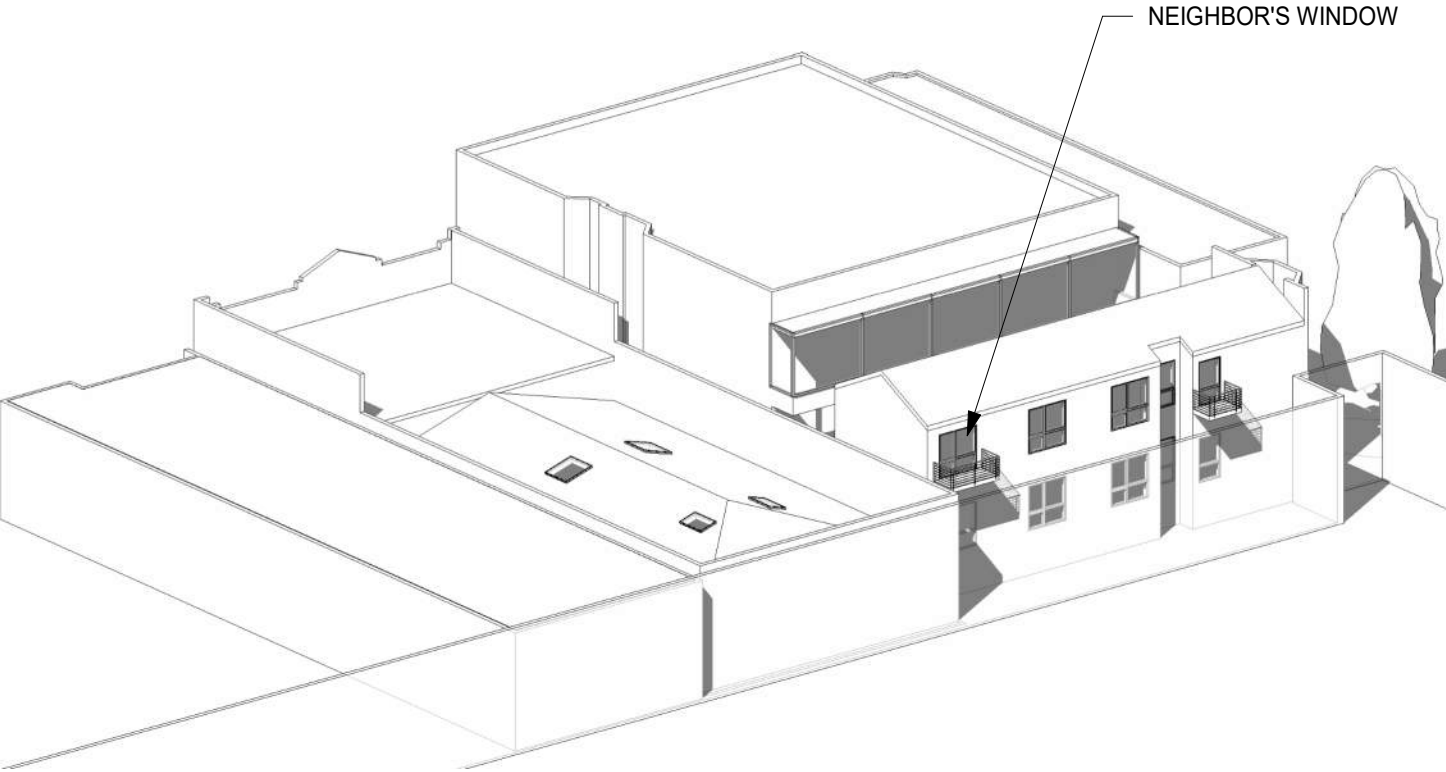


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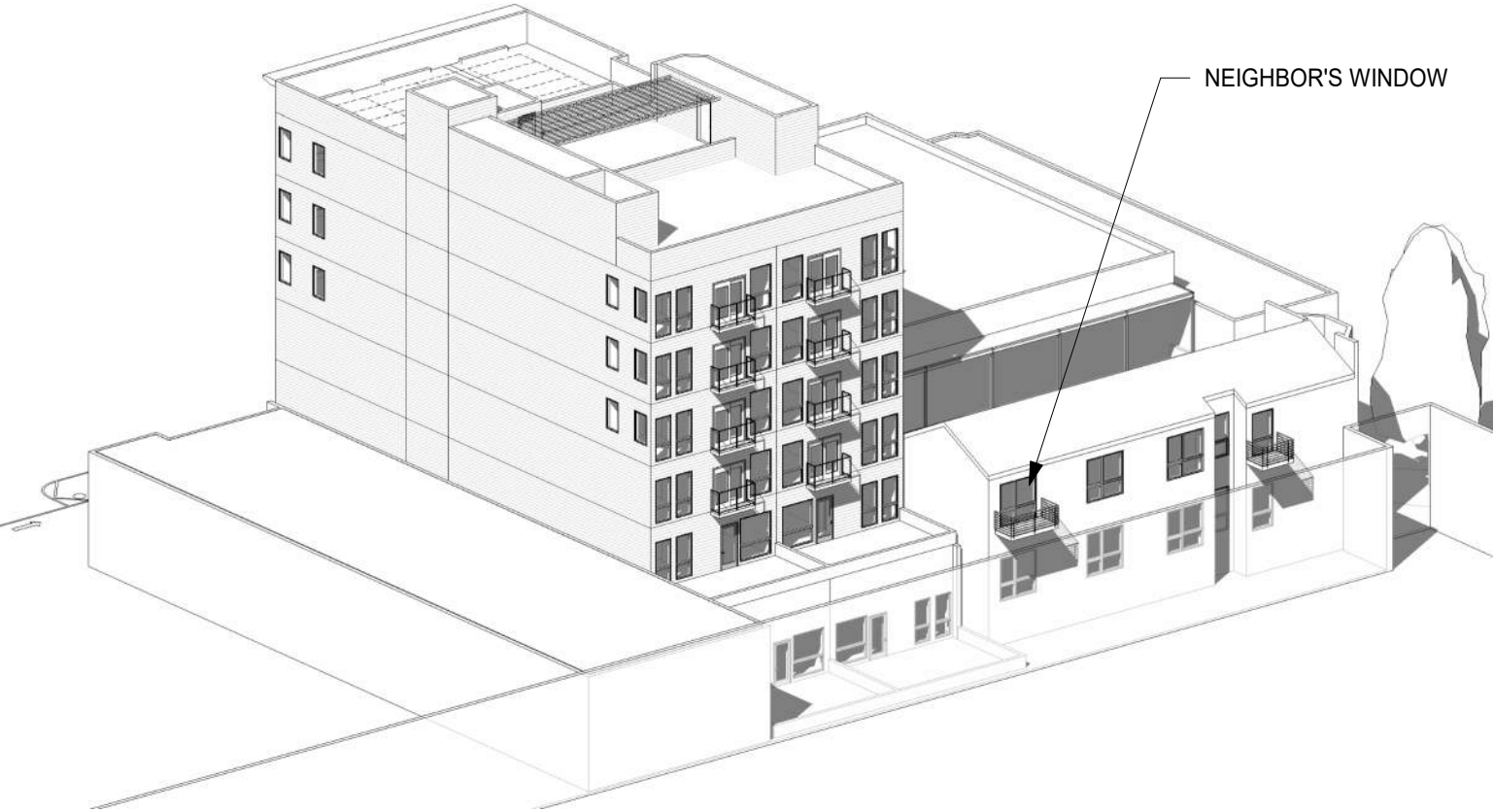
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N.T.S

SPRING EQUINOX - 12 PM
EAST FACADE



EXISTING 2

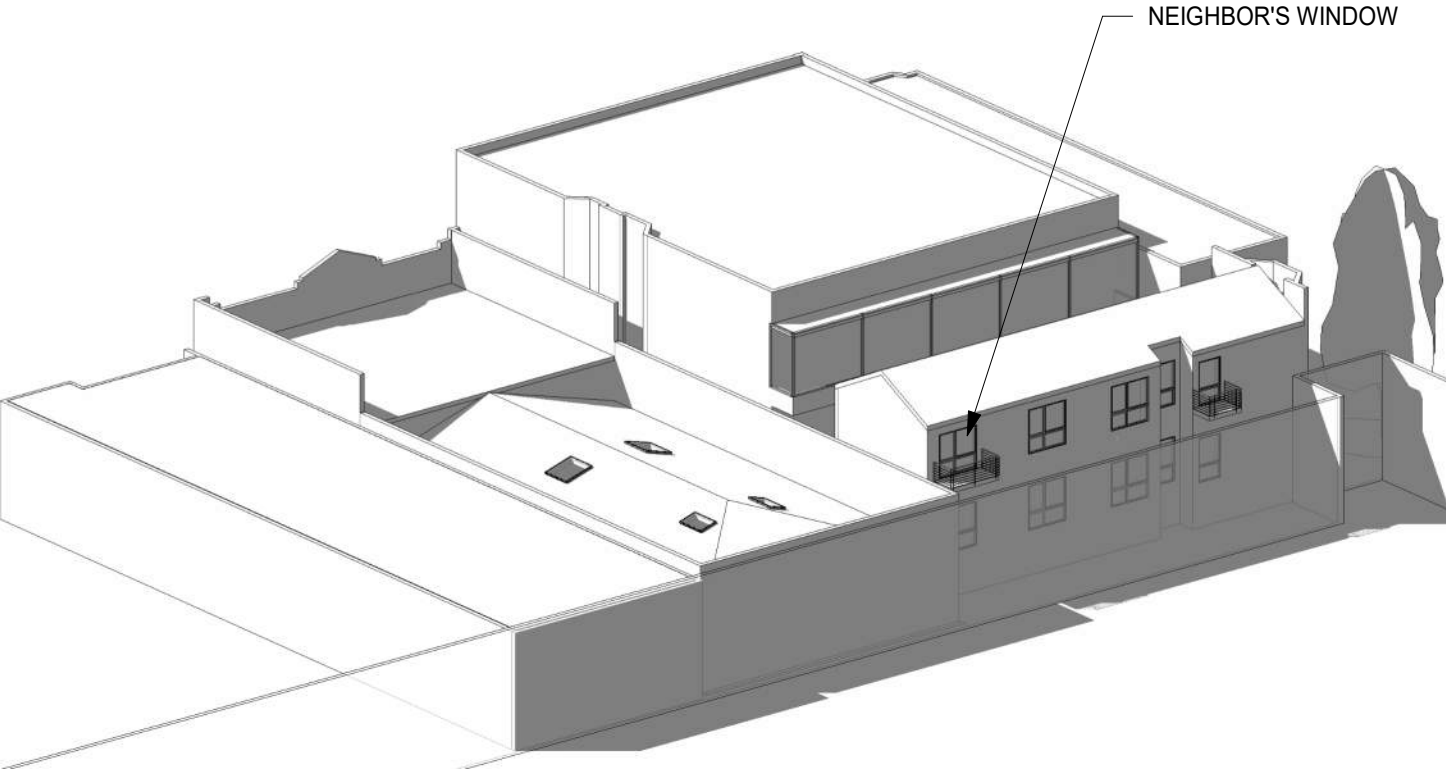


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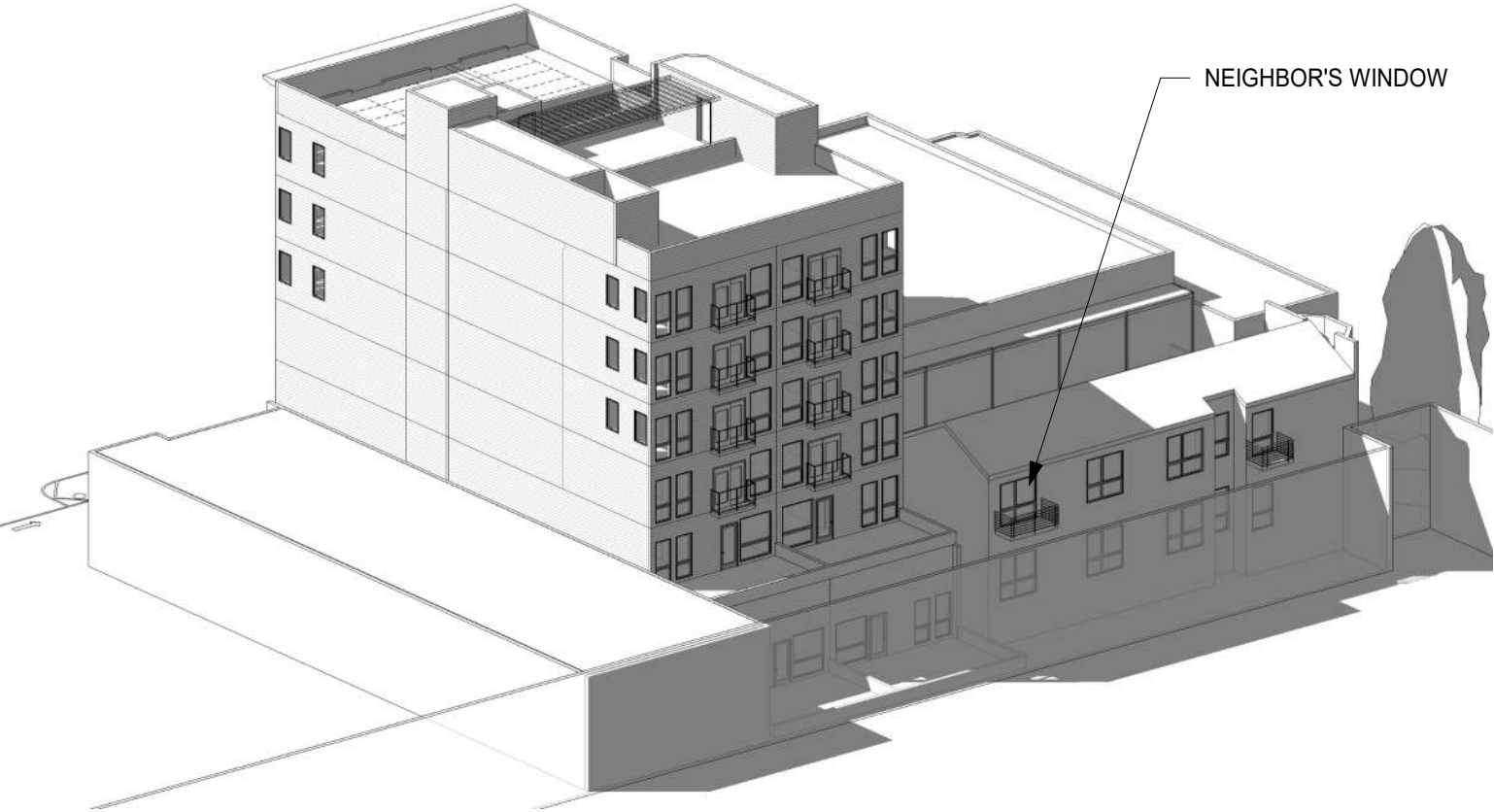
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SPRING EQUINOX - 3 PM
EAST FACADE



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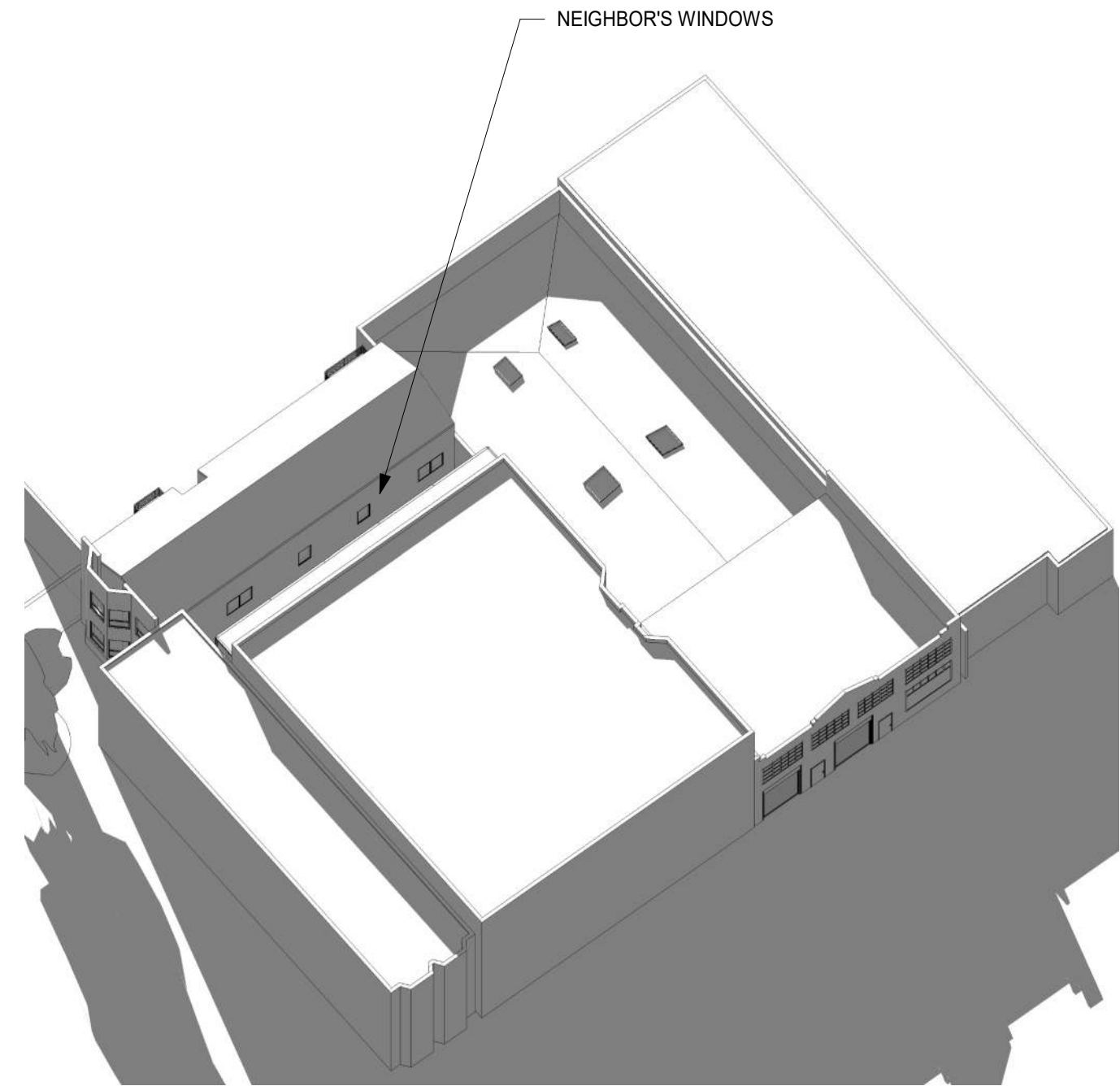


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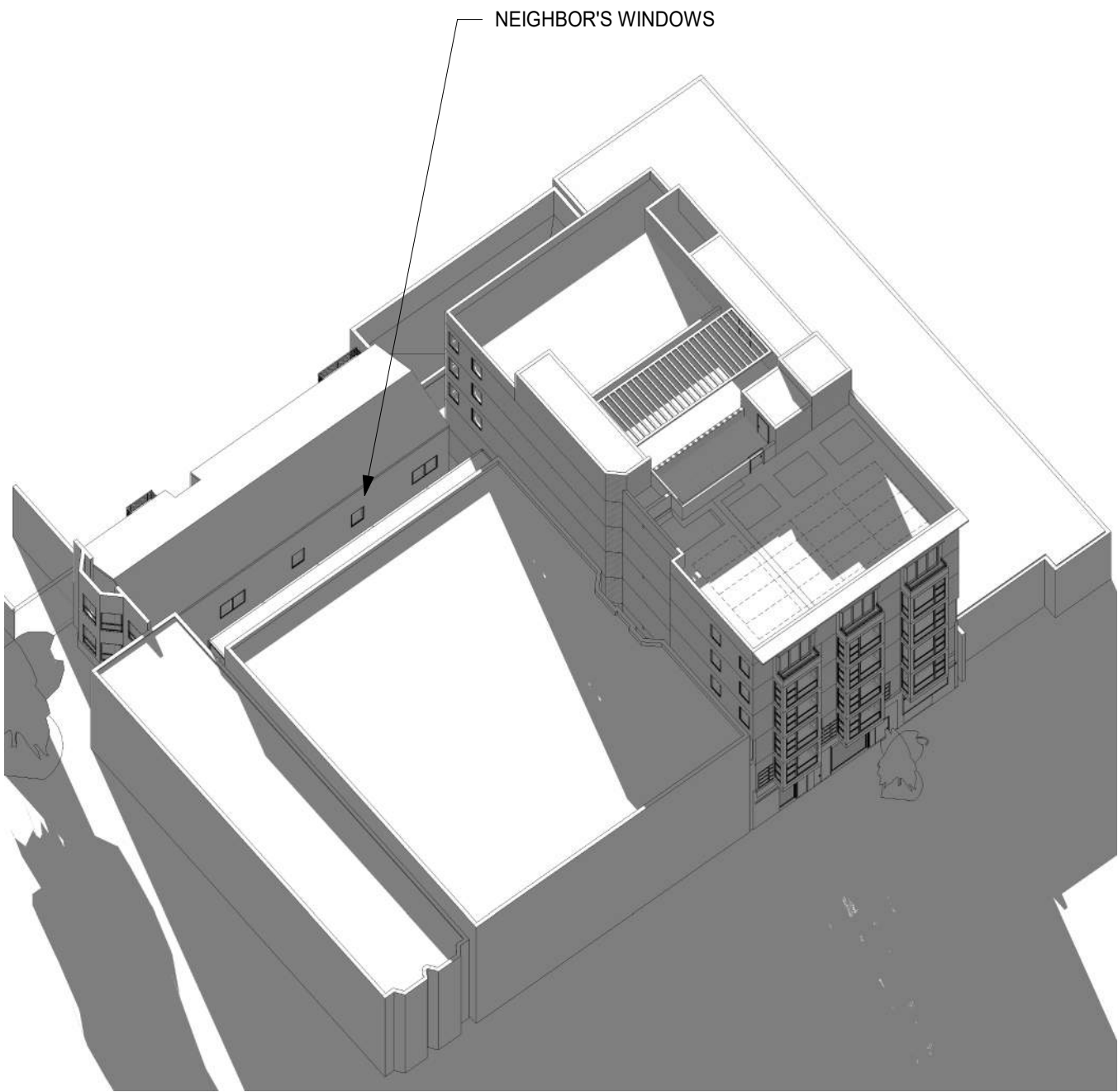
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SPRING EQUINOX - 9 AM
WEST FACADE



EXISTING 2

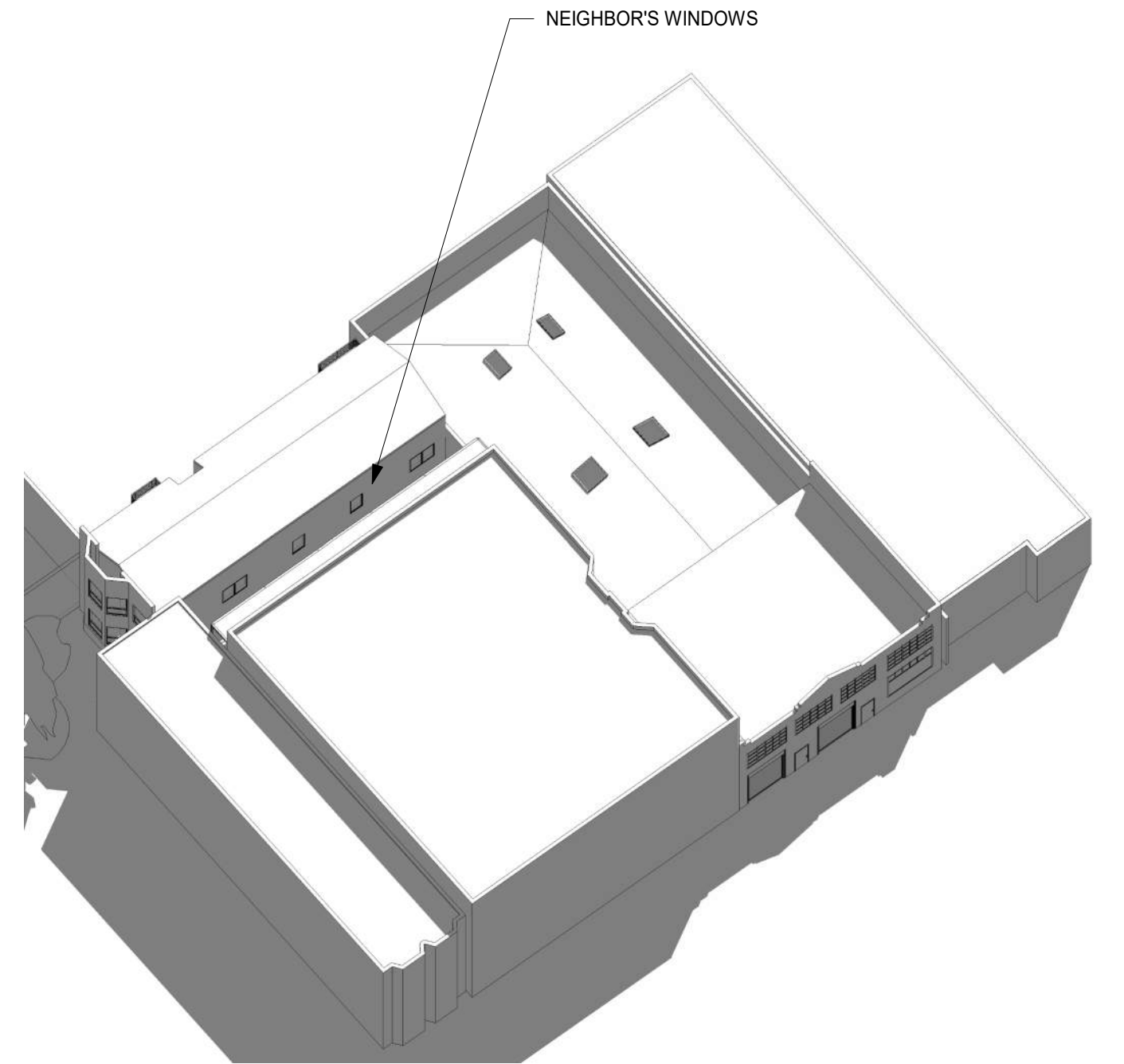


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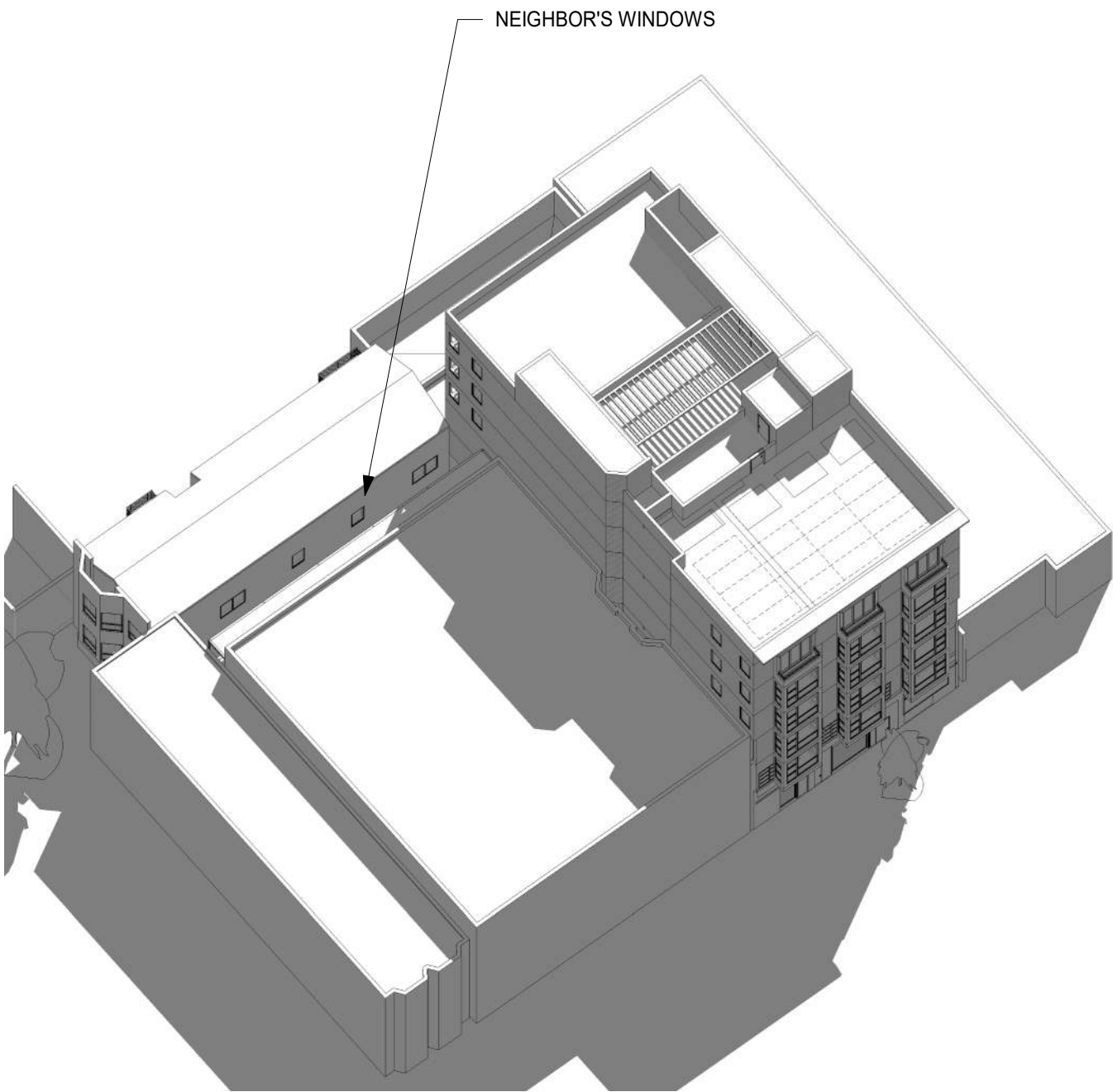
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SPRING EQUINOX - 12 PM
WEST FACADE



EXISTING 2

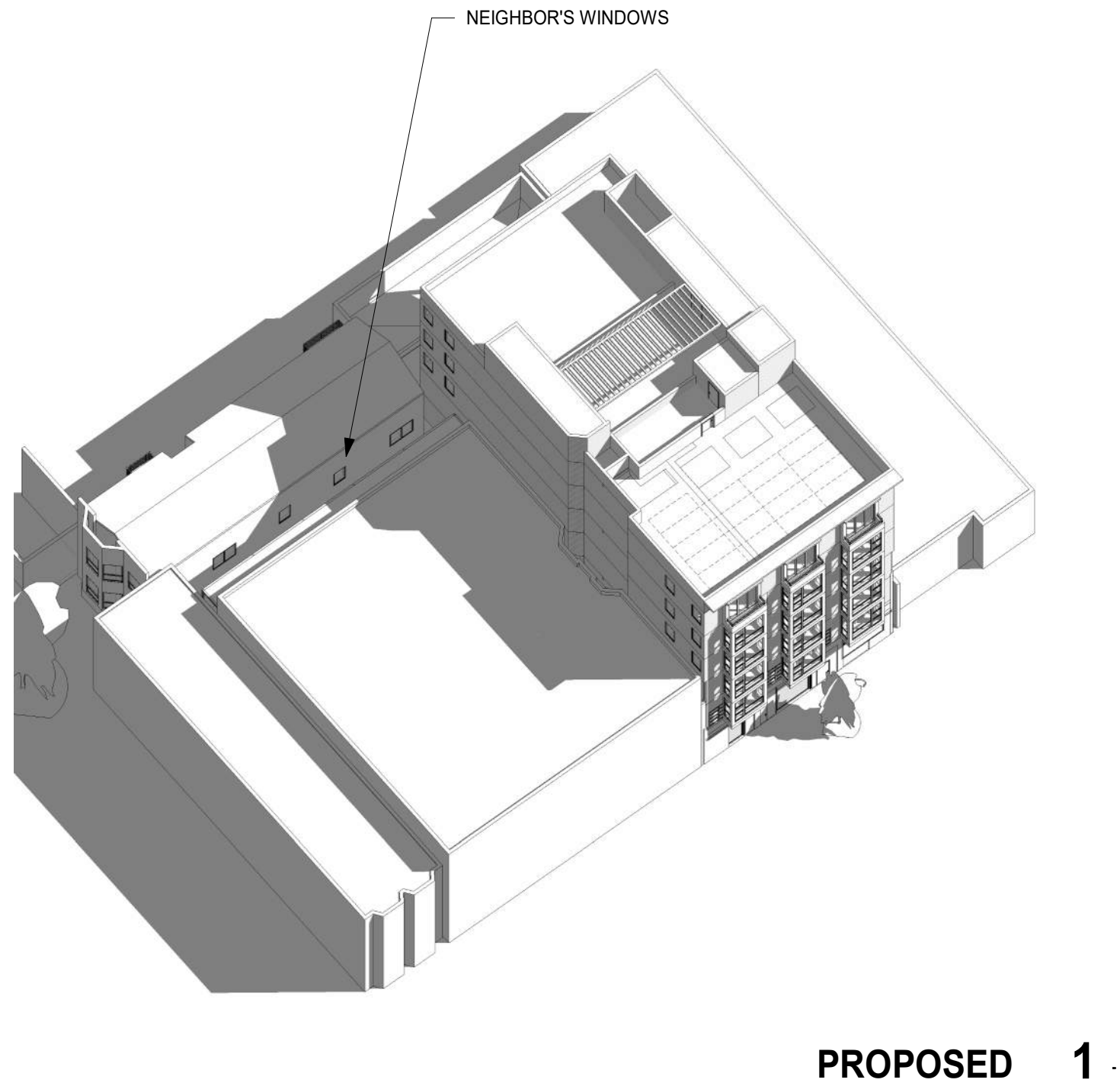
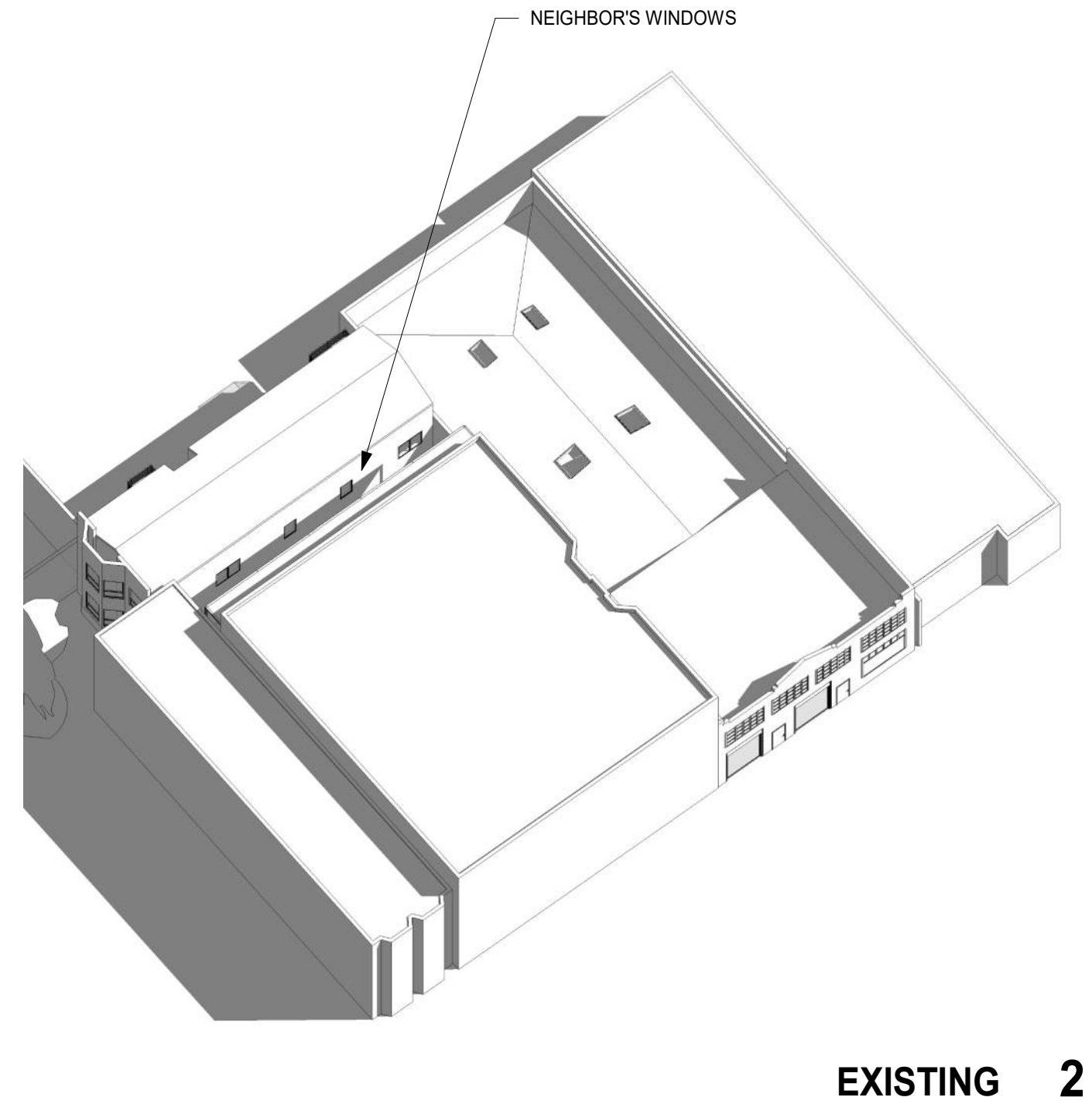


PROPOSED 1

NOTES:
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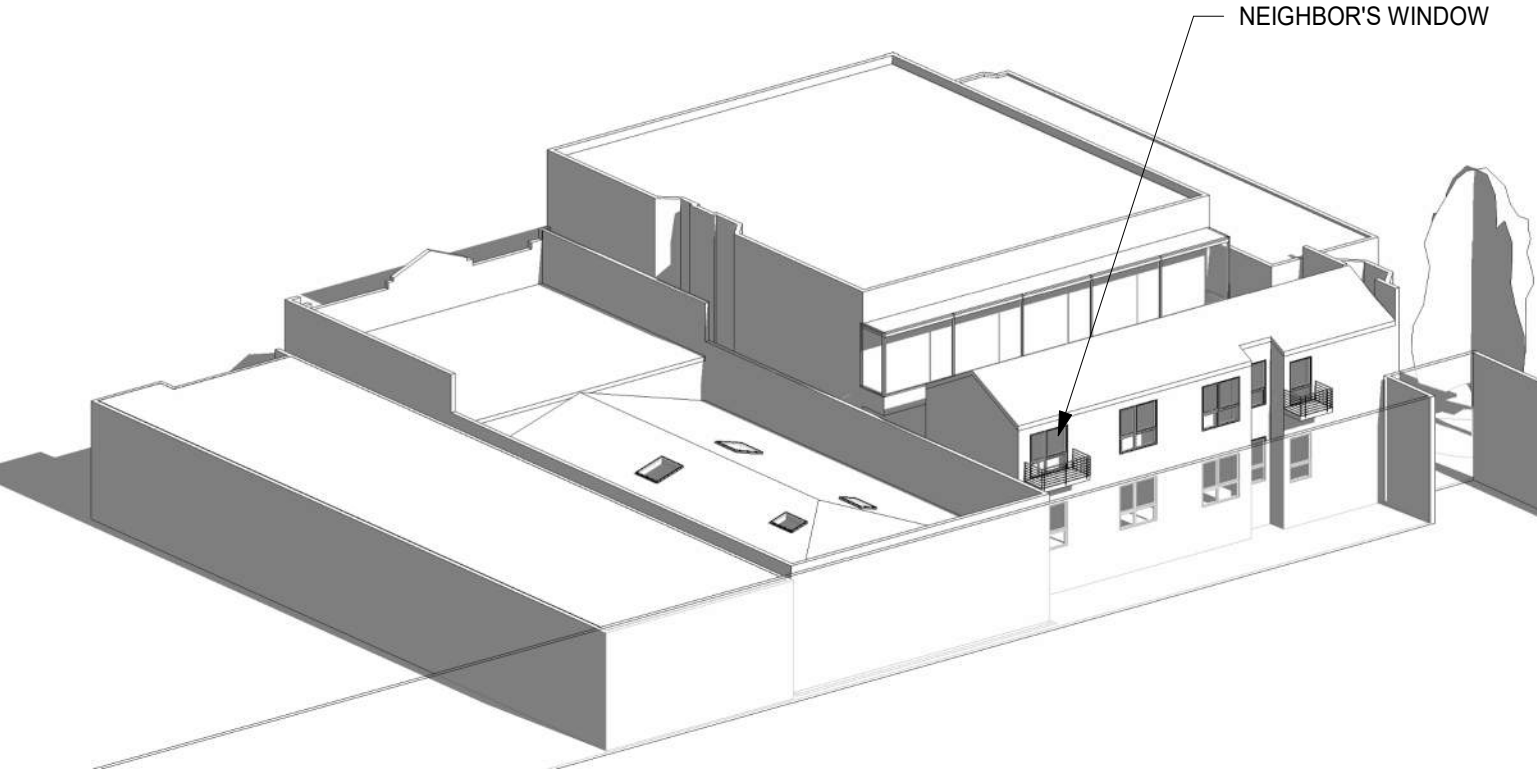
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SPRING EQUINOX - 3 PM
WEST FACADE

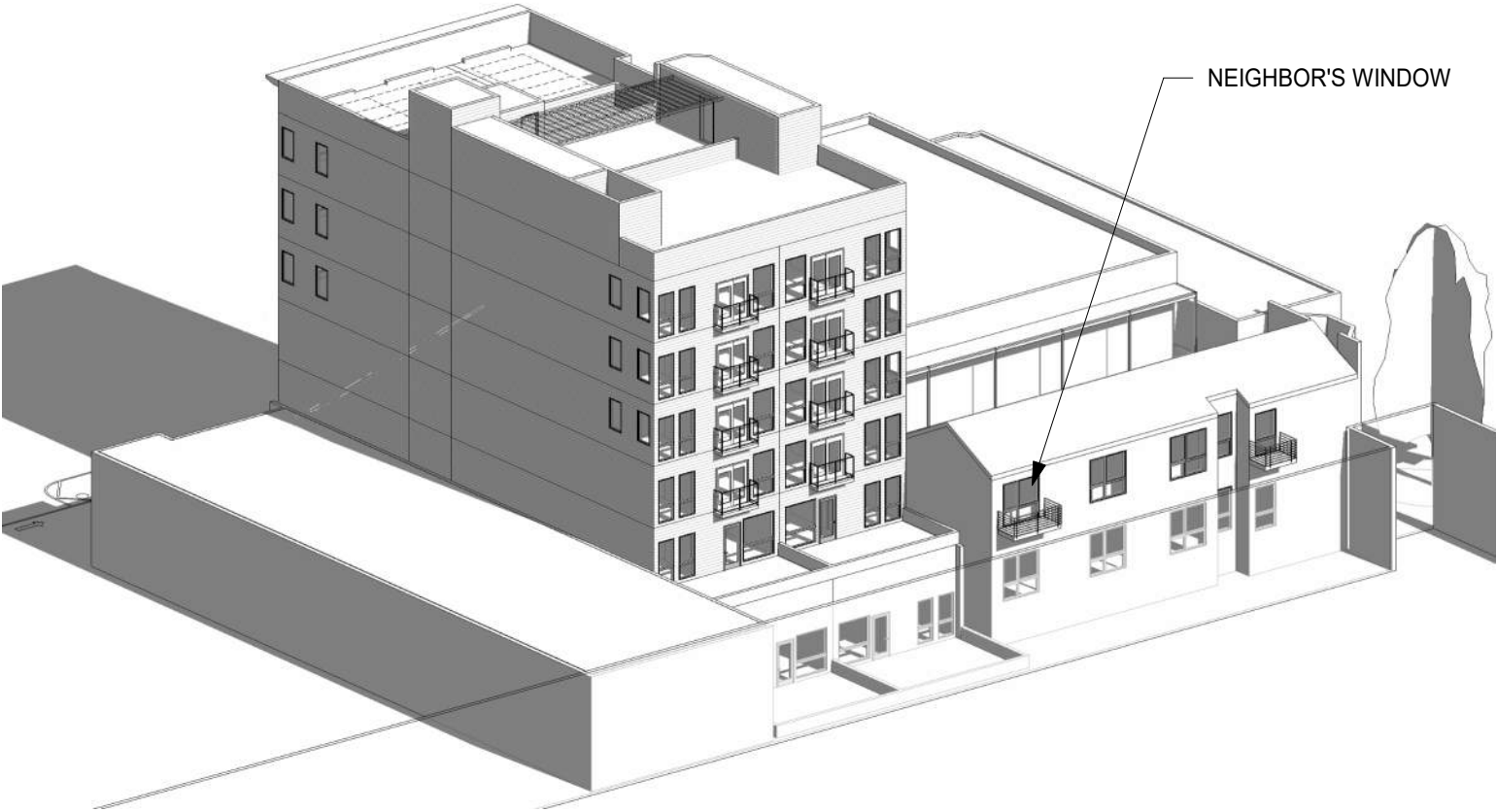


NOTES:
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N.T.S

SUMMER SOLSTICE - 9 AM
EAST FACADE



EXISTING 2

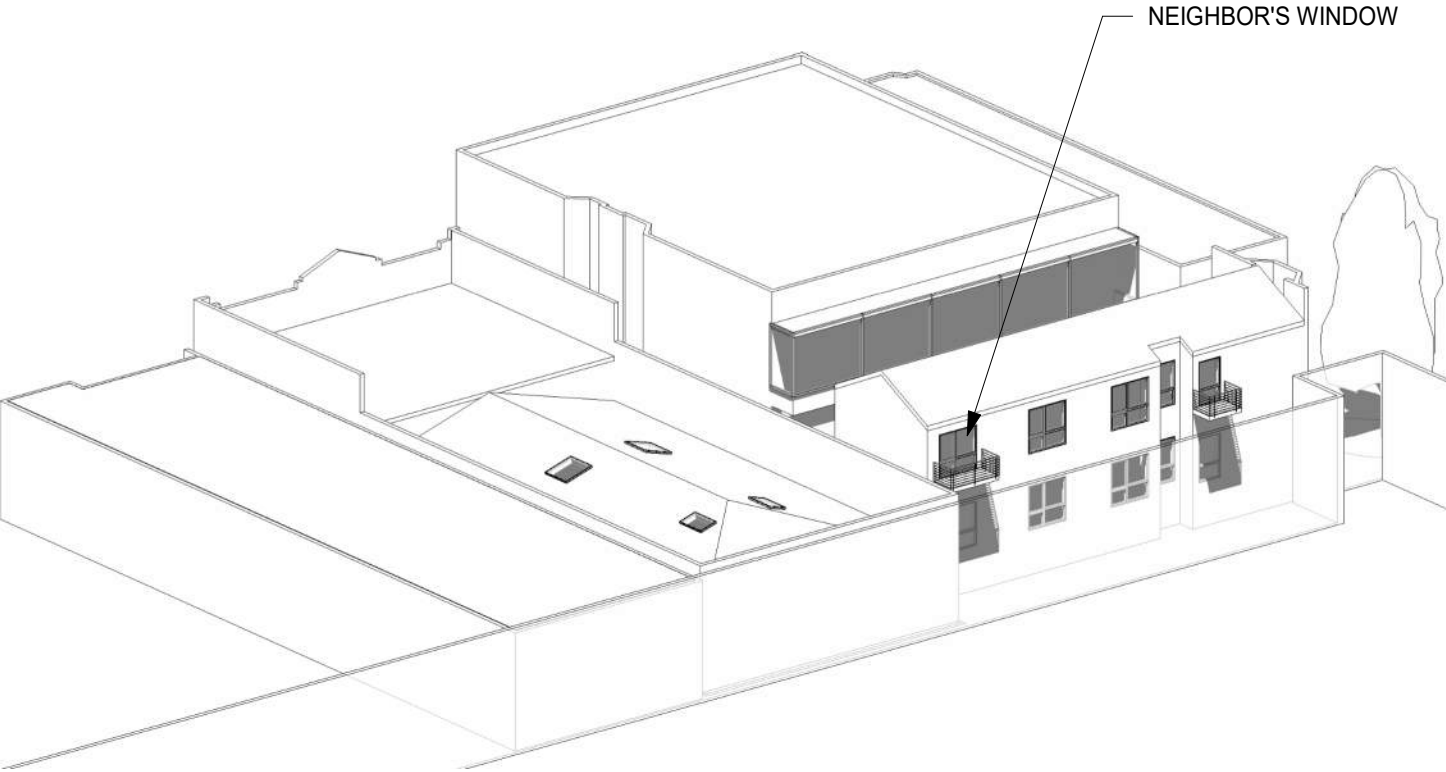


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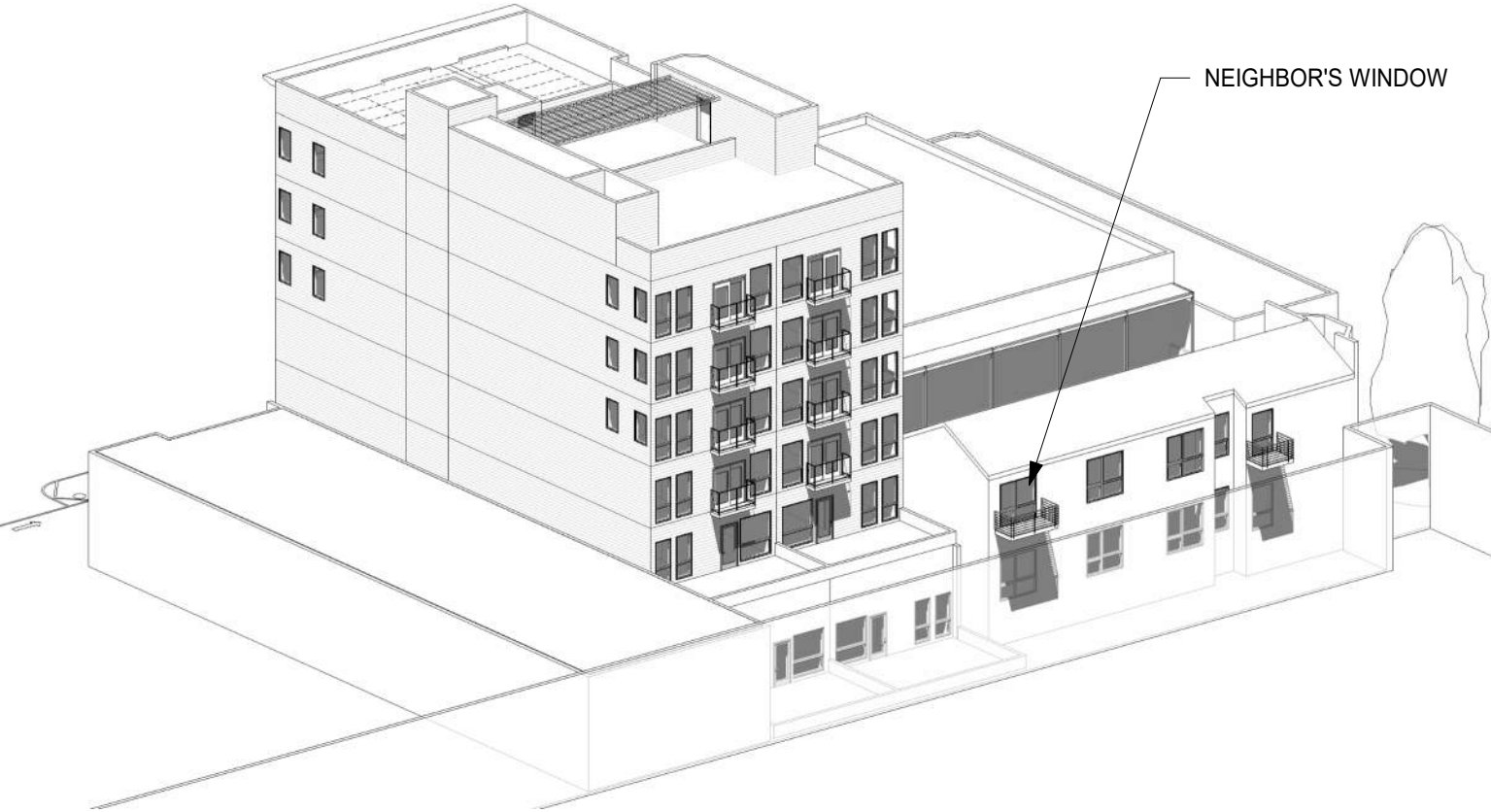
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N.T.S

SUMMER SOLSTICE - 12 PM
EAST FACADE



EXISTING 2

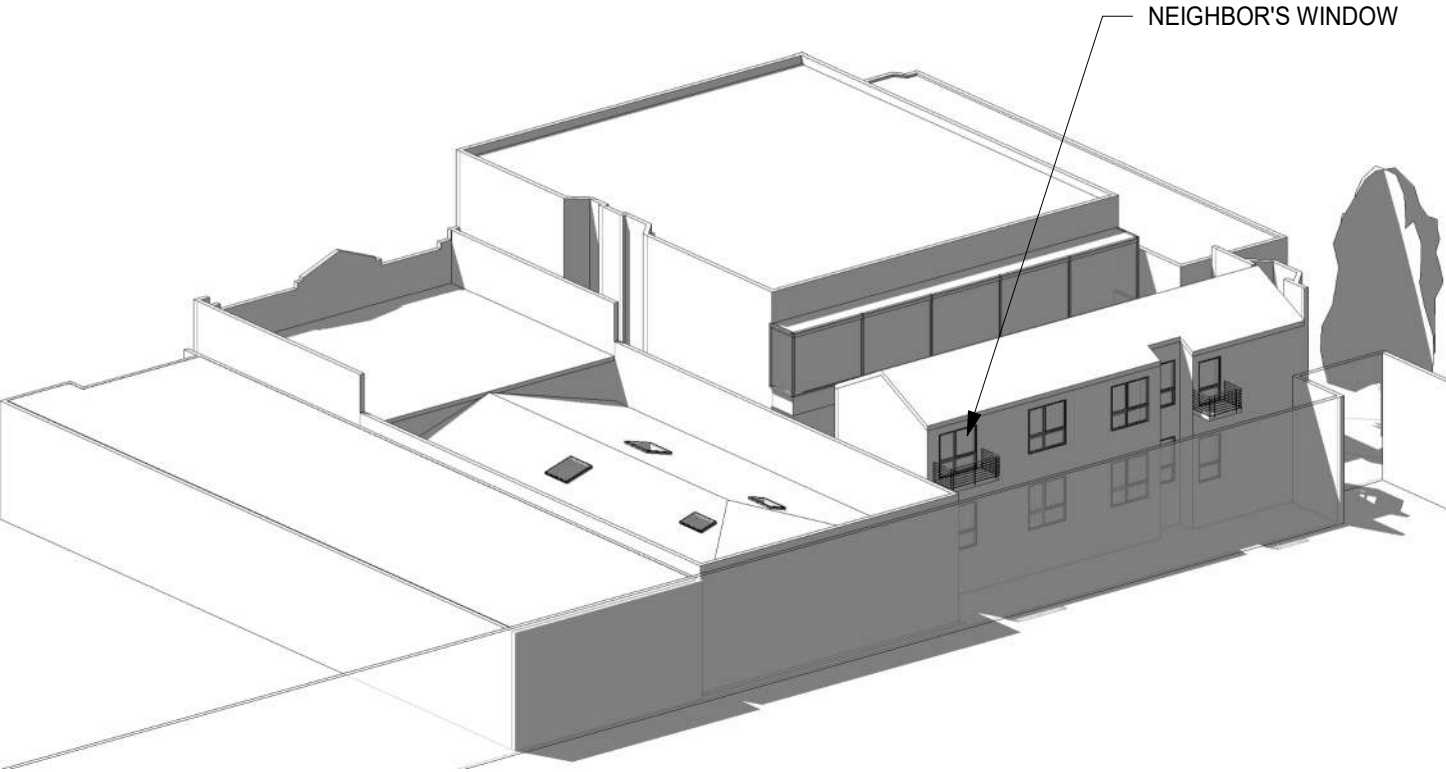


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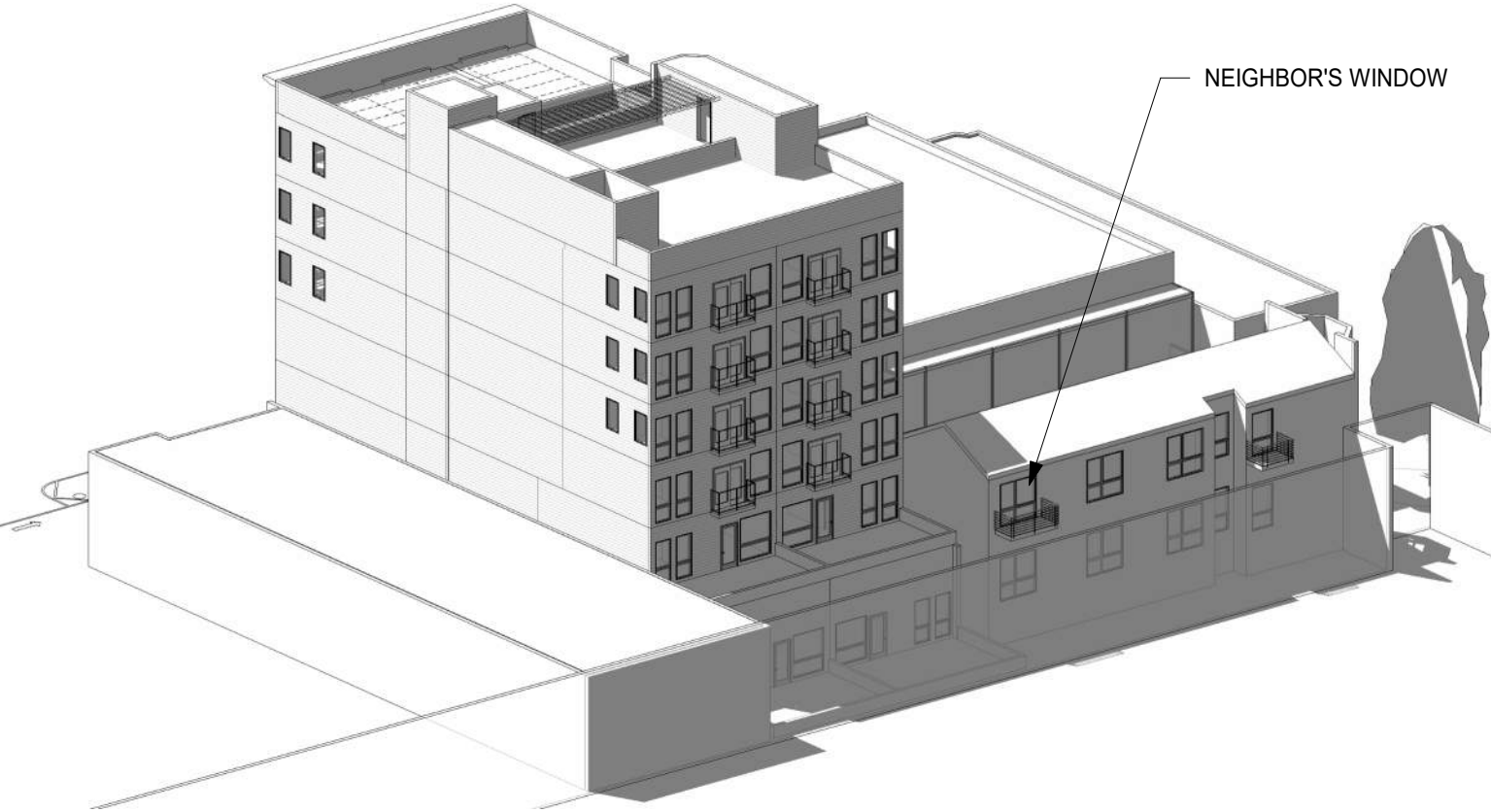
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N.T.S

SUMMER SOLSTICE - 3 PM
EAST FACADE



EXISTING 2

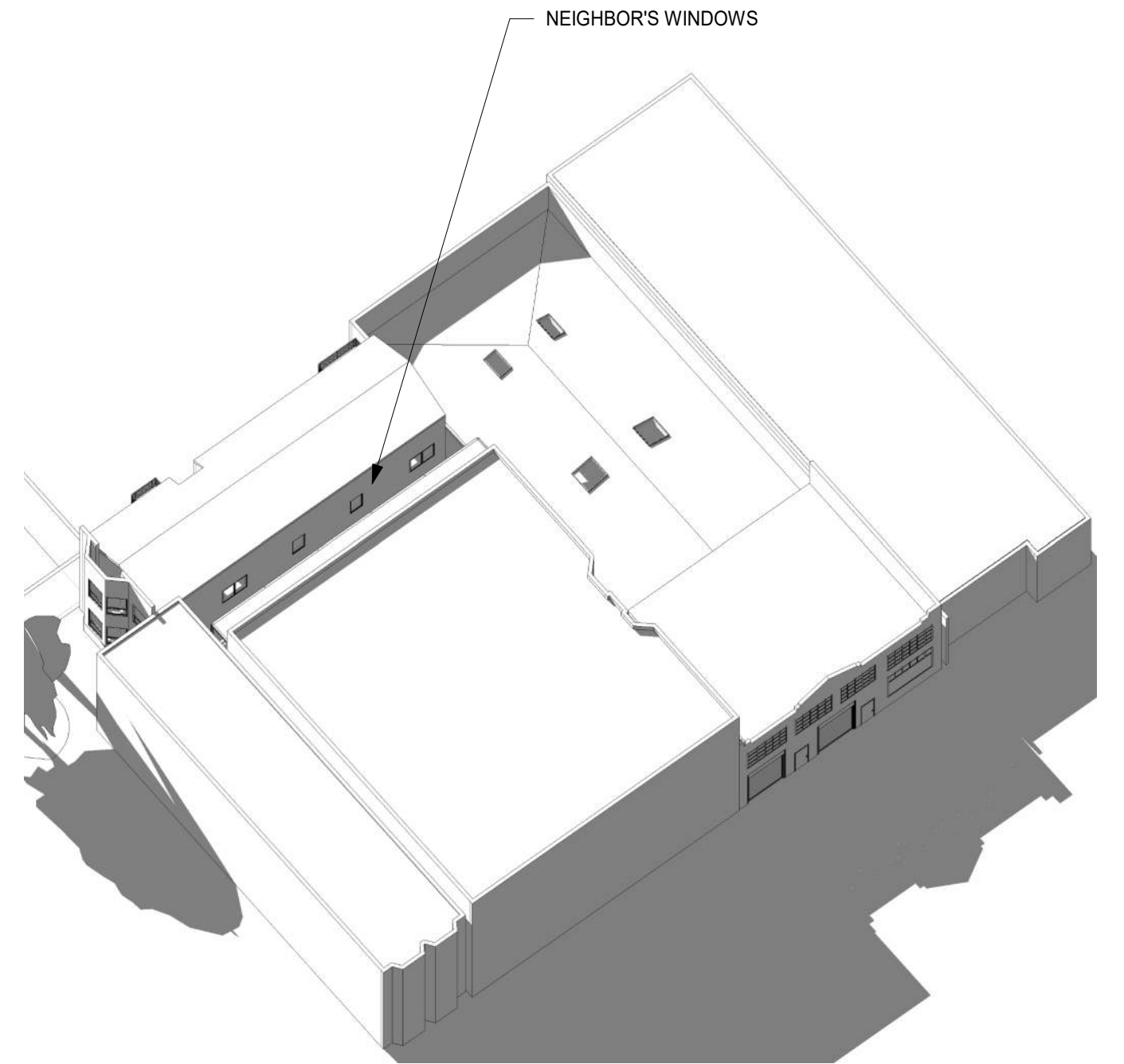


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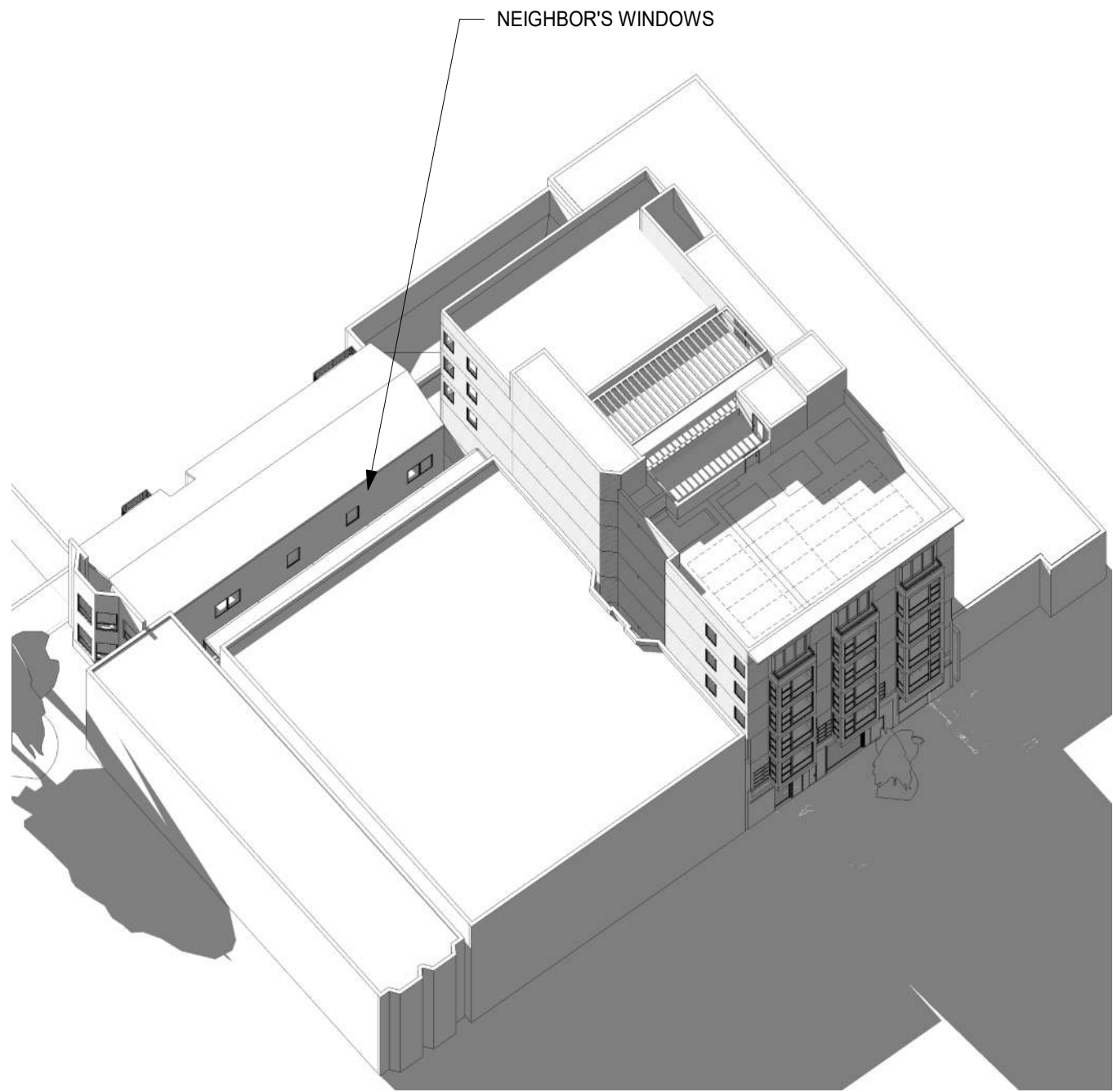
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N.T.S

SUMMER SOLSTICE - 9 AM
WEST FACADE



EXISTING 2

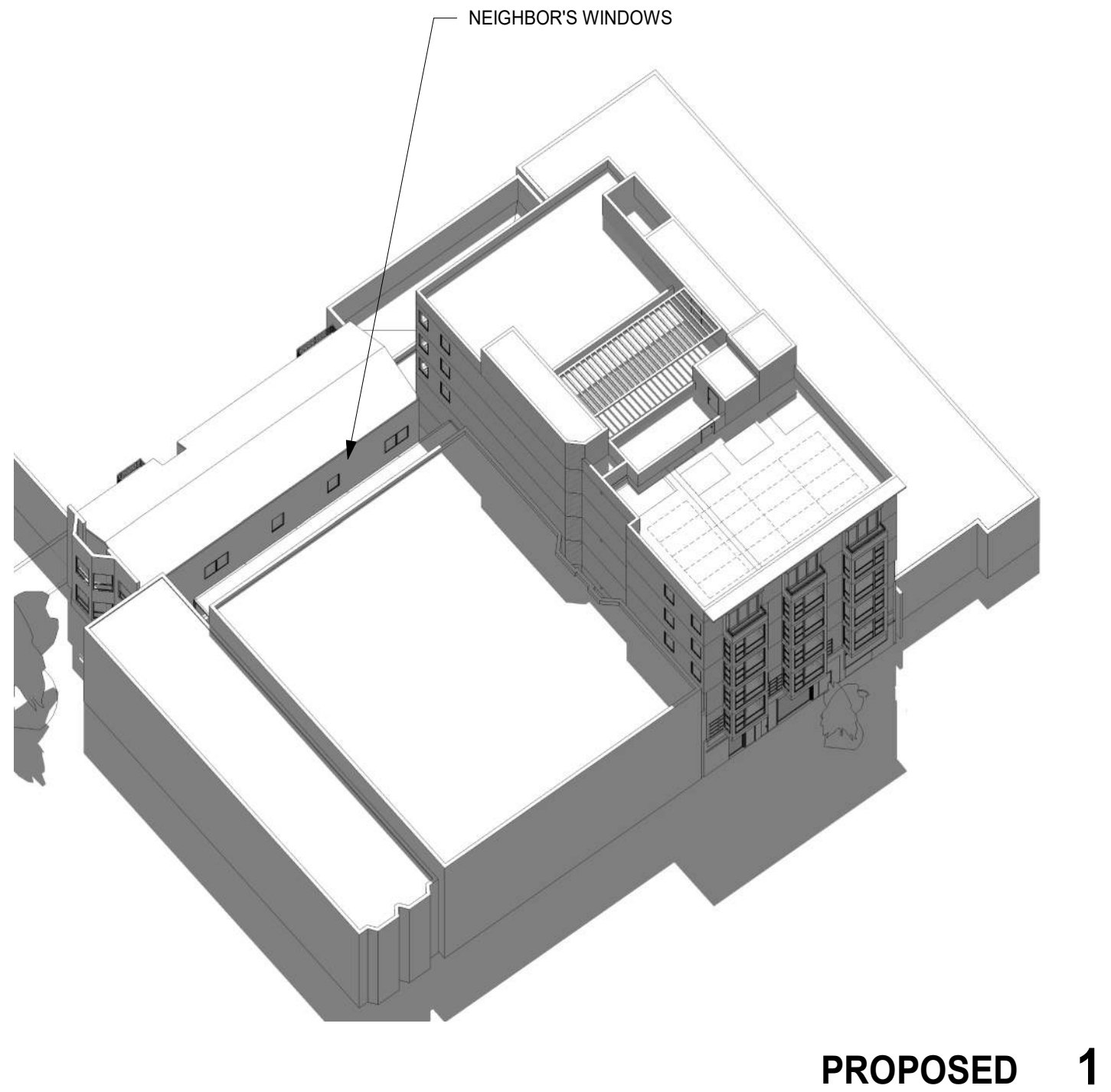
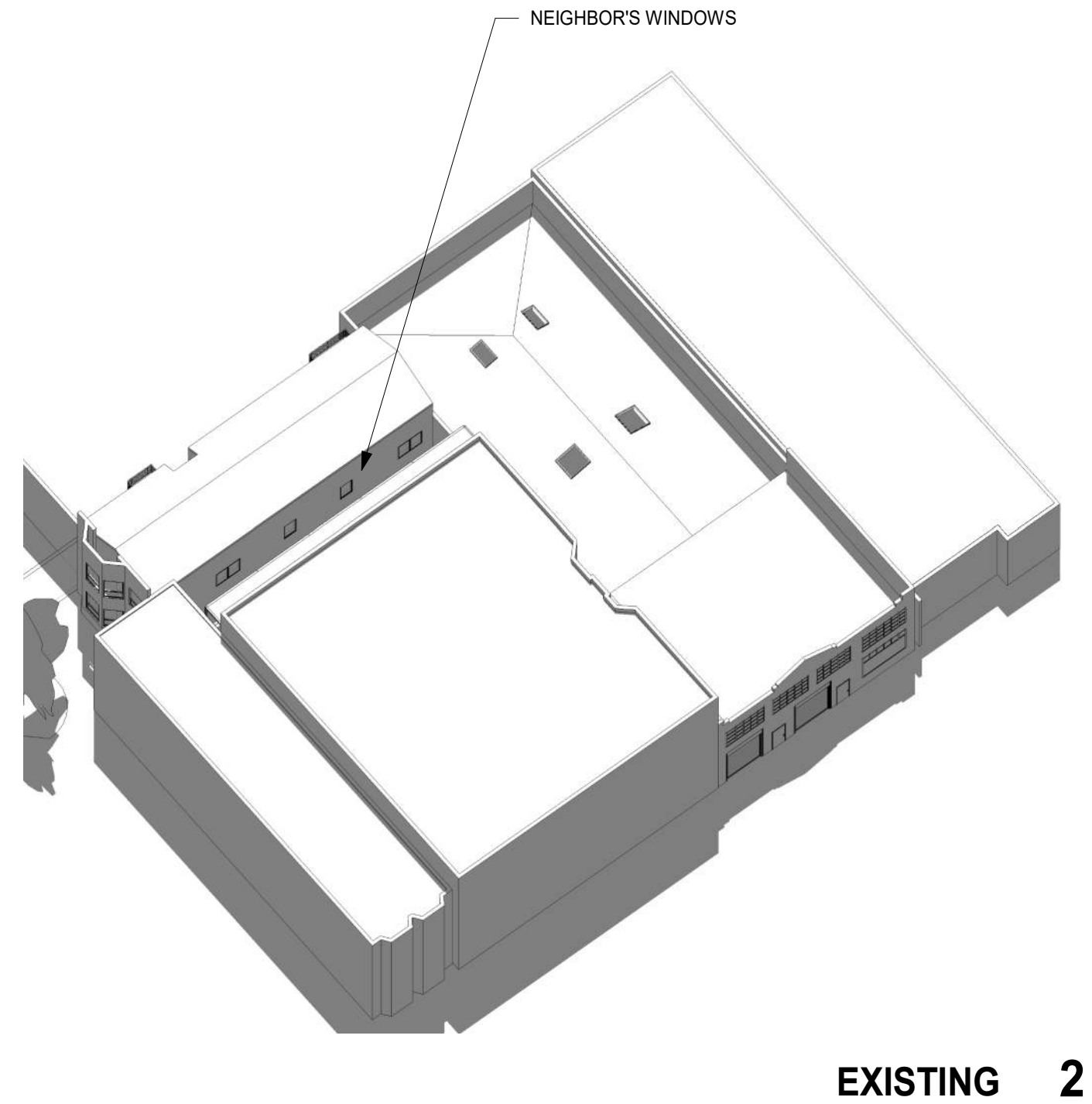


PROPOSED 1

NOTES:
ADJECENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION

N.T.S

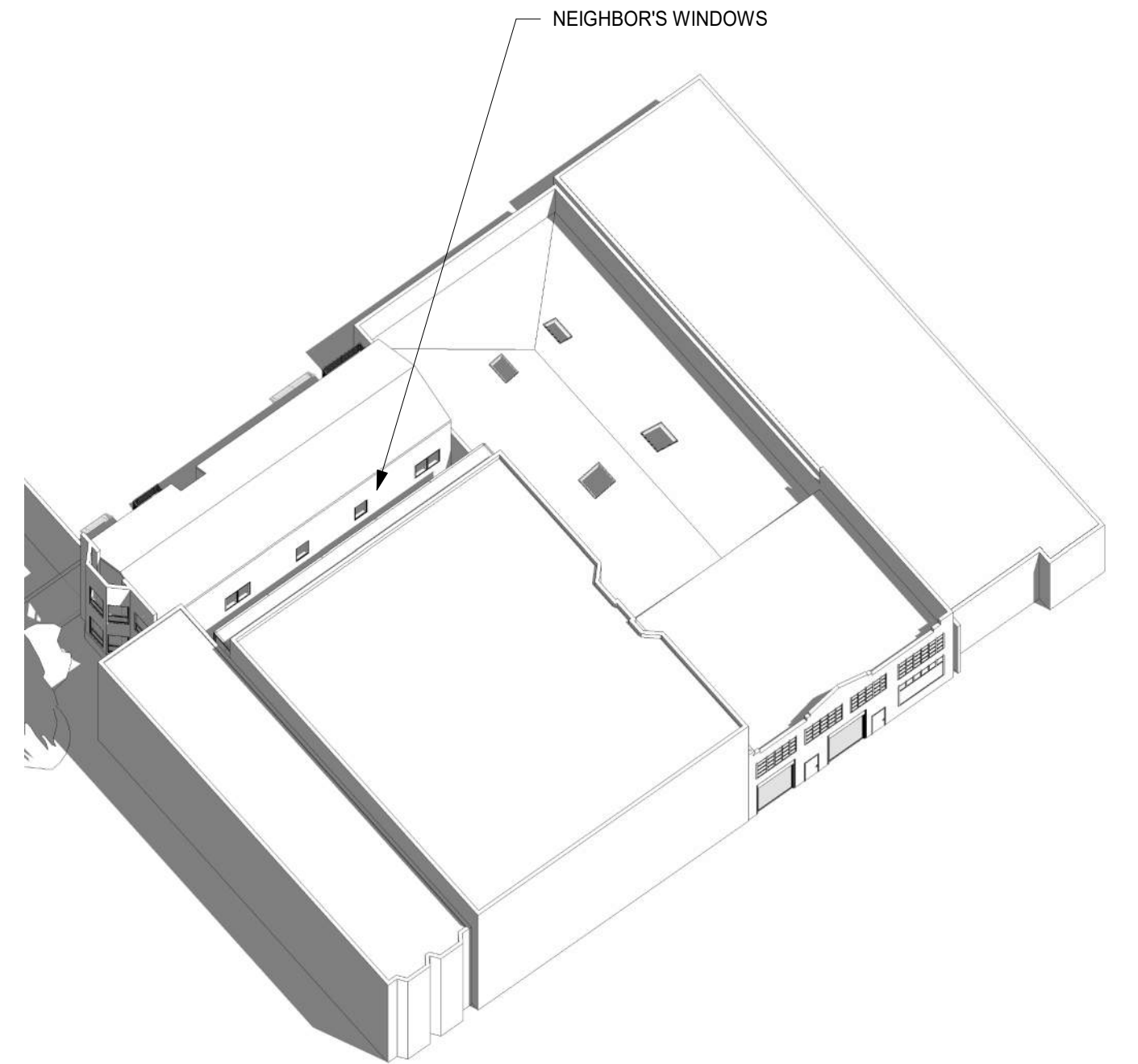
SUMMER SOLSTICE - 12 PM
WEST FACADE



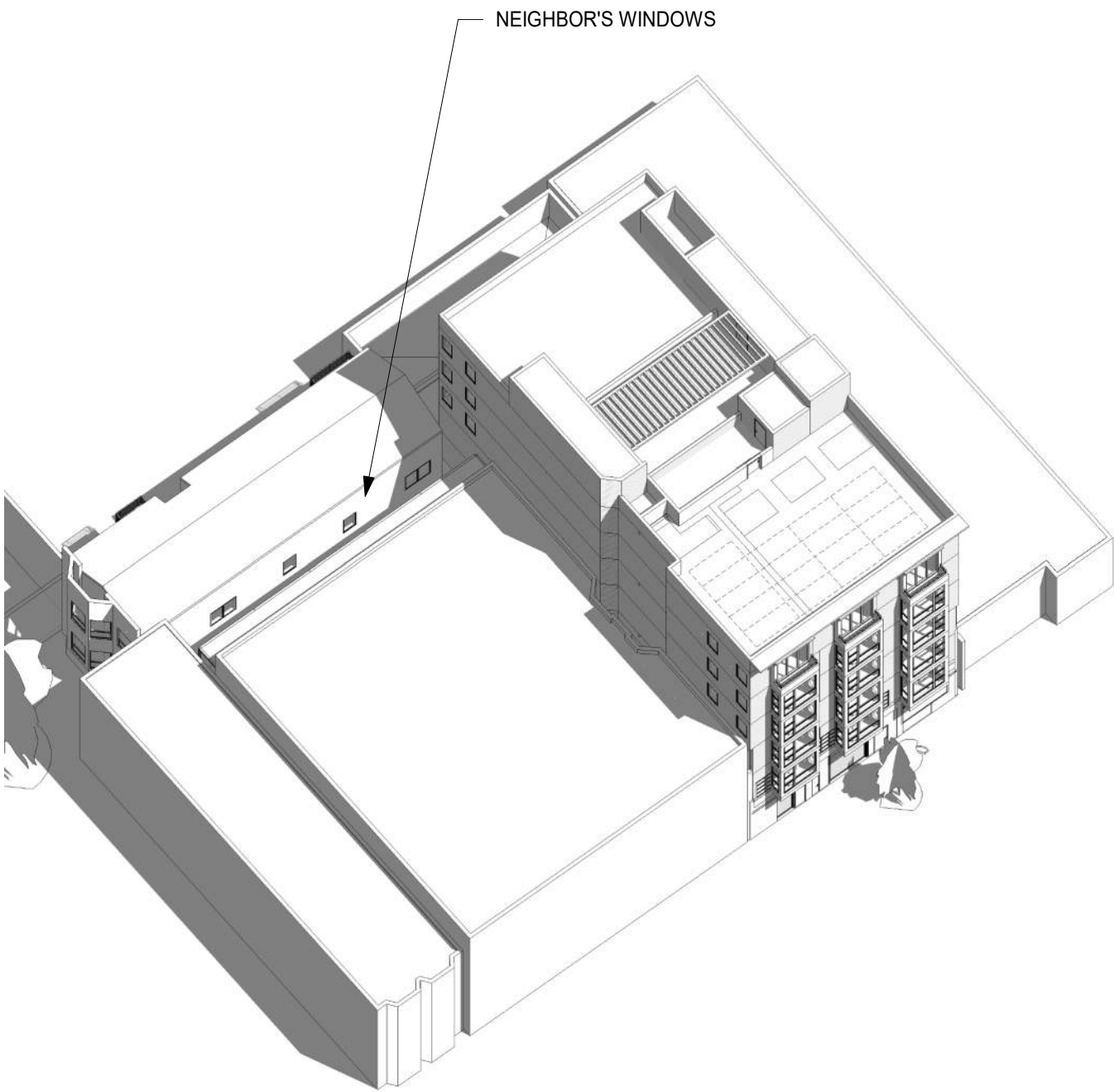
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SUMMER SOLSTICE - 3 PM
WEST FACADE



EXISTING 2

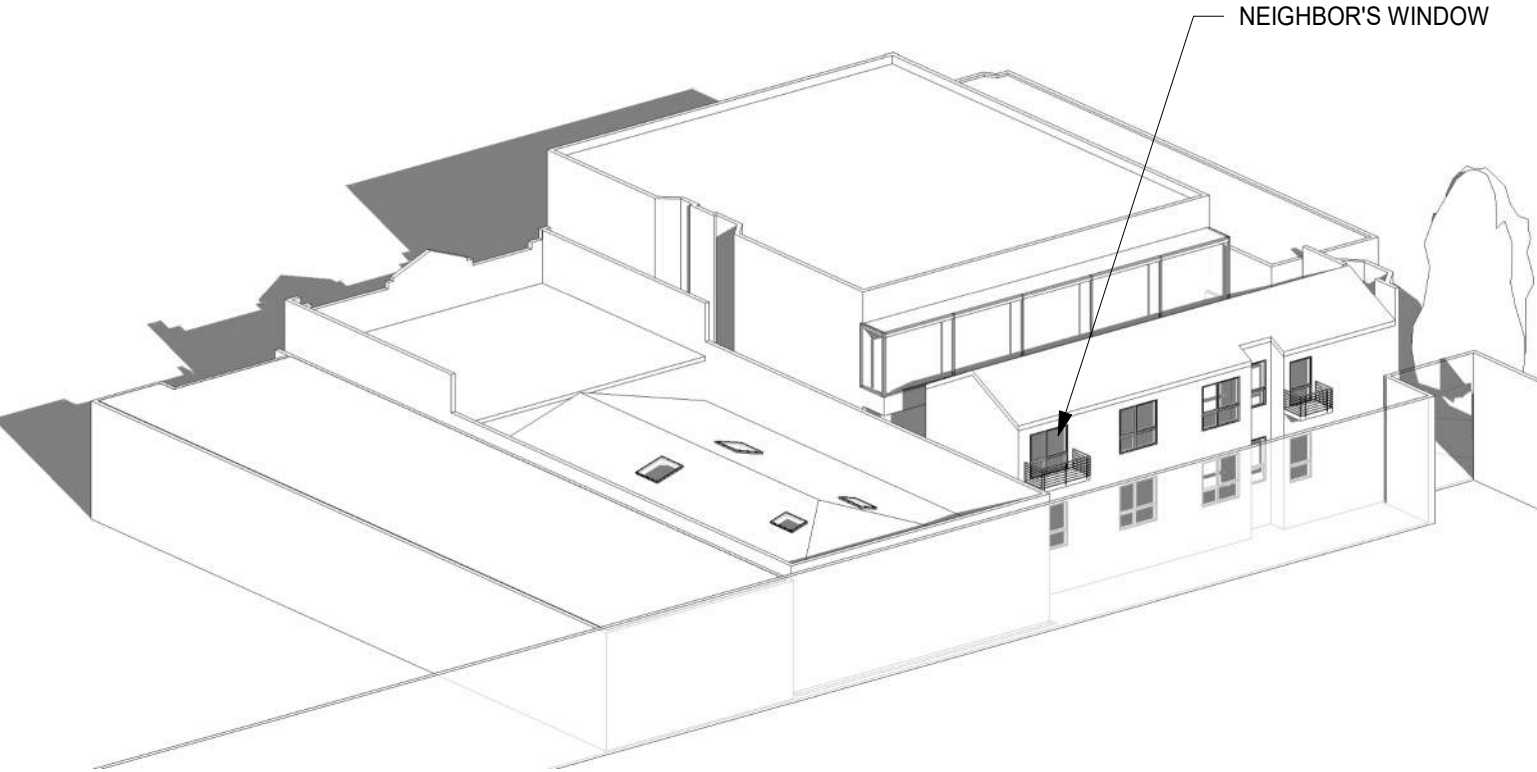


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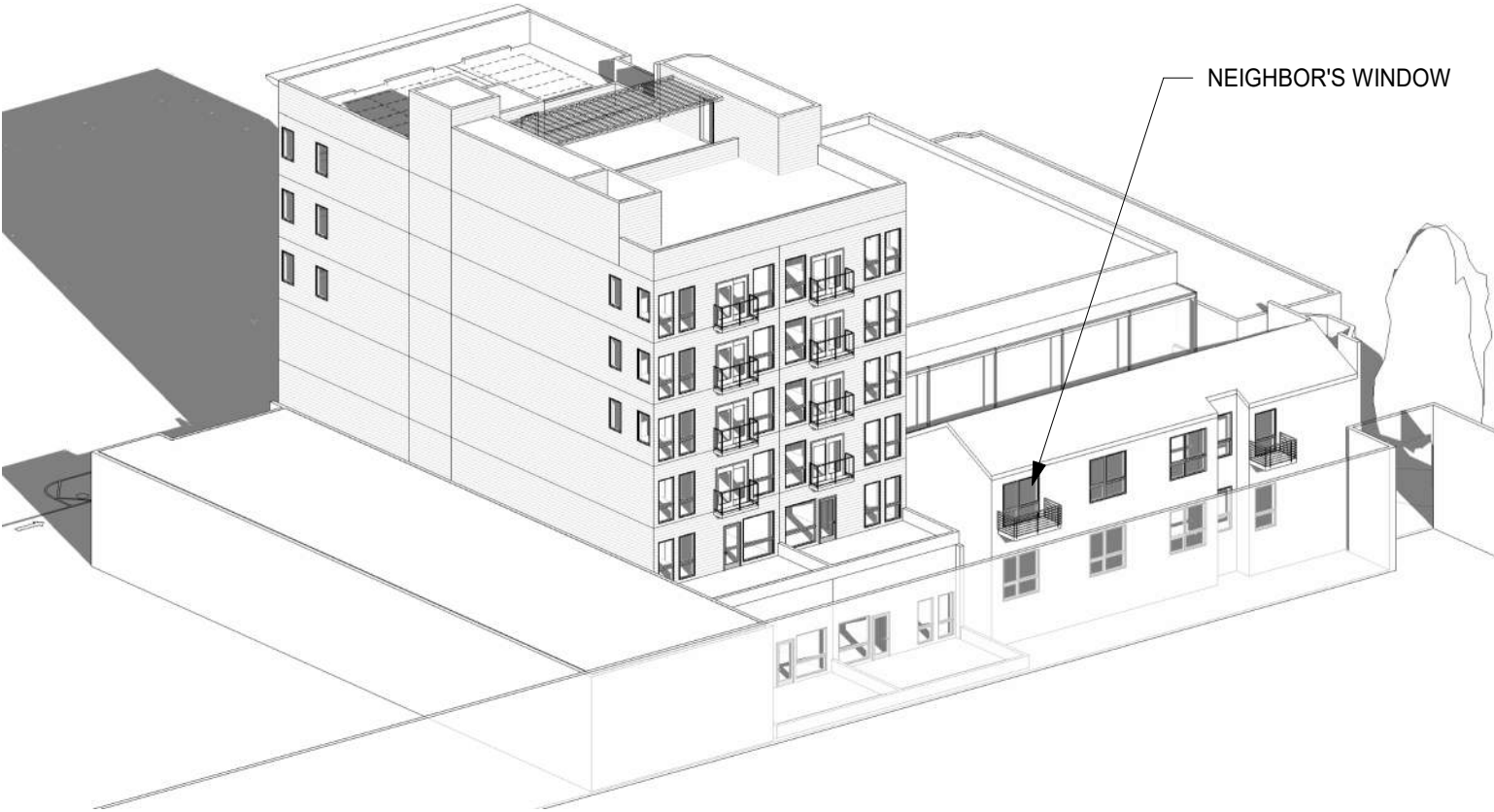
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ADJACENT STRUCTURES ARE APPROXIMATE BASED ON PUBLIC AVAILABLE INFORMATION

N.T.S

FALL EQUINOX - 9 AM
EAST FACADE



EXISTING 2

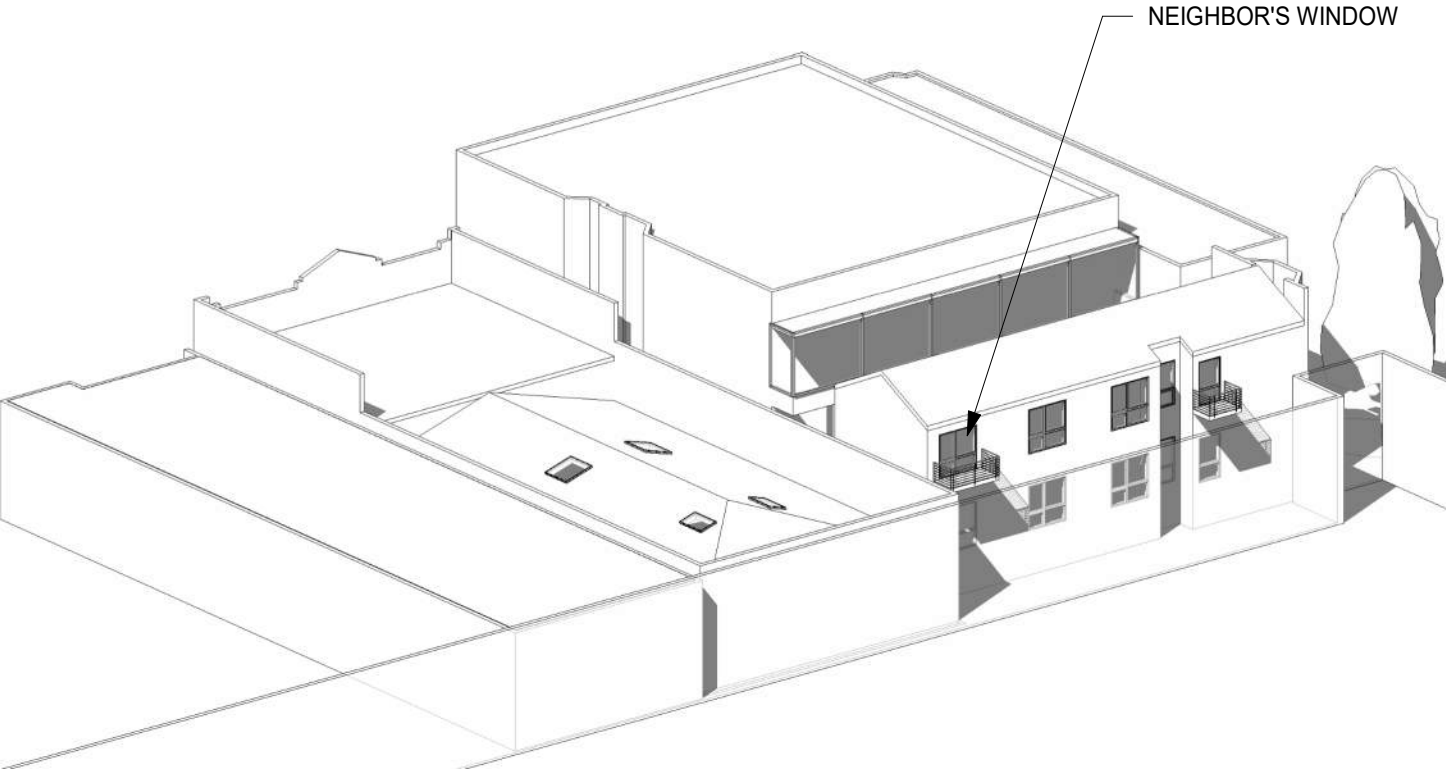


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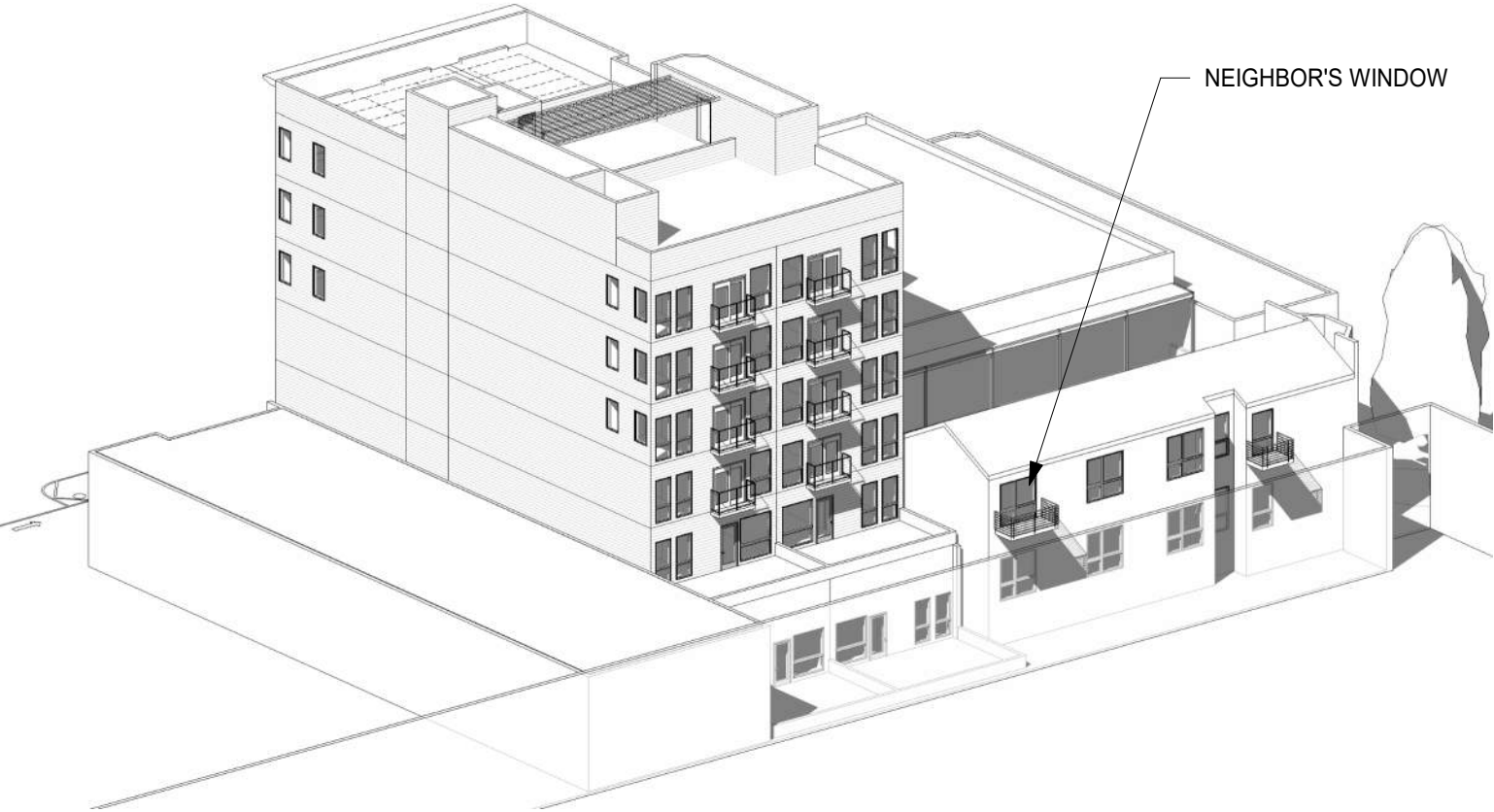
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N.T.S

FALL EQUINOX - 12 PM
EAST FACADE



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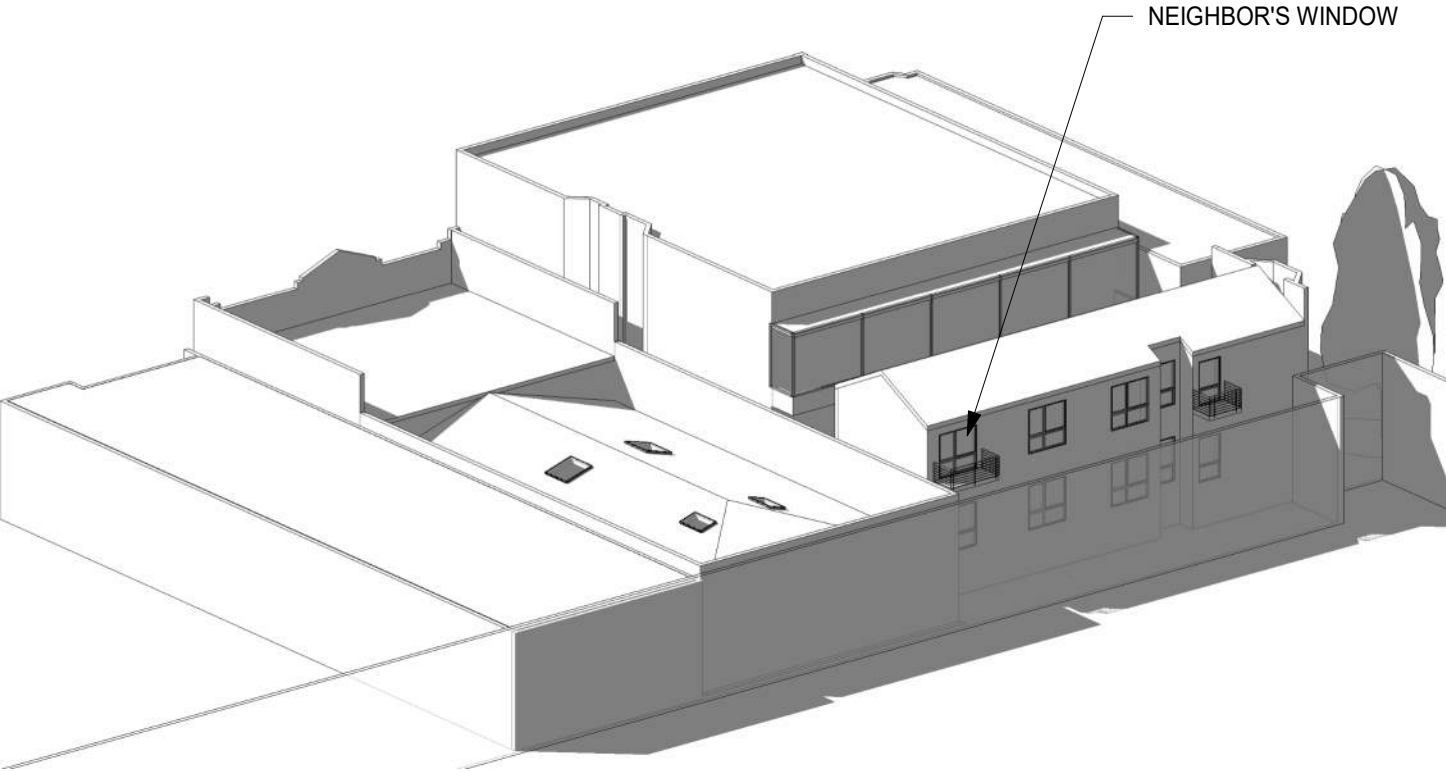


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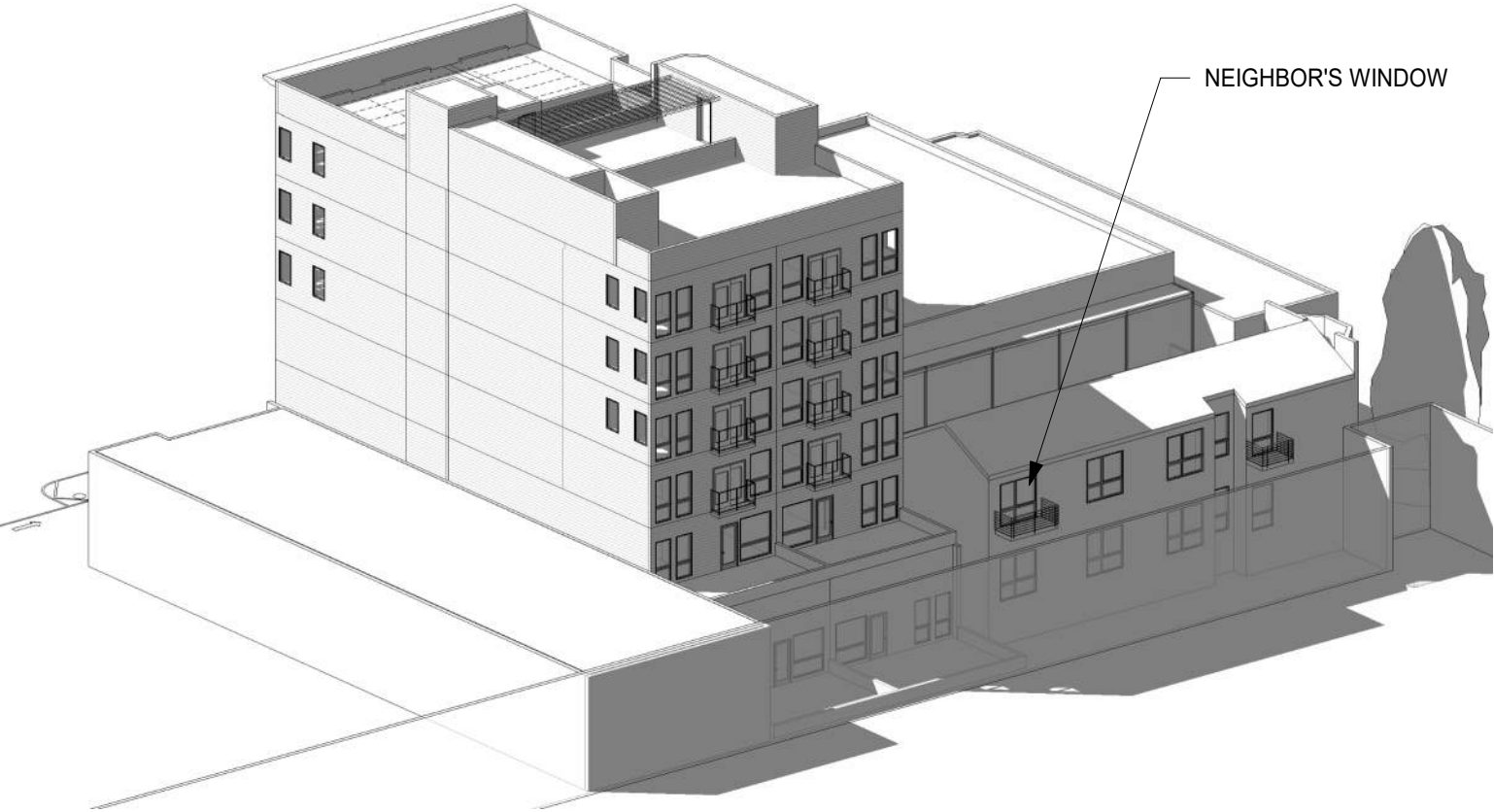
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N.T.S

FALL EQUINOX - 3 PM
EAST FACADE



EXISTING 2

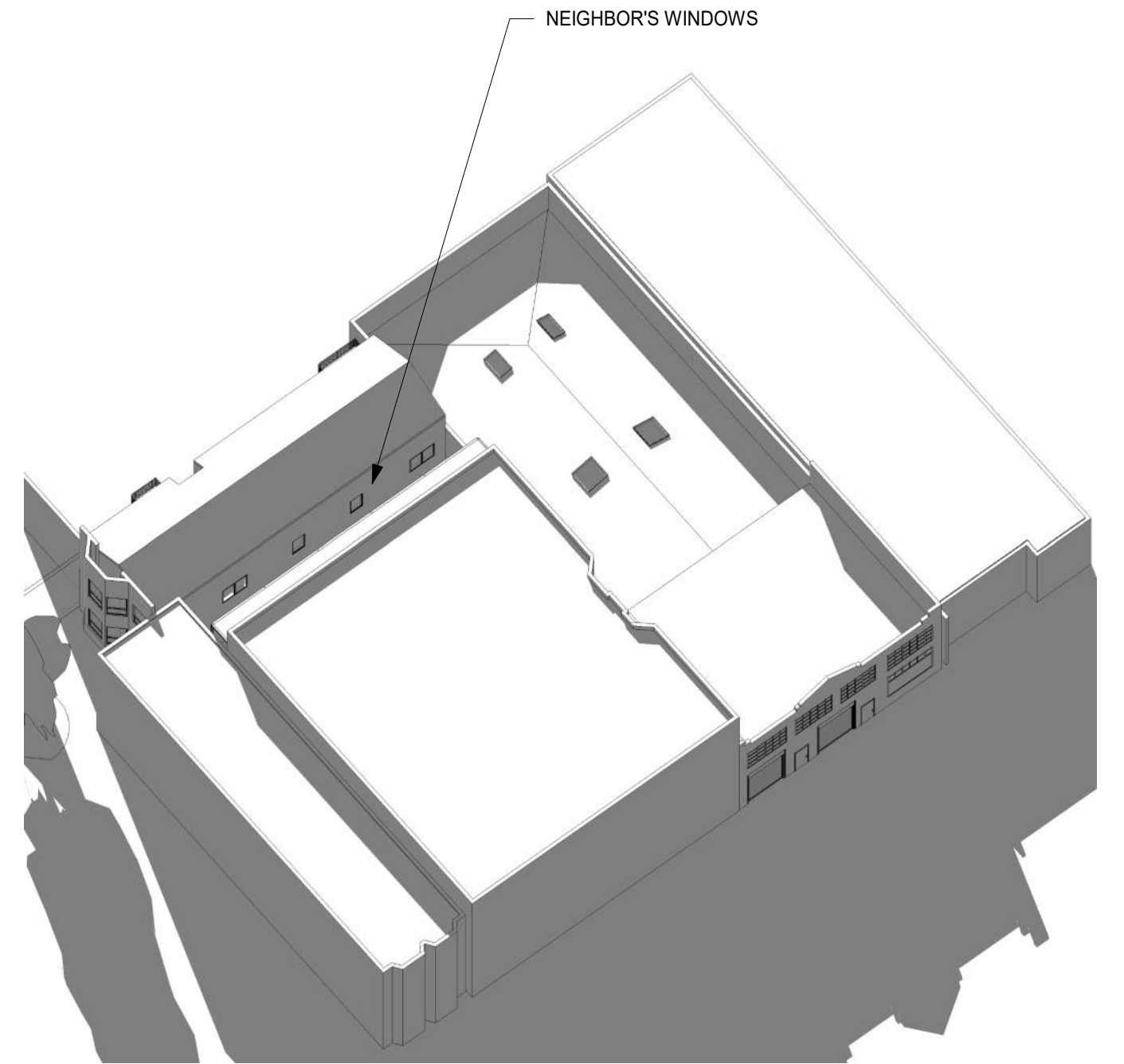


PROPOSED 1

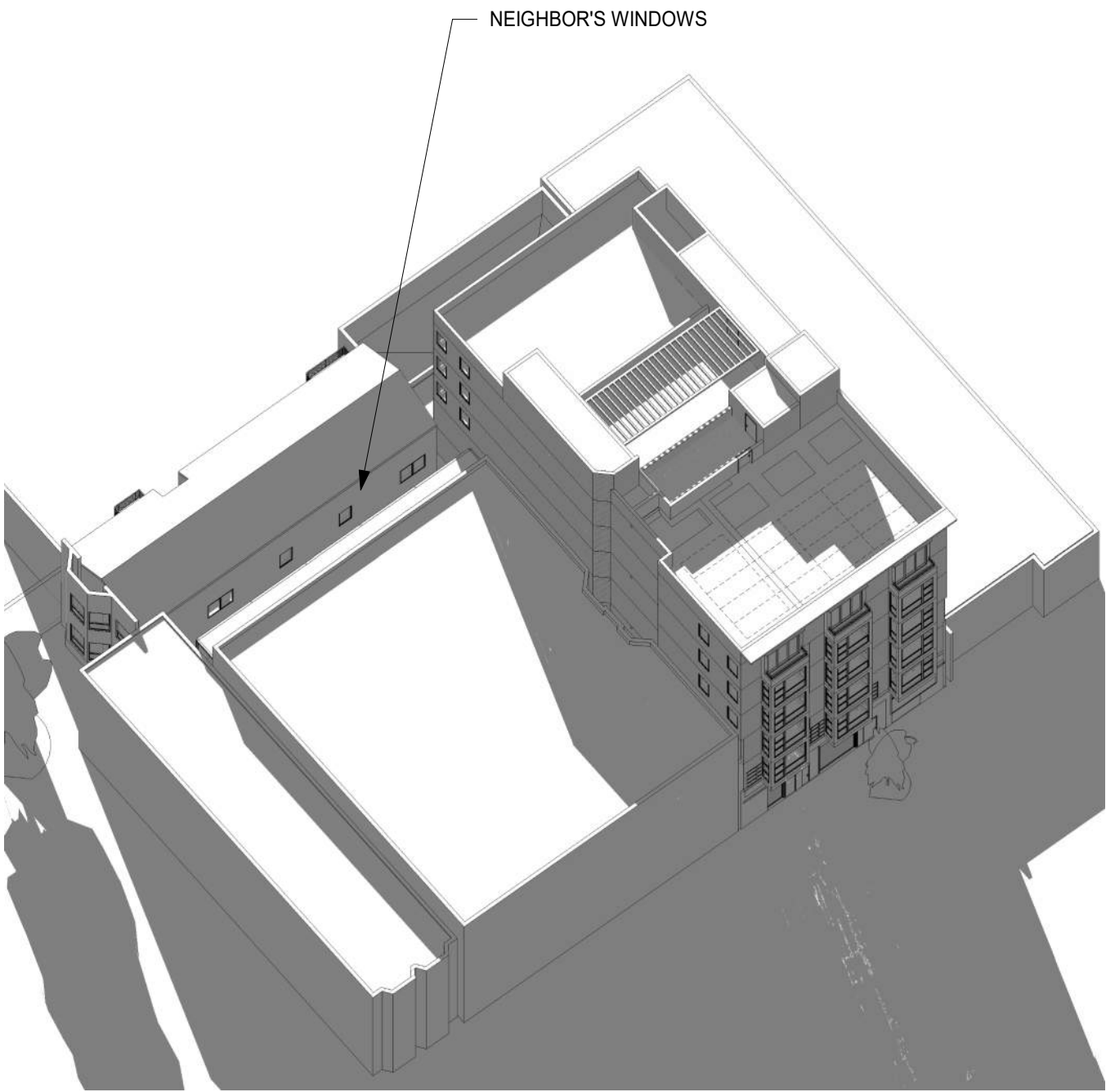
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N.T.S

FALL EQUINOX - 9 AM
WEST FACADE



EXISTING 2

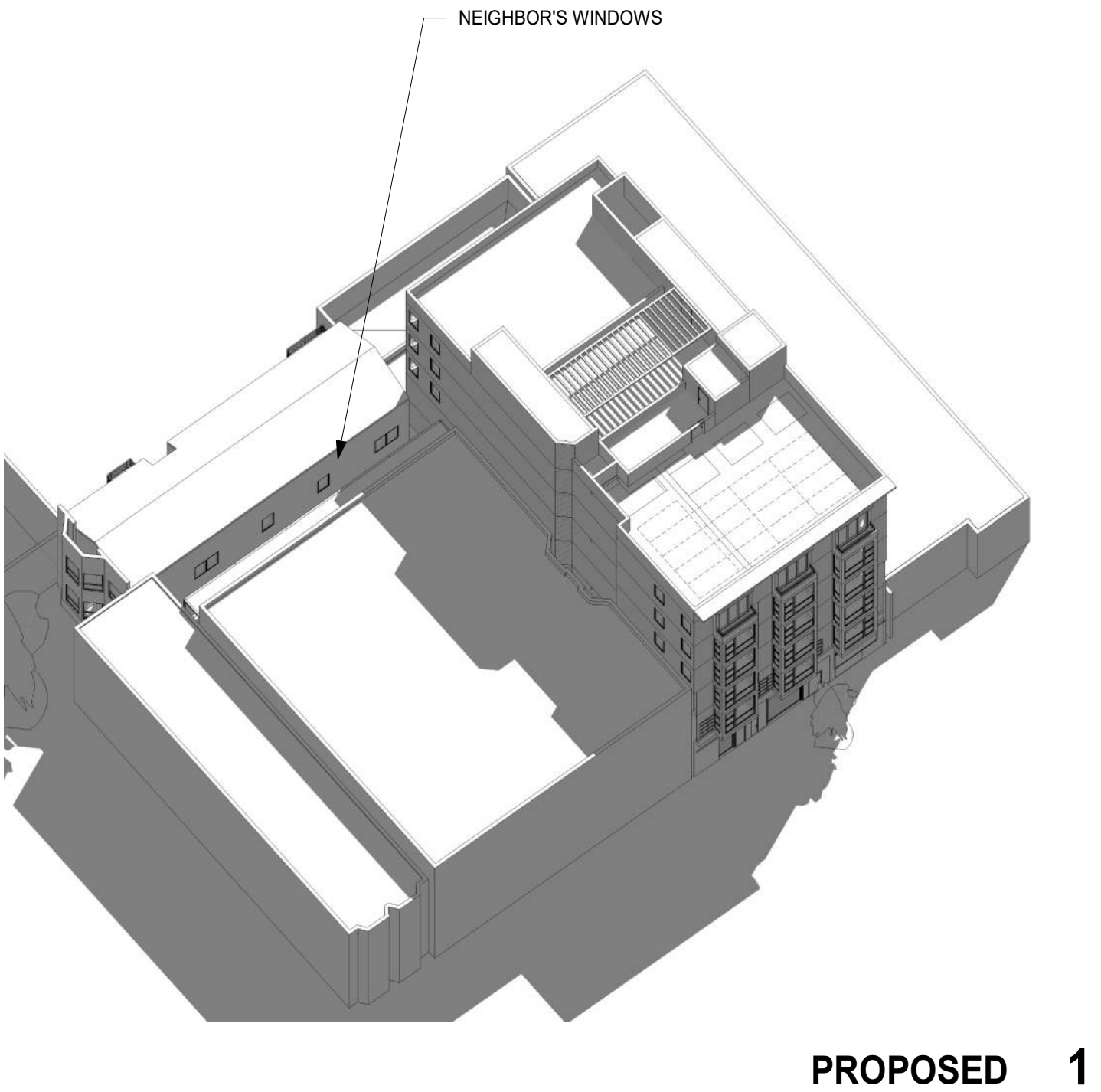
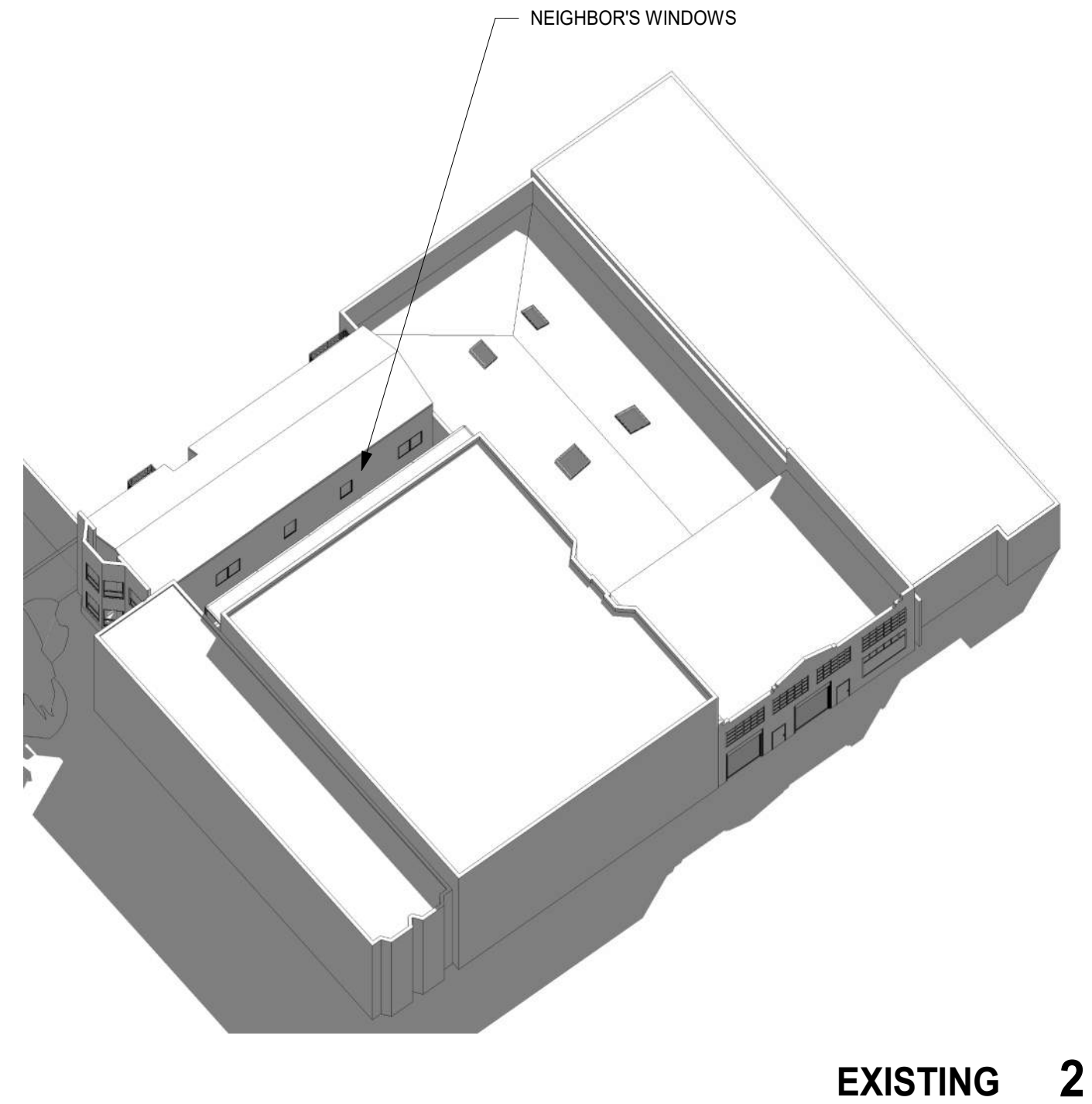


PROPOSED 1

NOTES:
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N.T.S

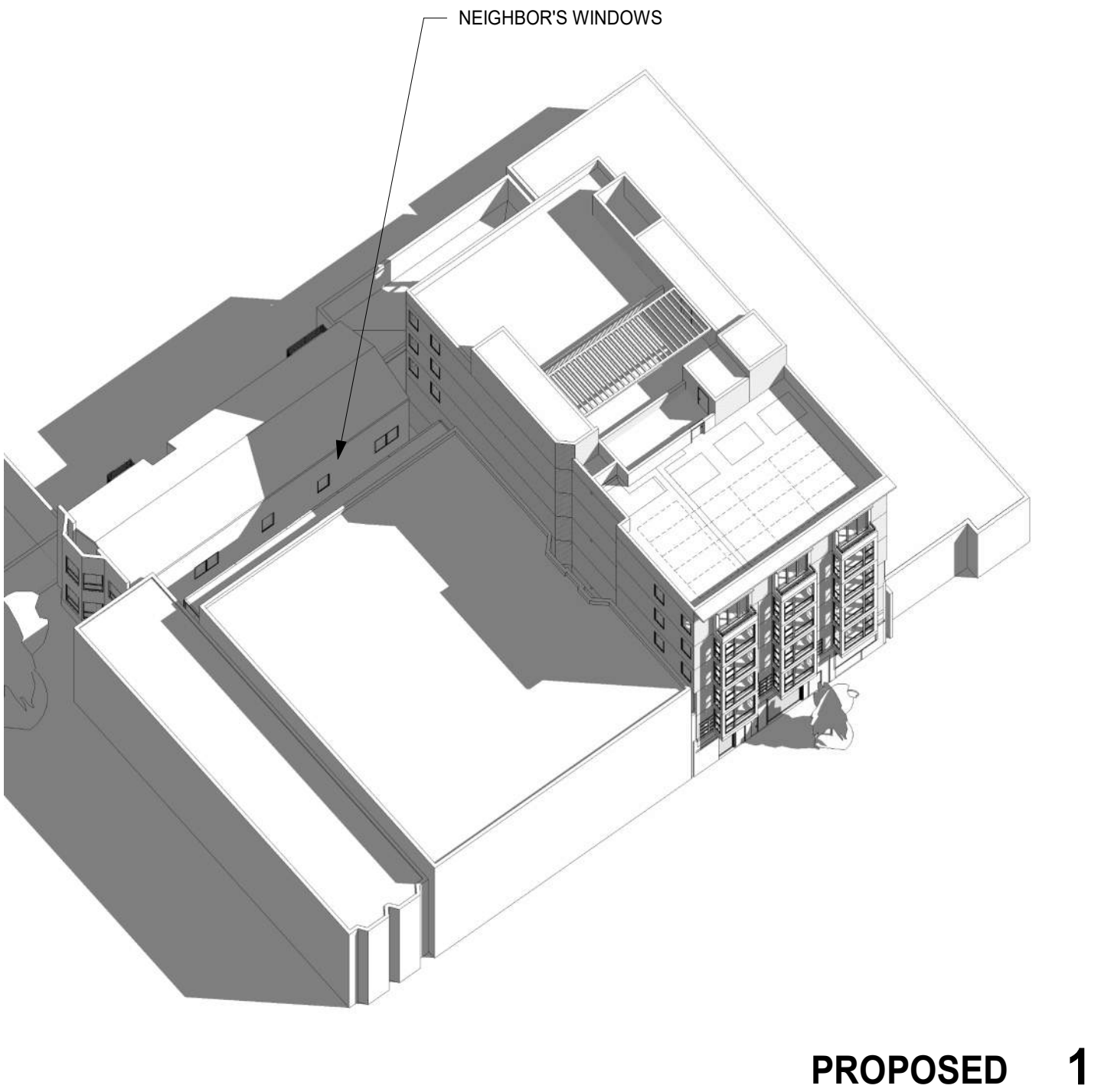
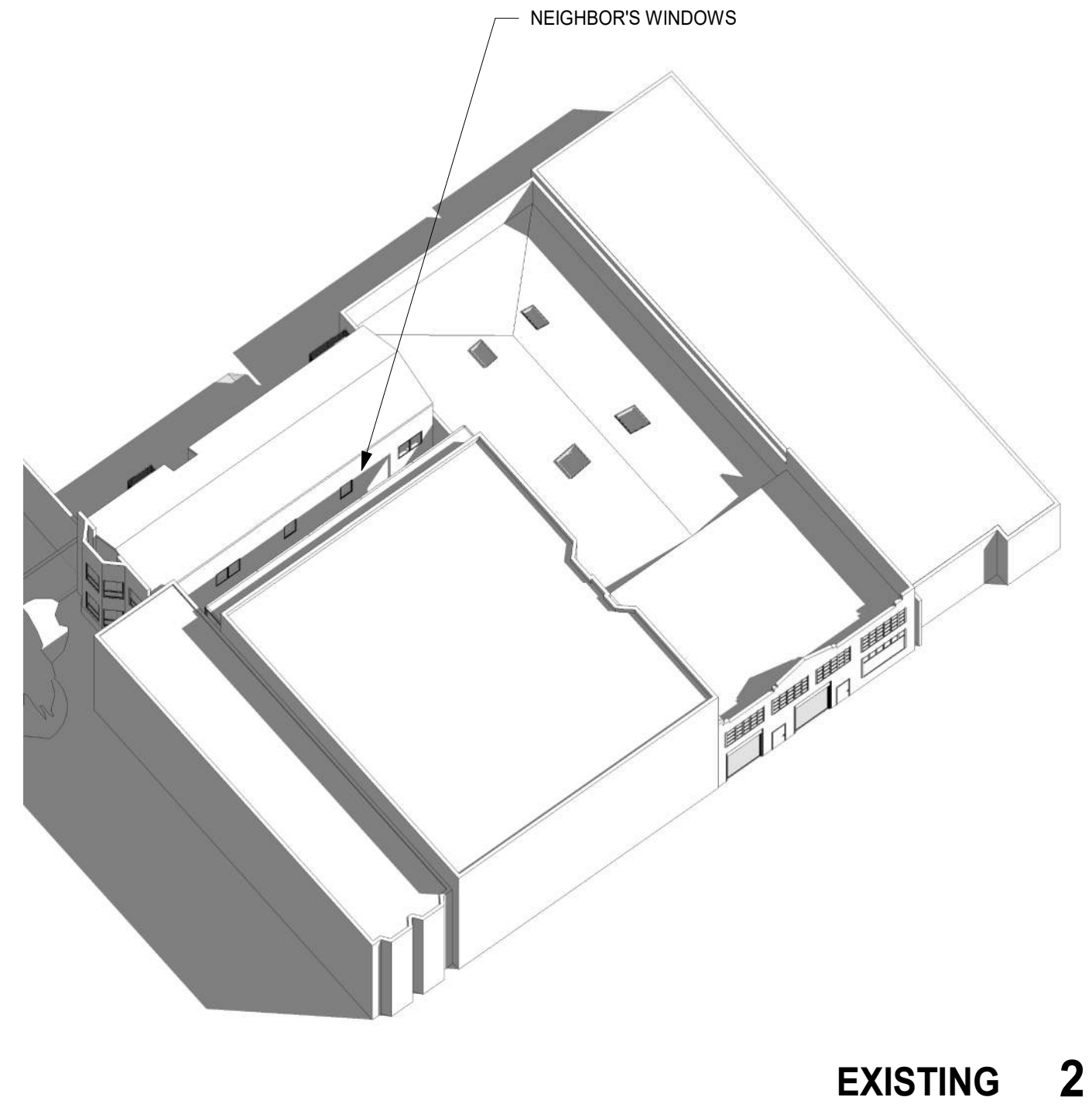
FALL EQUINOX - 12 PM
WEST FACADE



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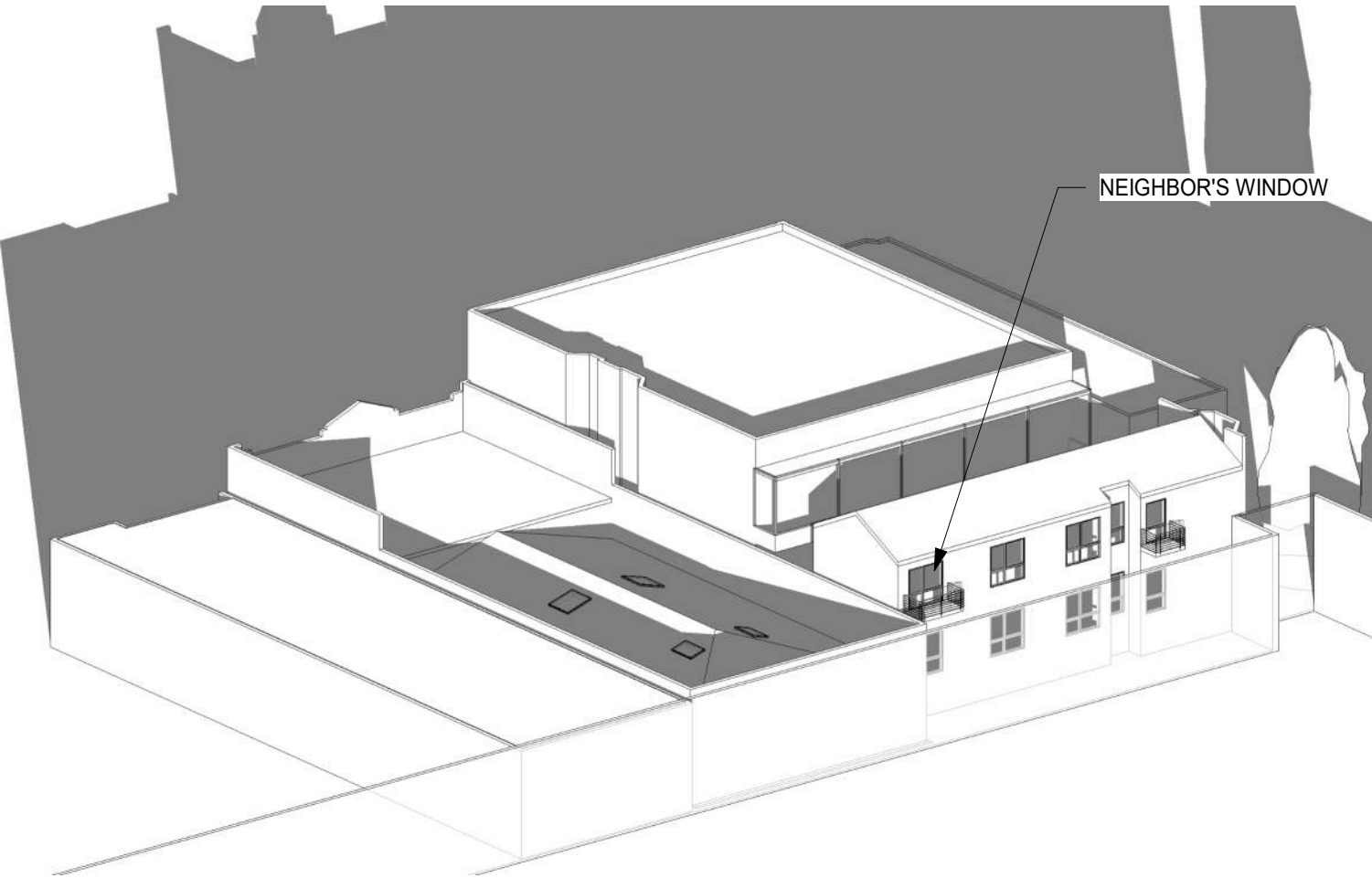
FALL EQUINOX - 3 PM
WEST FACADE



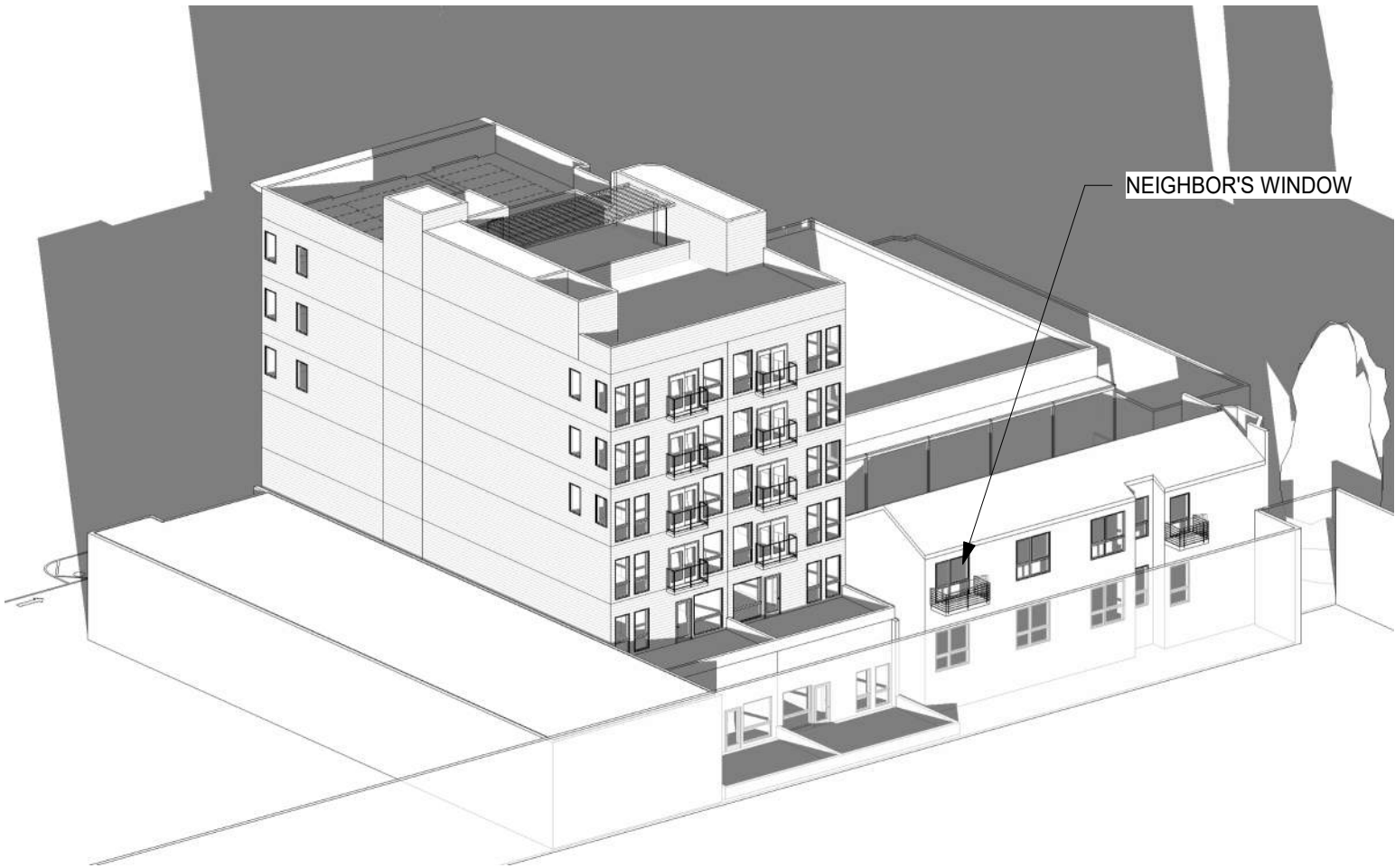
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N.T.S

WINTER SOLSTICE - 9 AM
EAST FACADE



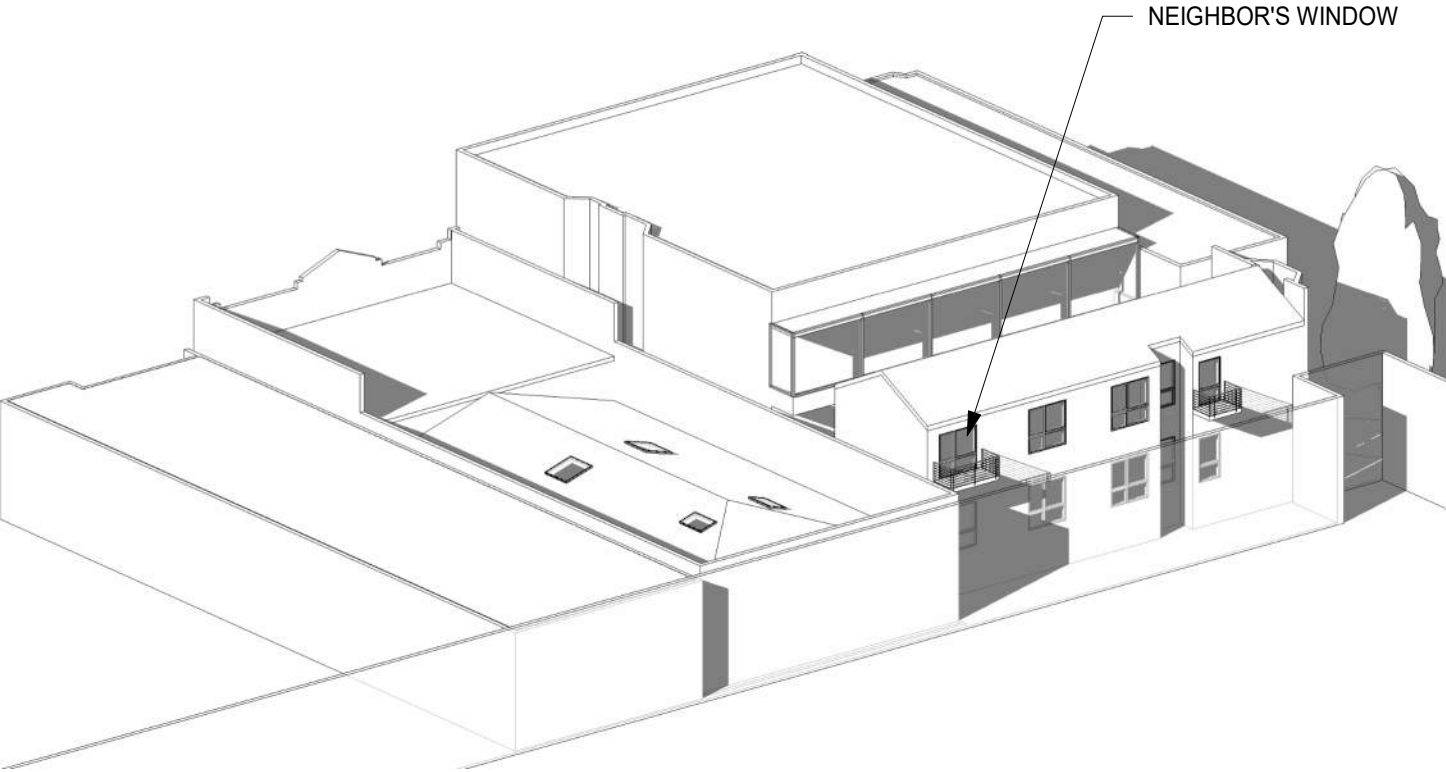
EXISTING 2



PROPOSED 1

NOTES:
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N.T.S

WINTER SOLSTICE - 12 PM
EAST FACADE



EXISTING 2

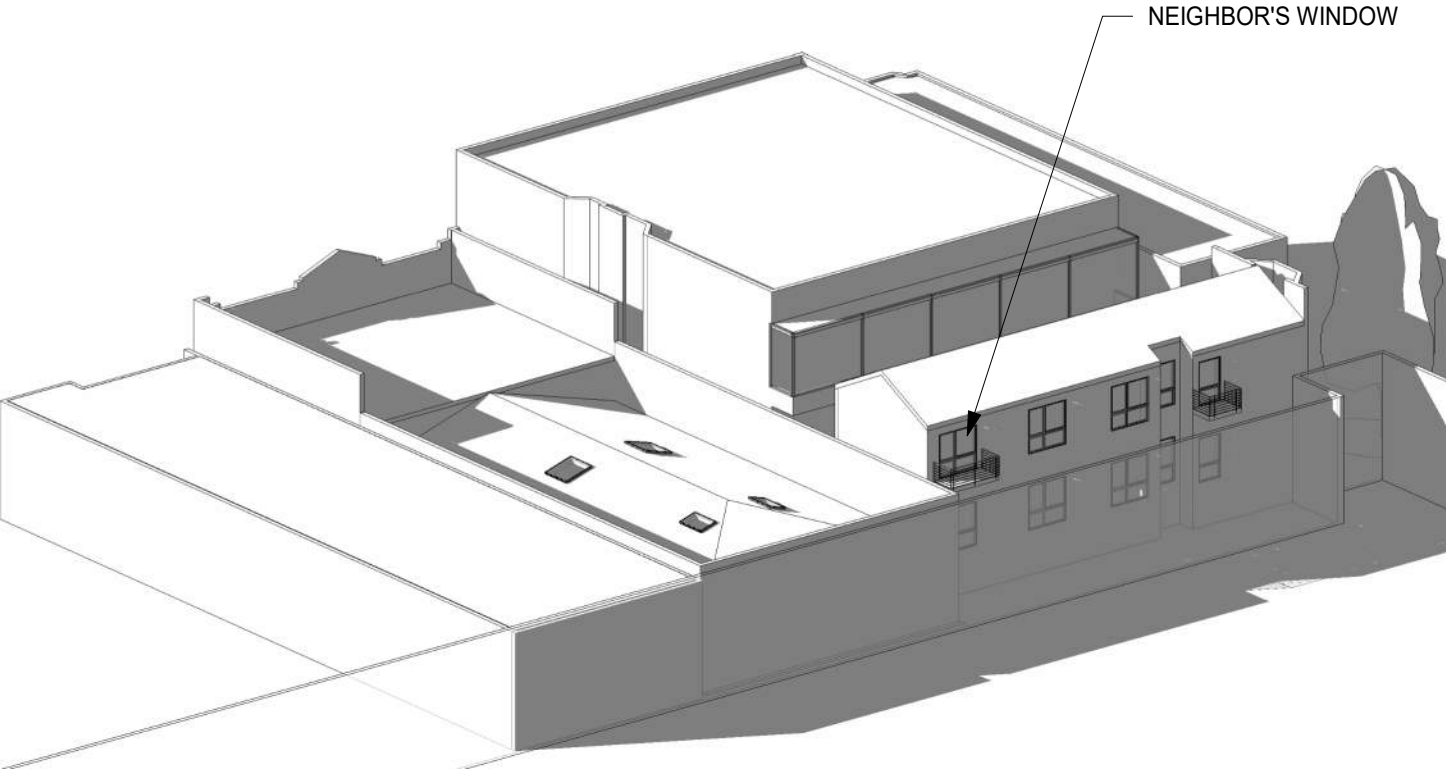


PROPOSED 1

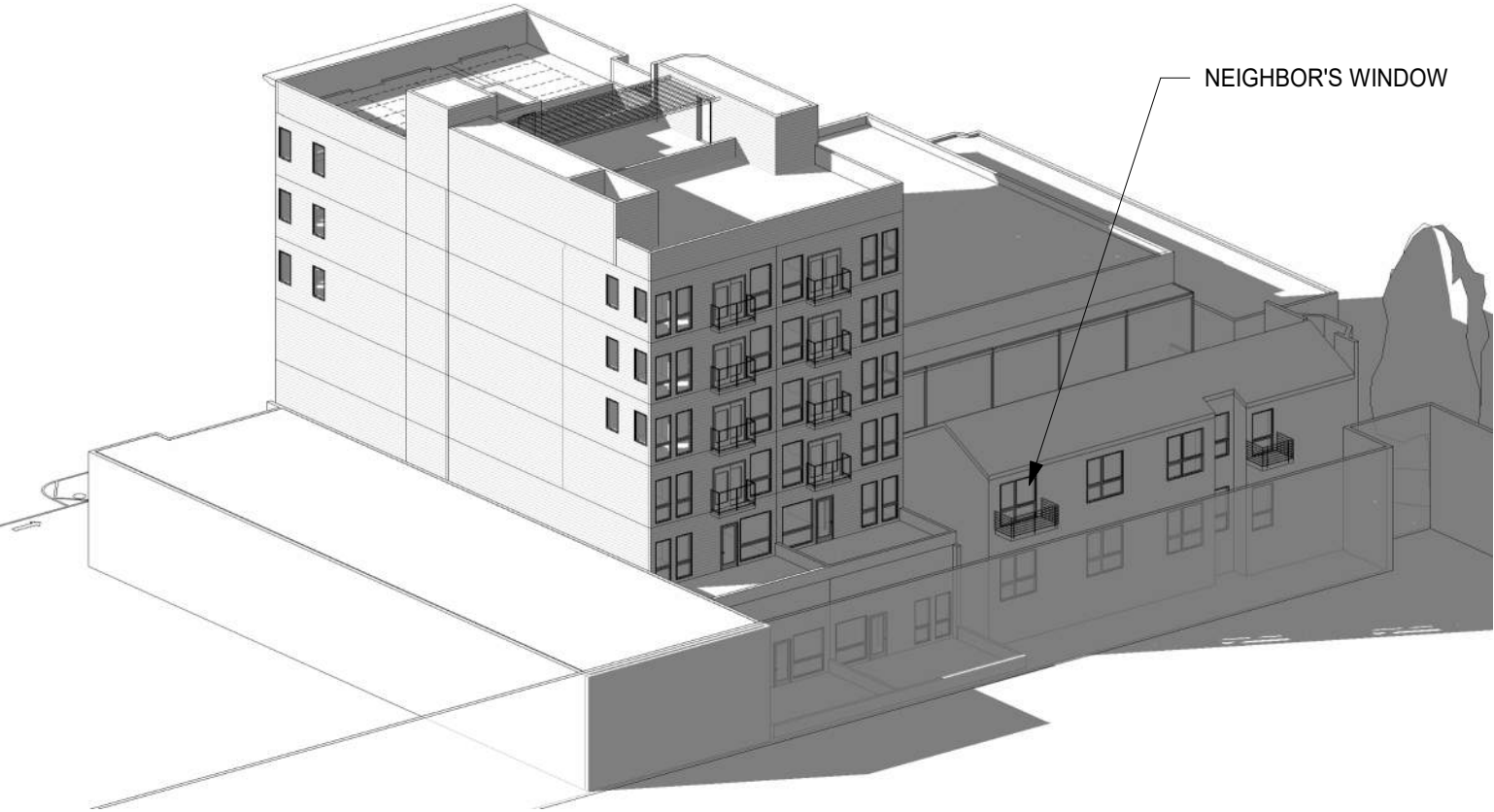
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N.T.S

WINTER SOLSTICE - 3 PM
EAST FACADE



EXISTING 2

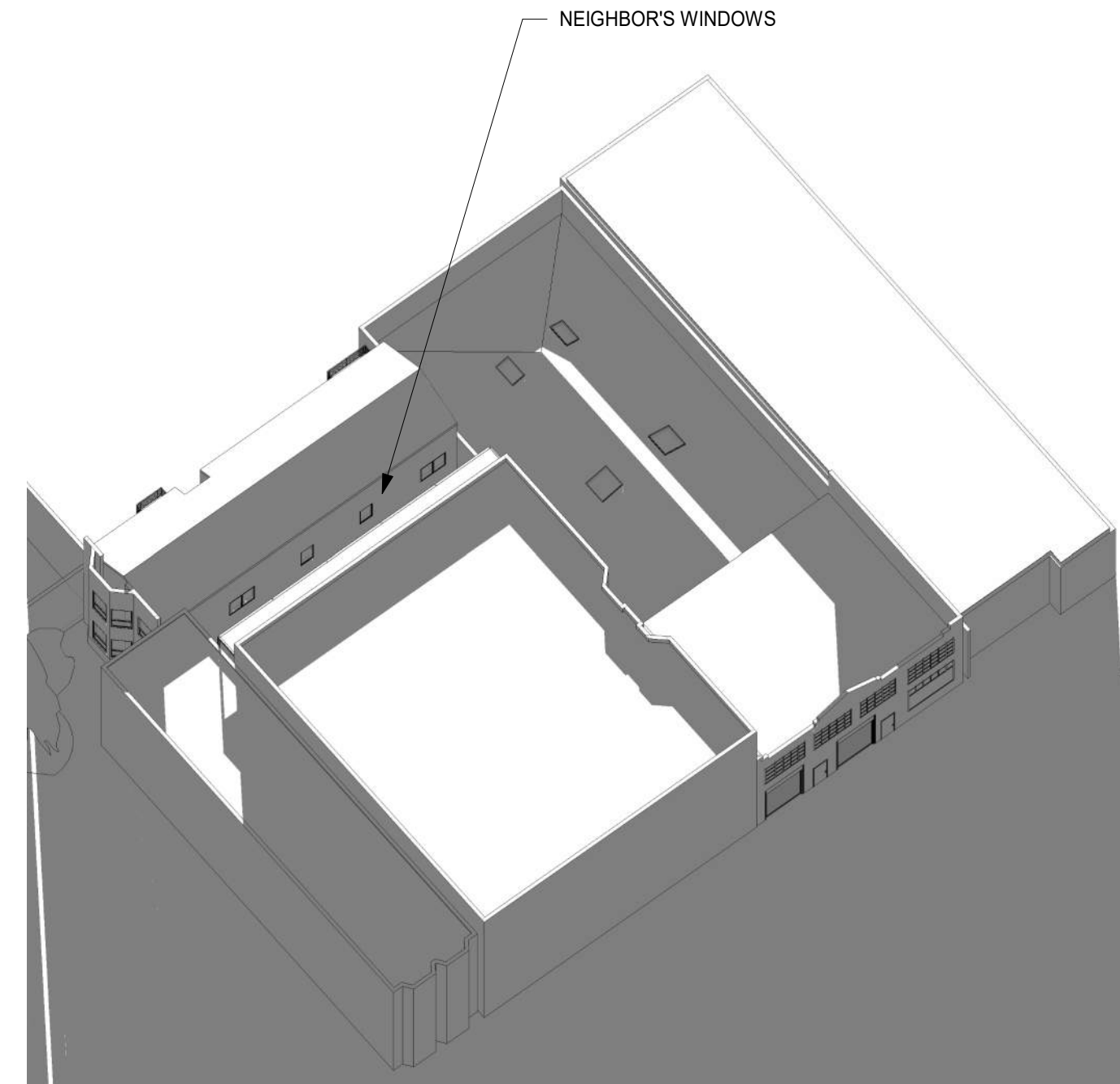


PROPOSED 1

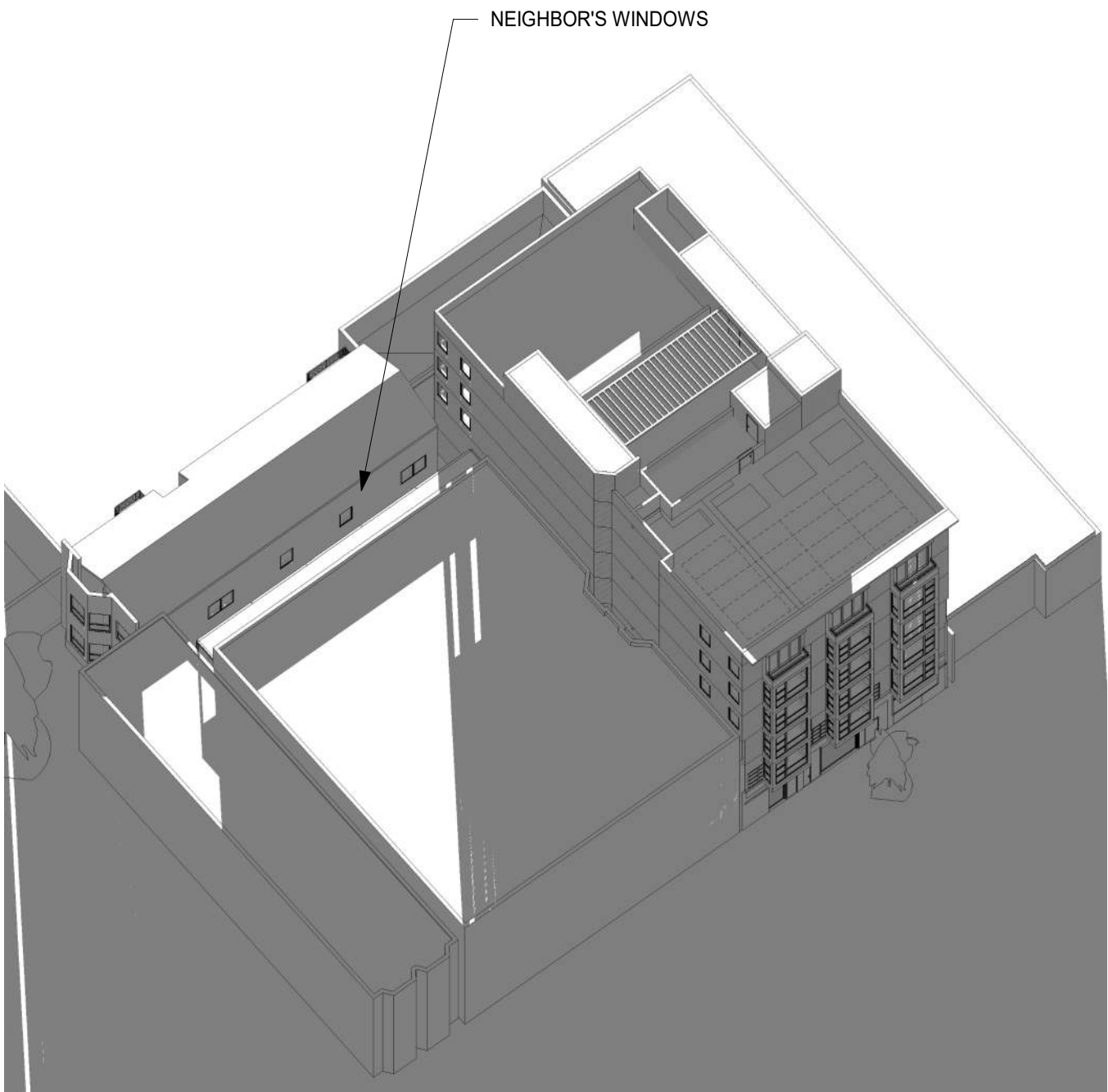
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N.T.S

WINTER SOLSTICE - 9 AM
WEST FACADE



EXISTING 2

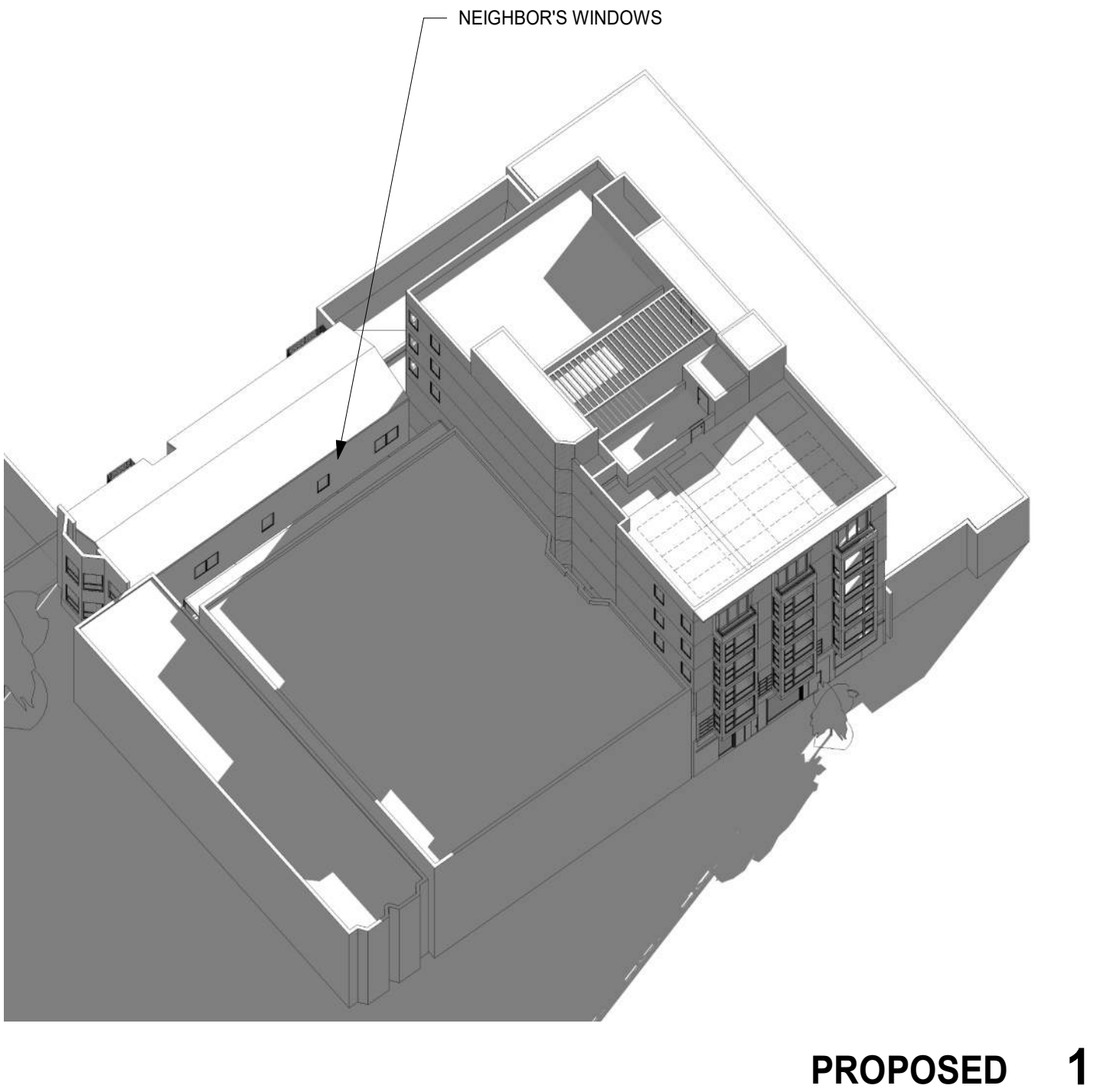
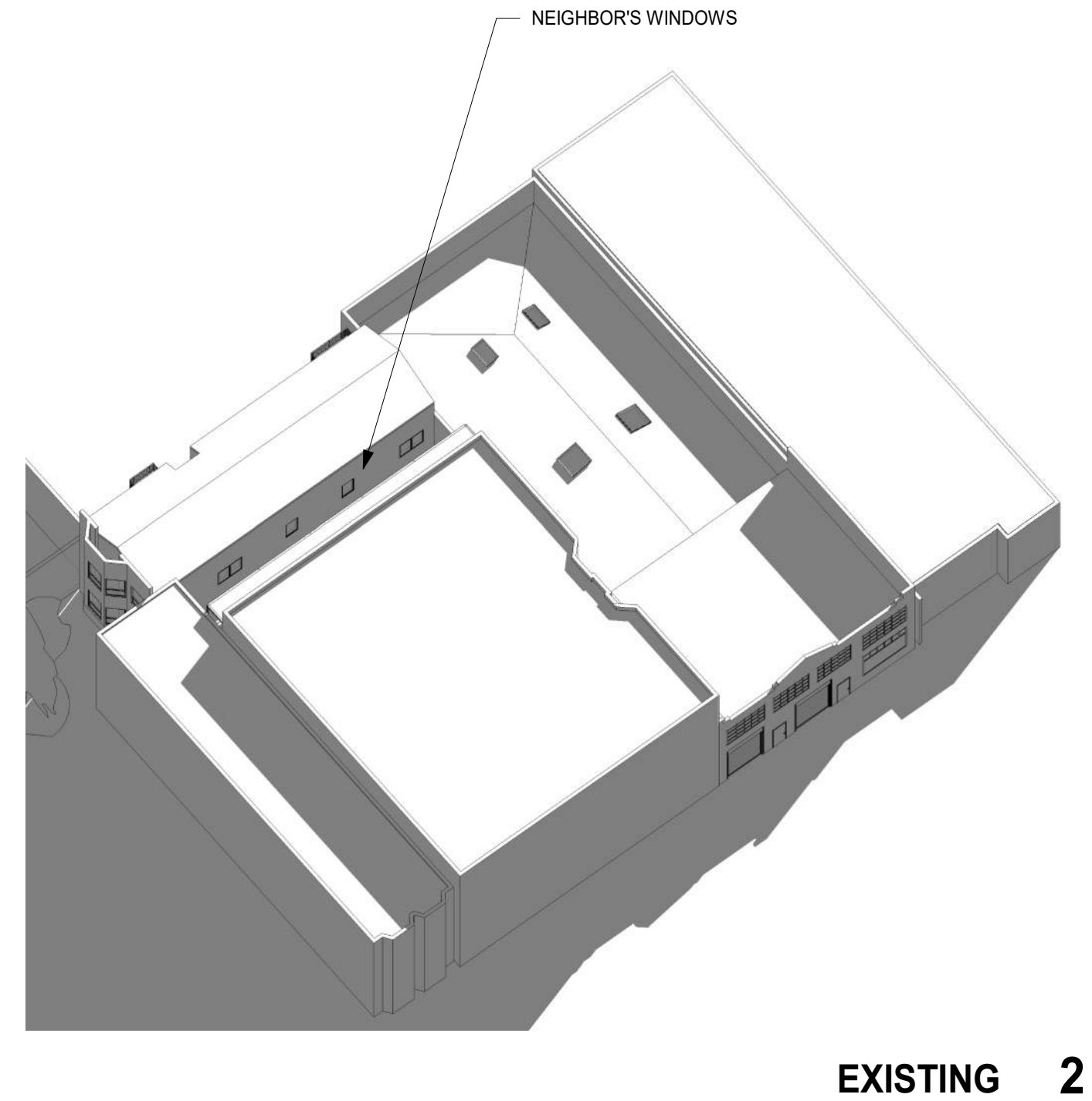


PROPOSED 1

NOTES:
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N.T.S

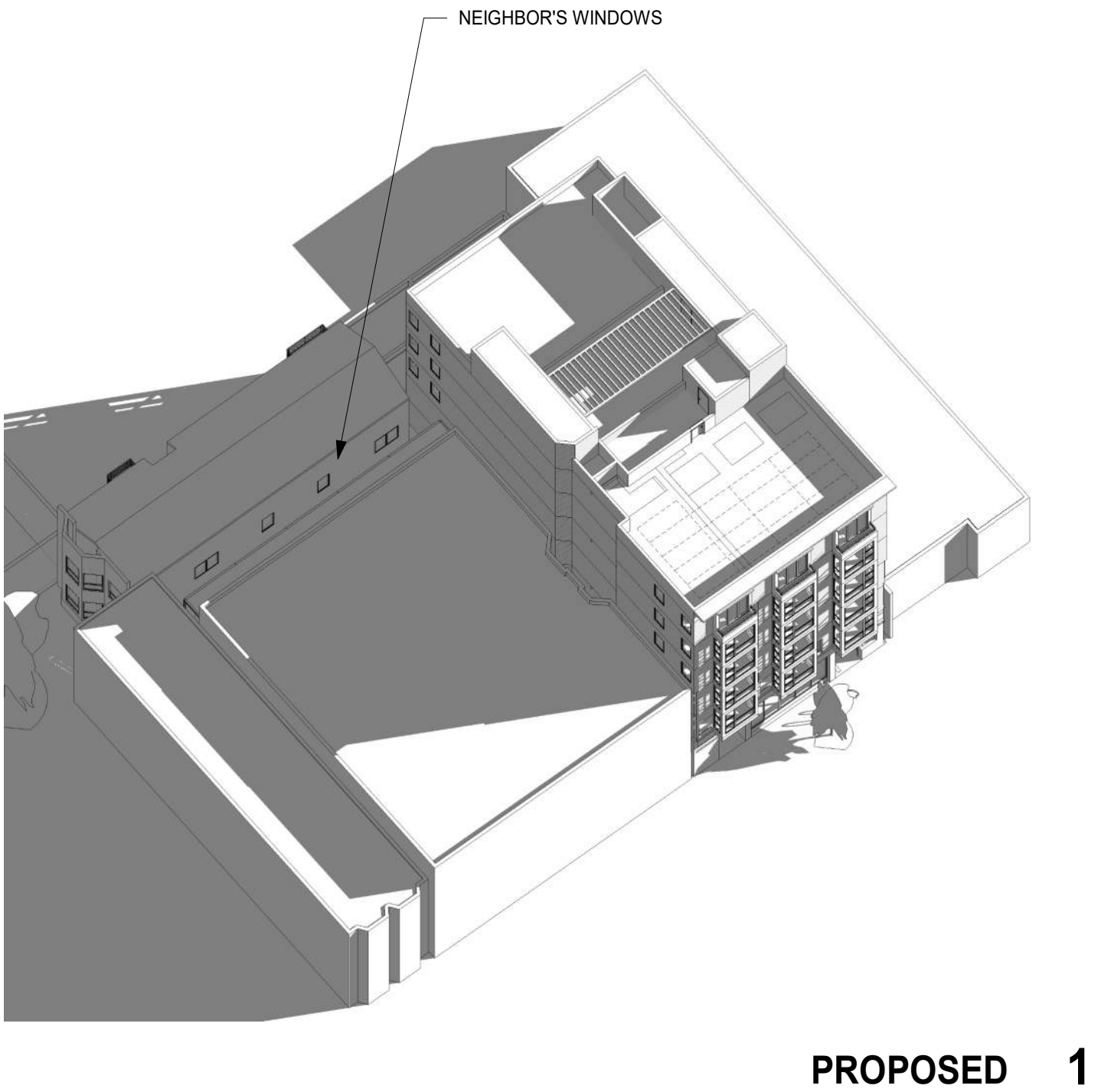
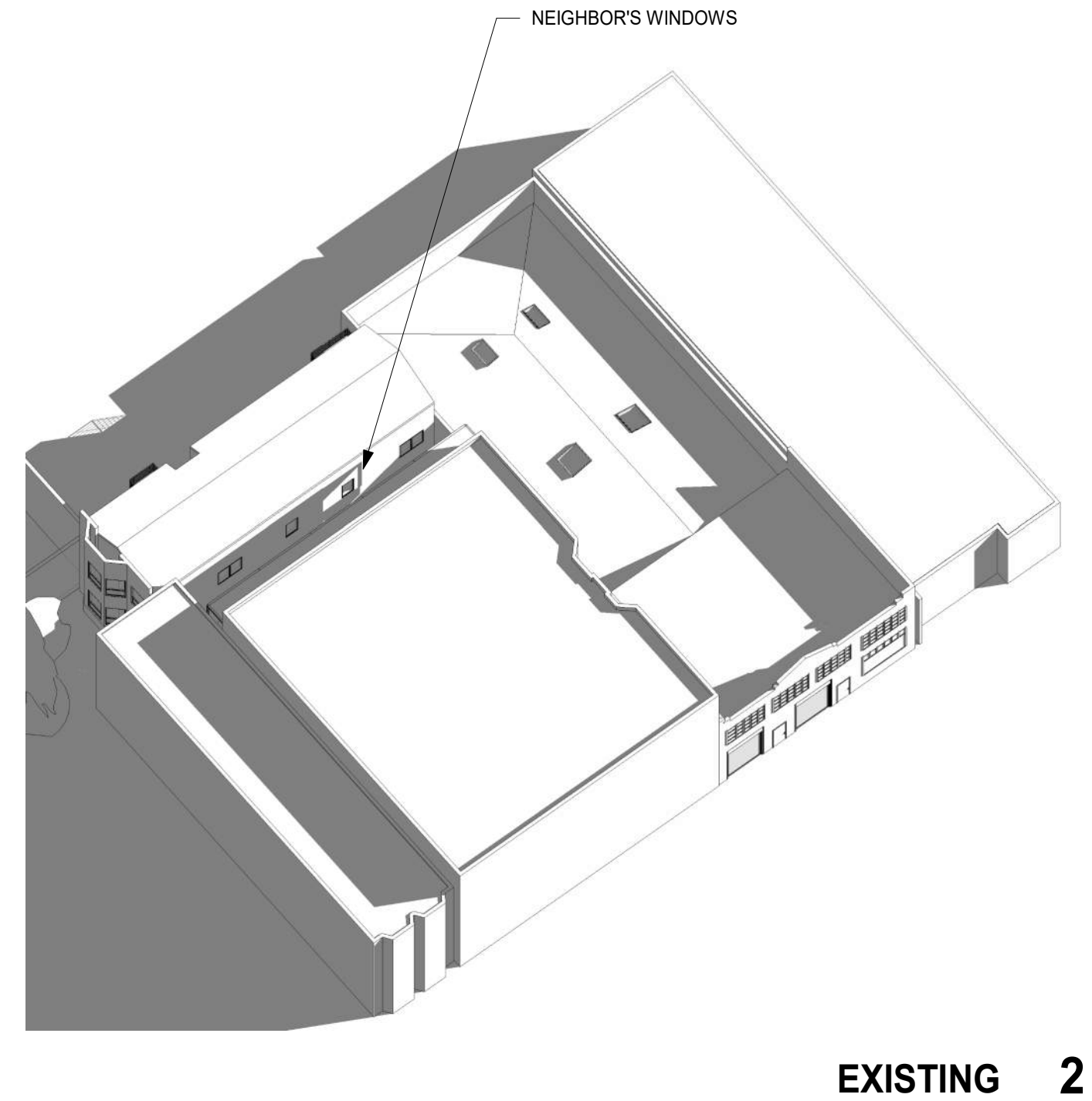
WINTER SOLSTICE - 12 PM
WEST FACADE



NOTES:
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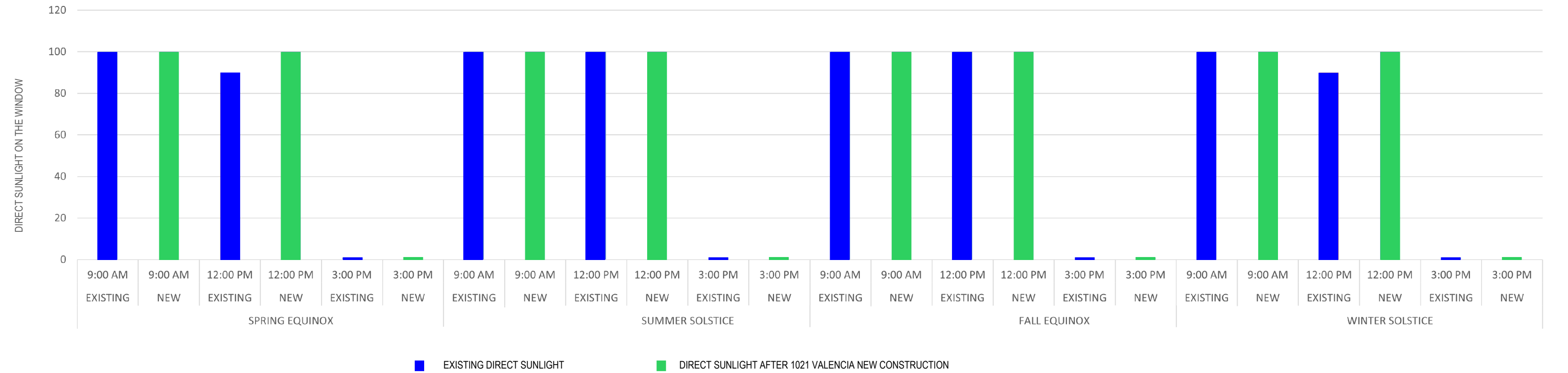
N.T.S

WINTER SOLSTICE - 3 PM
WEST FACADE



NOTES:
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N.T.S



N.T.S

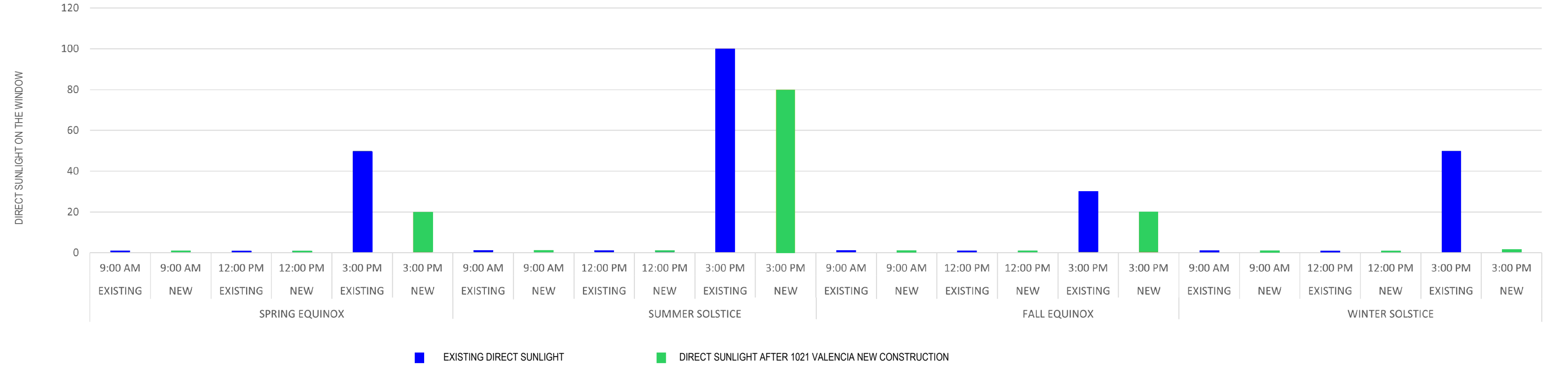


EXHIBIT I

ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
SITE PERMIT	05.29.20
PLANNING SET	02.04.21

**ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 09-18-2011 BY 60322 UCBAW/SJS/KSP**

**FLOOR 2 AND
FLOOR 3 PLAN**

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

A2.01

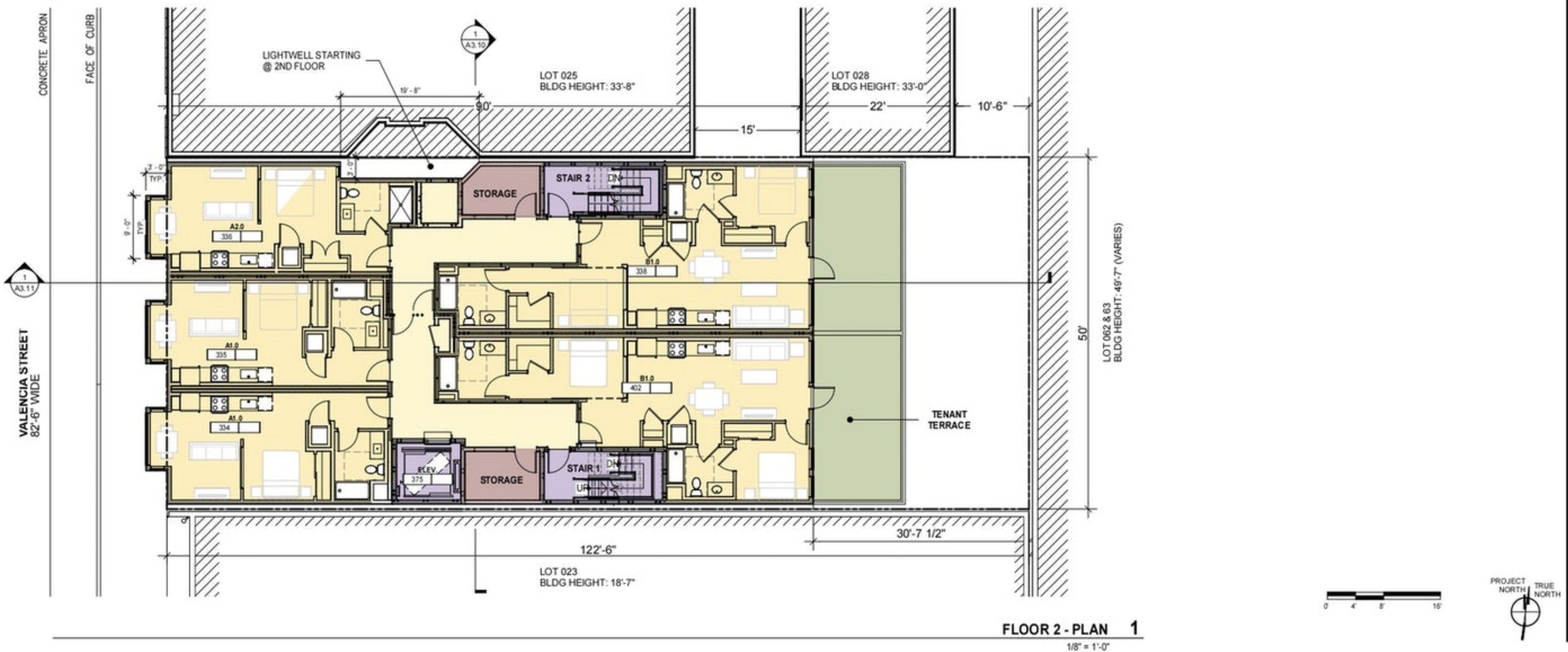
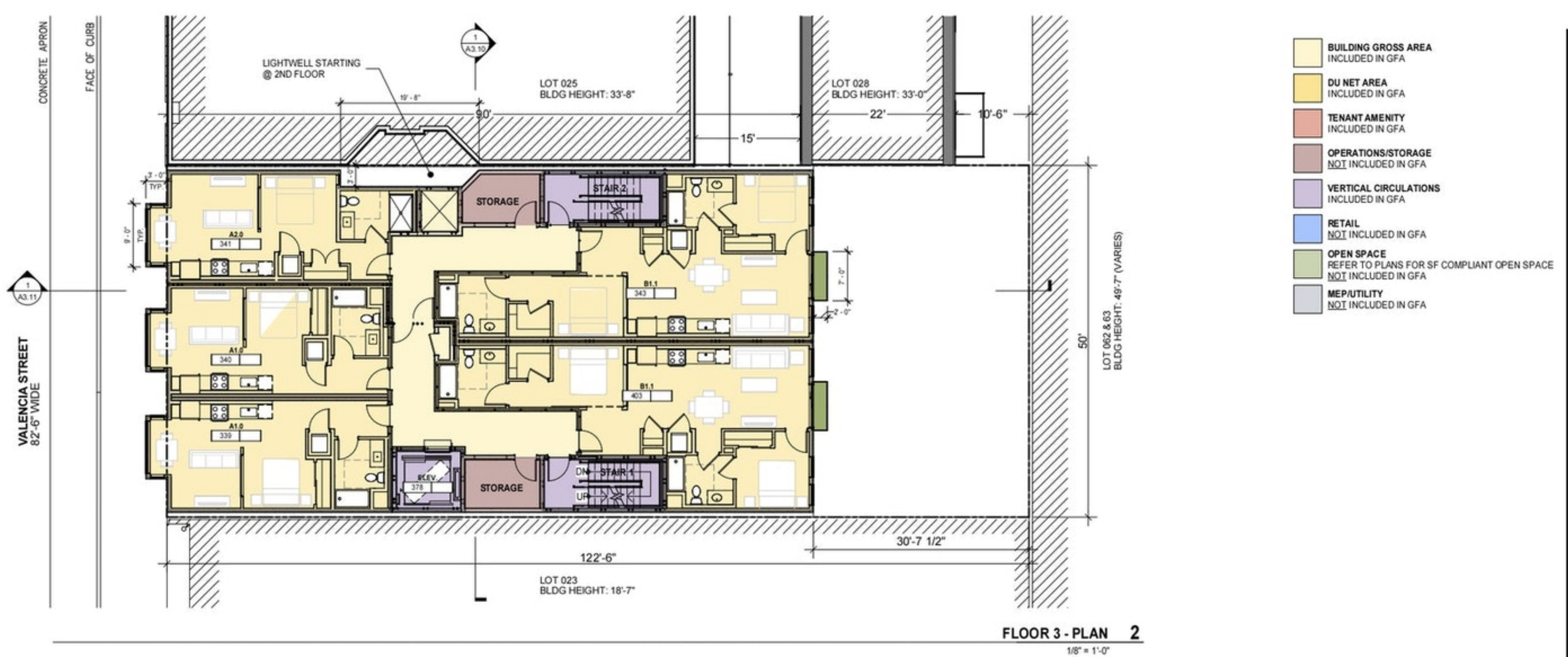
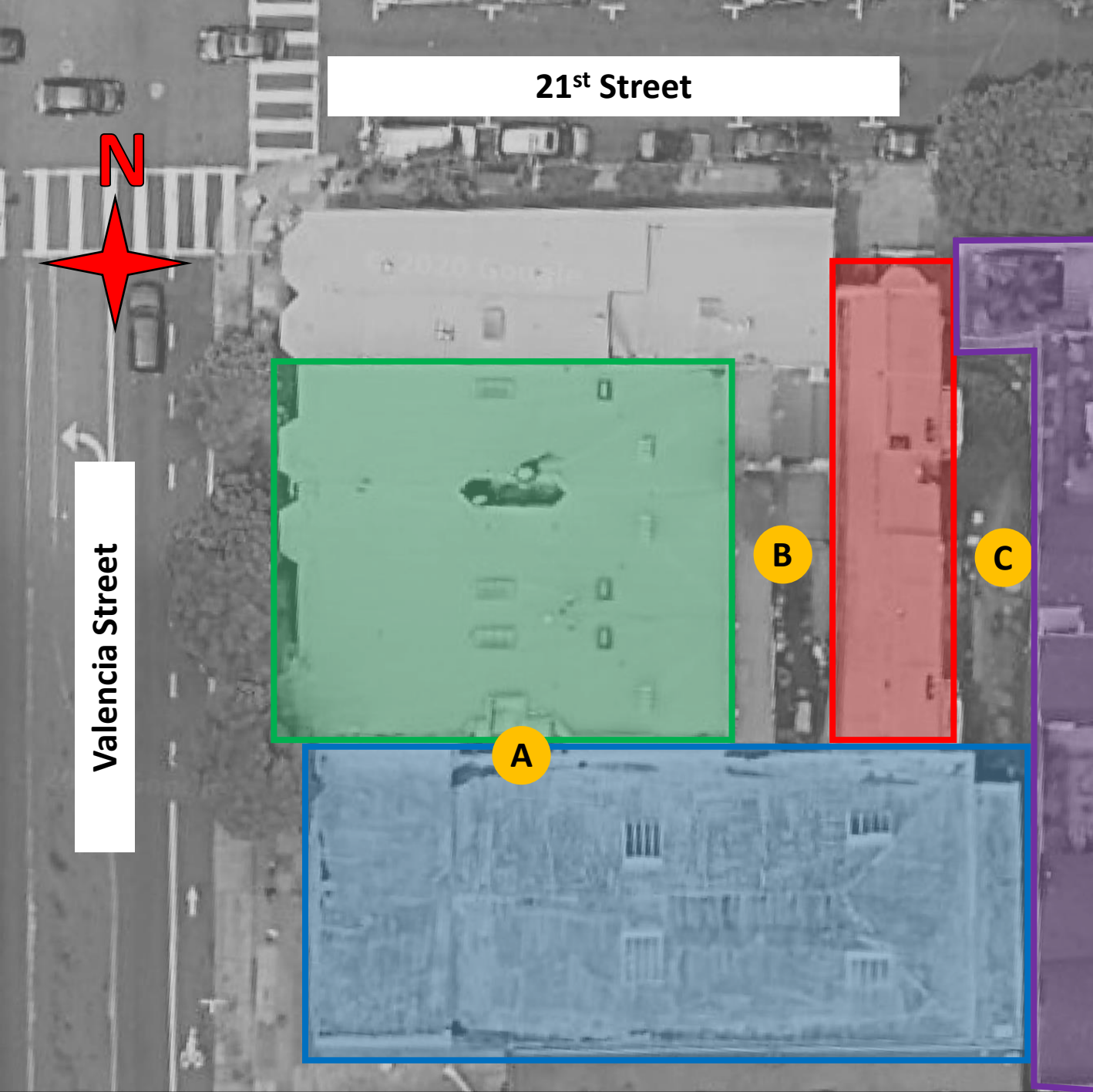


EXHIBIT J



1021 Valencia St.
CDE Aptos Property

3279 21st St.
Dajani Property

1005 Valencia St.
Lau Property

90 Bartlett St.
La Raza

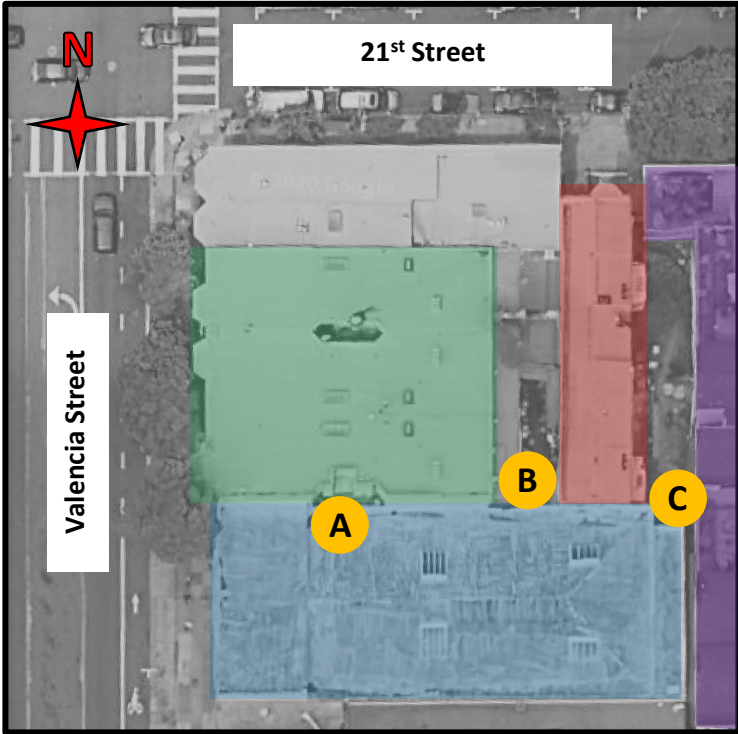
A Existing Window Well on Lau
Property (South Facing)

B Interior Yard East of Lau Property
and West of Dajani Property

C Yard/Patio East of Dajani Property



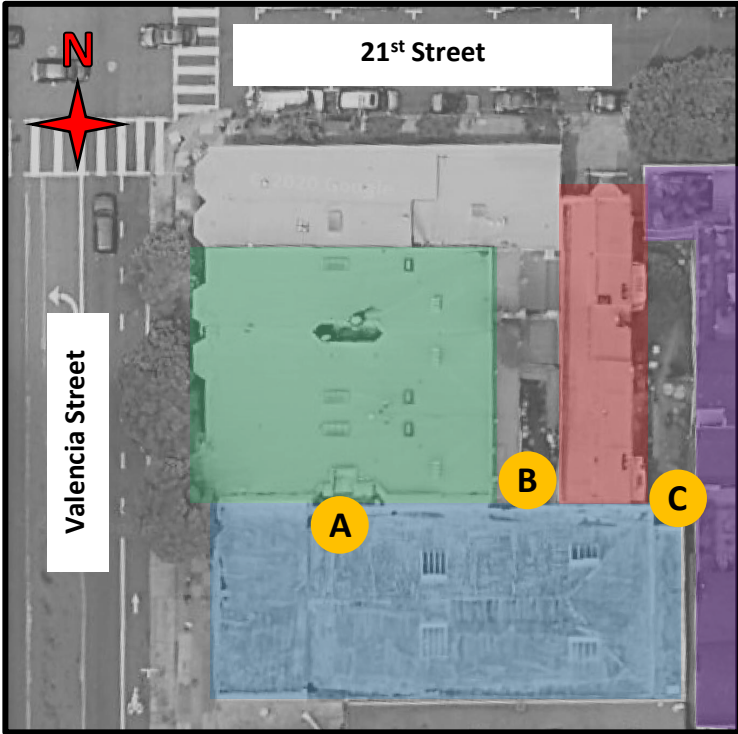
Area Overview



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



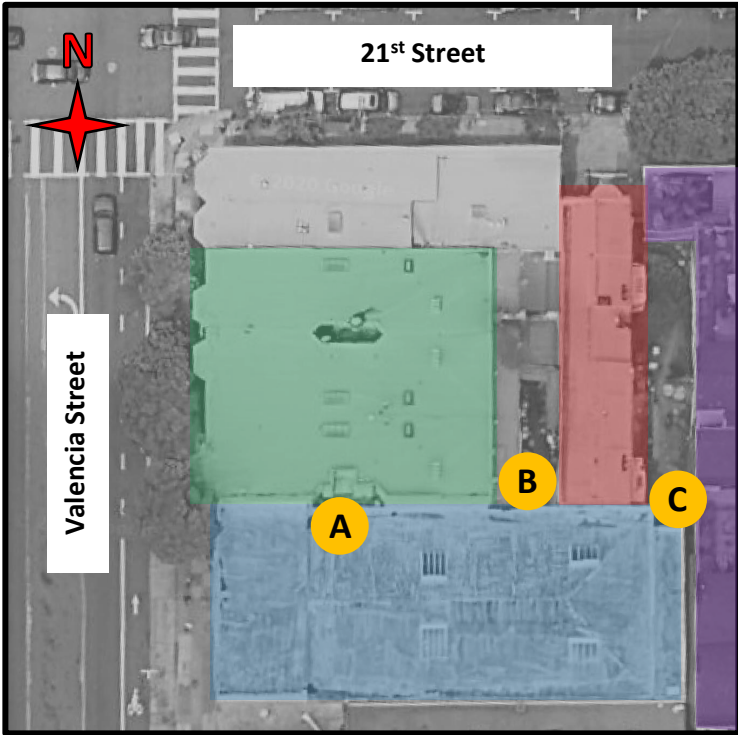
Lau Property Window Well



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



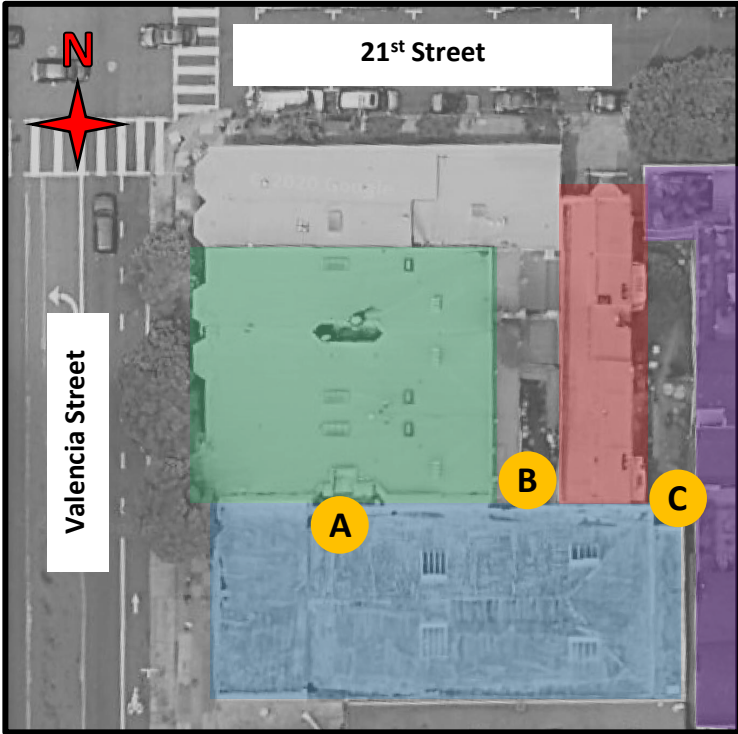
Lau Property Window Well



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



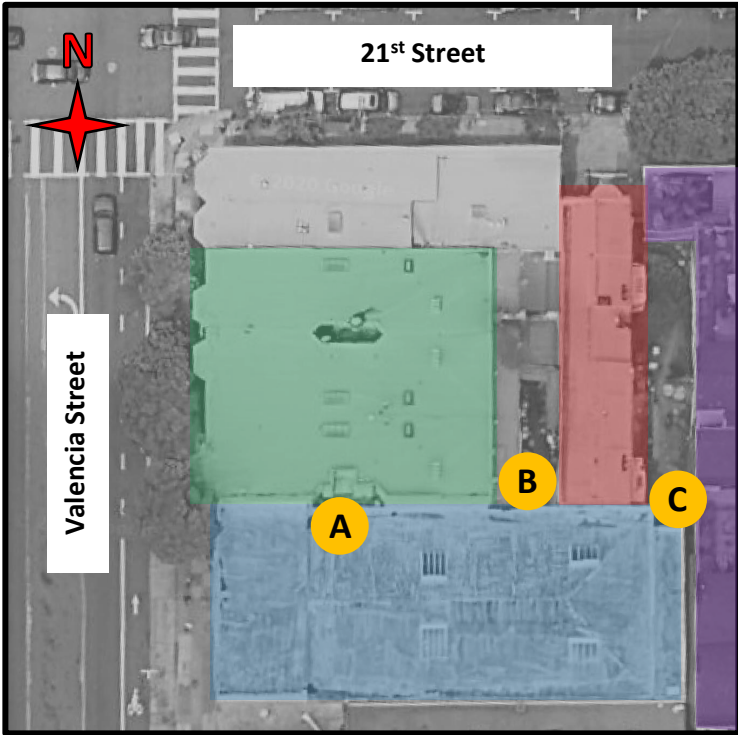
Lau Property Window Well



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



Lau Property Window Well

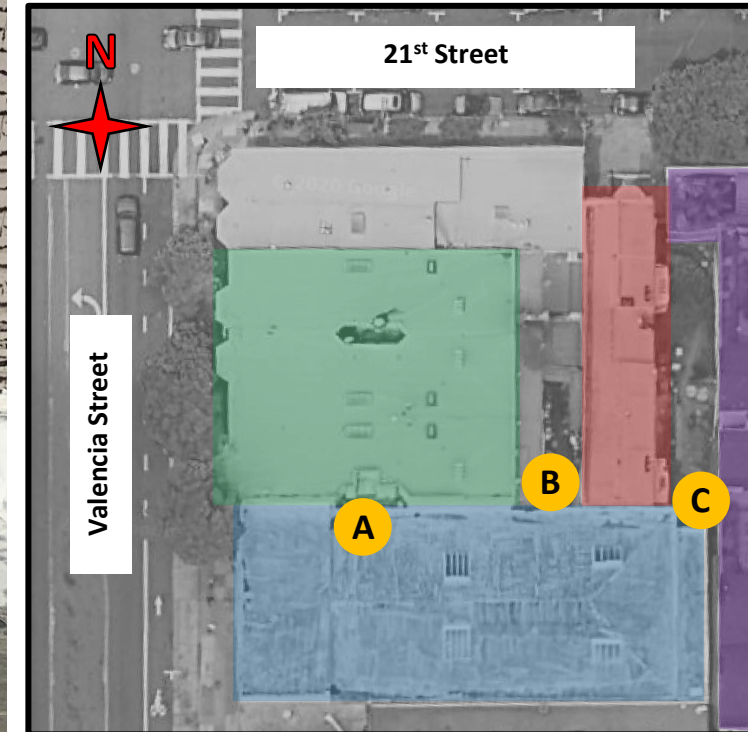


1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



B

Yard Between Lau & Dajani Properties



1021 Valencia St.
CDE Aptos Property

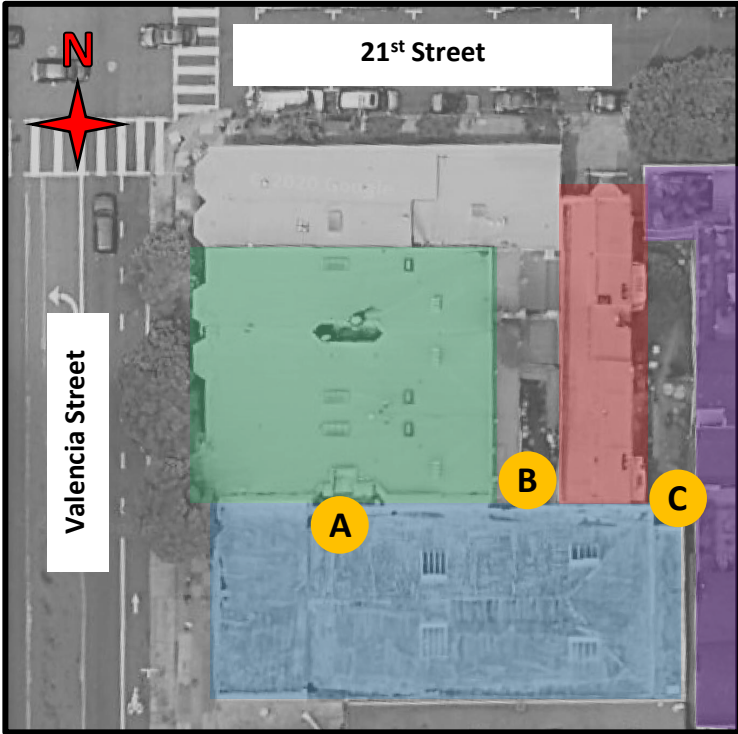
3279 21st St.
Dajani Property

1005 Valencia St.
Lau Property

98 Bartlett St.
La Raza Property



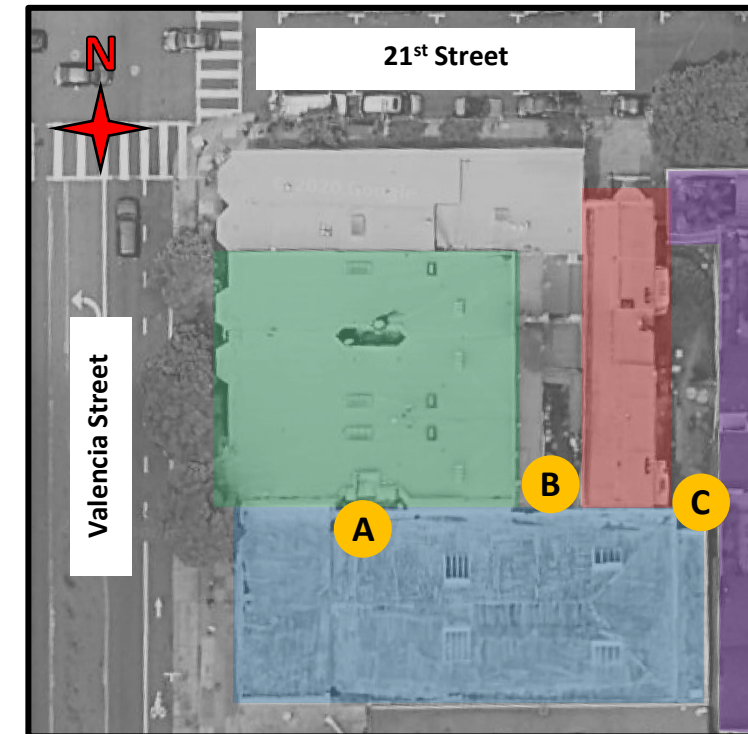
Yard Between Lau & Dajani Properties



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



Yard Between Lau & Dajani Properties



1021 Valencia St.
CDE Aptos Property

3279 21st St.
Dajani Property

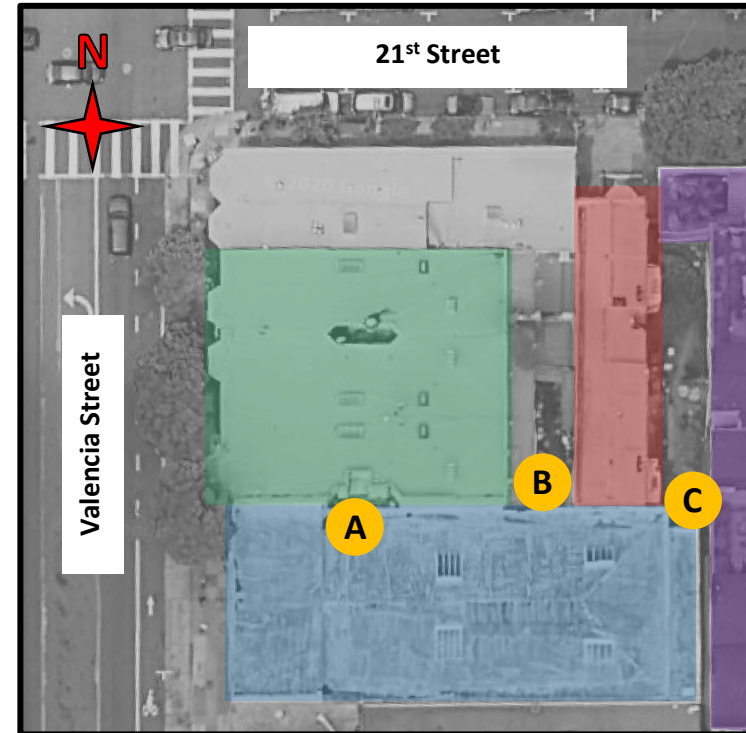
1005 Valencia St.
Lau Property

98 Bartlett St.
La Raza Property



B

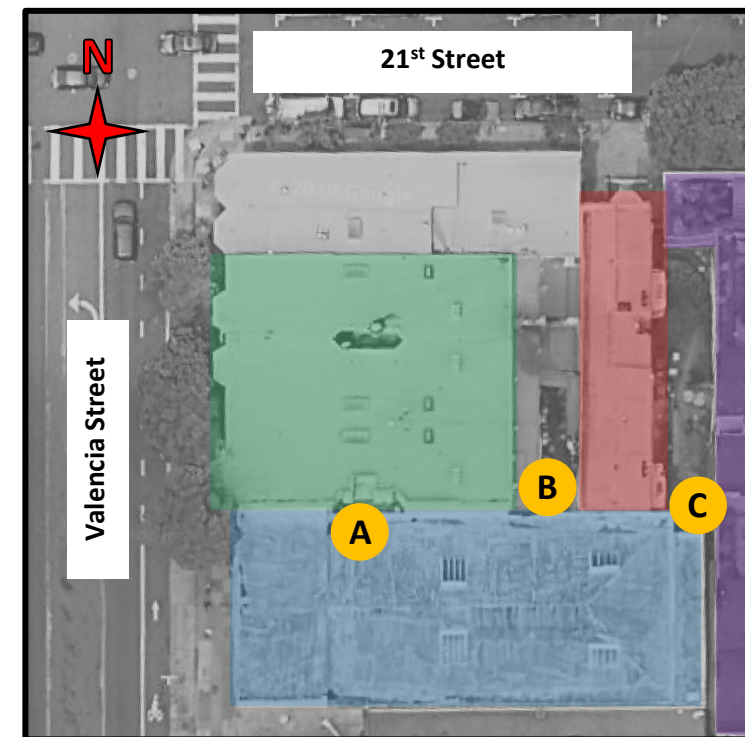
Yard Between Lau & Dajani Properties



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Yard Between Lau & Dajani Properties



1021 Valencia St.
CDE Aptos Property

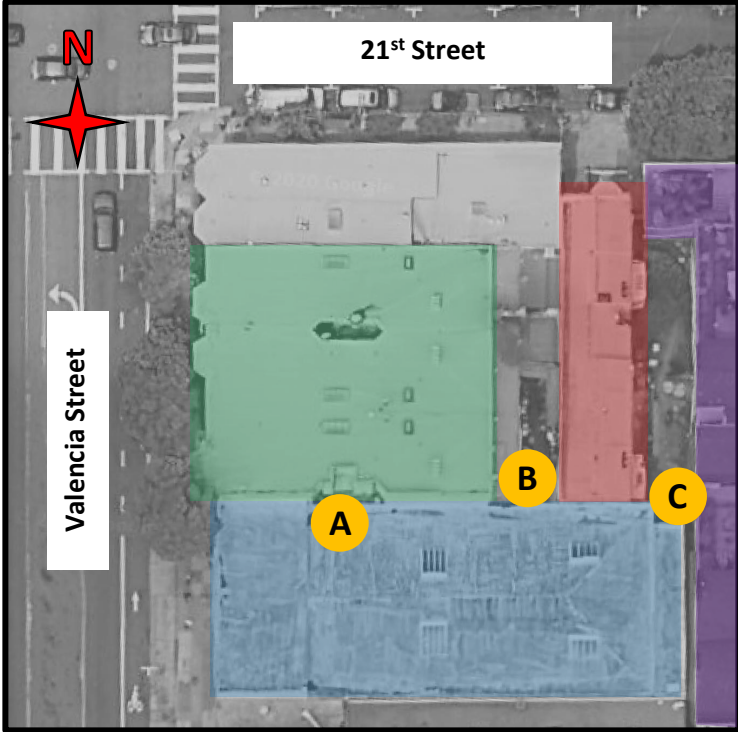
3279 21st St.
Dajani Property

1005 Valencia St.
Lau Property

98 Bartlett St.
La Raza Property



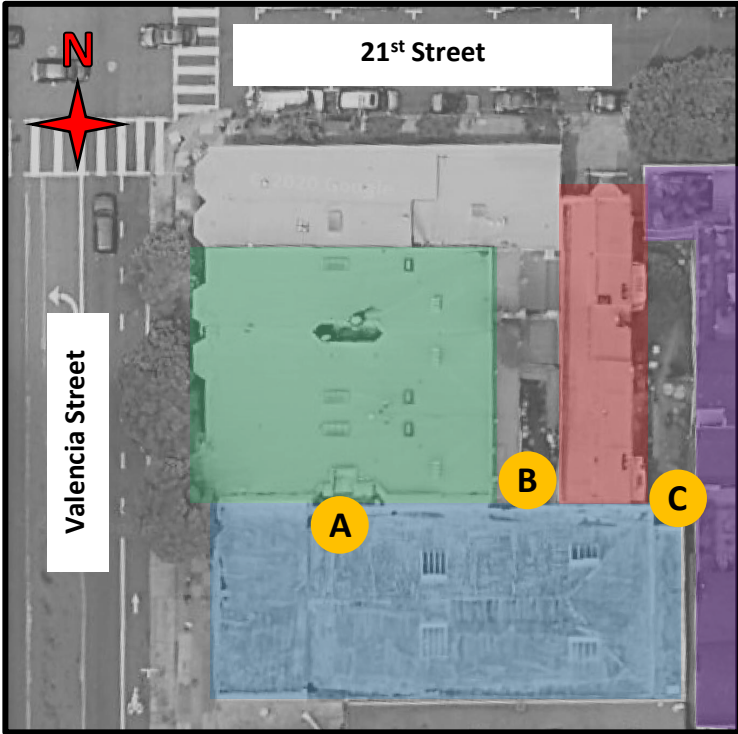
Yard Between Lau & Dajani Properties



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1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



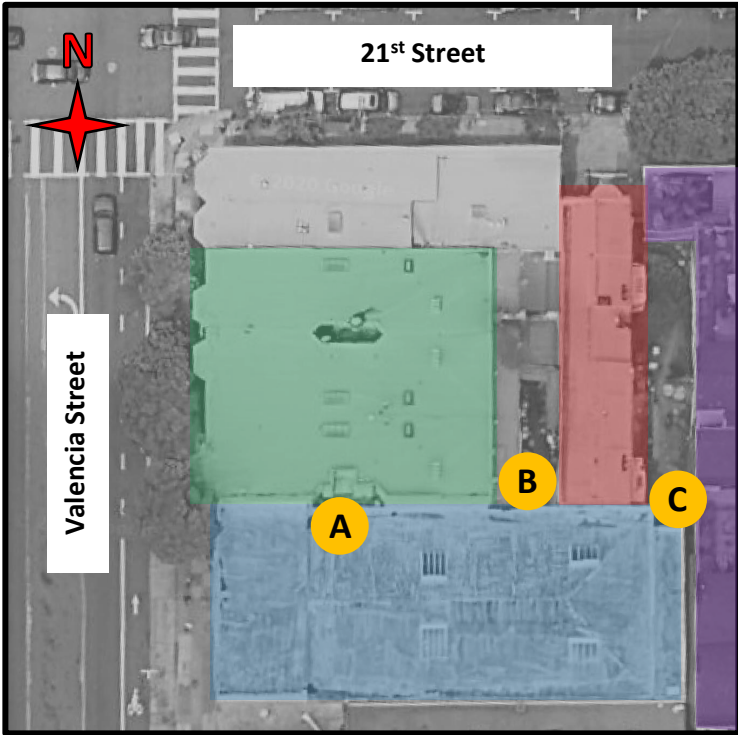
Yard Between Dajani Property and La Raza



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



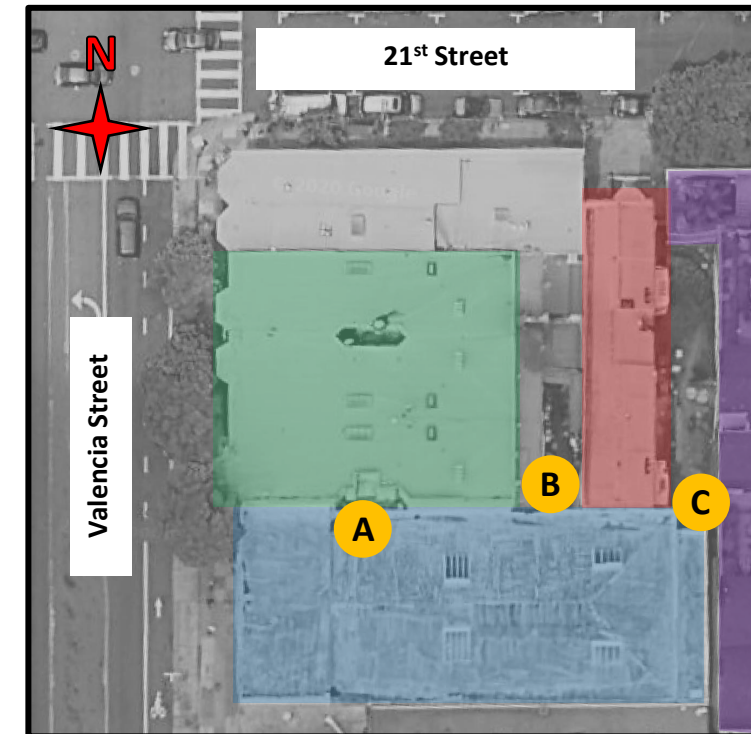
Yard Between Dajani Property and La Raza



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1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



Yard Between Dajani Property and La Raza



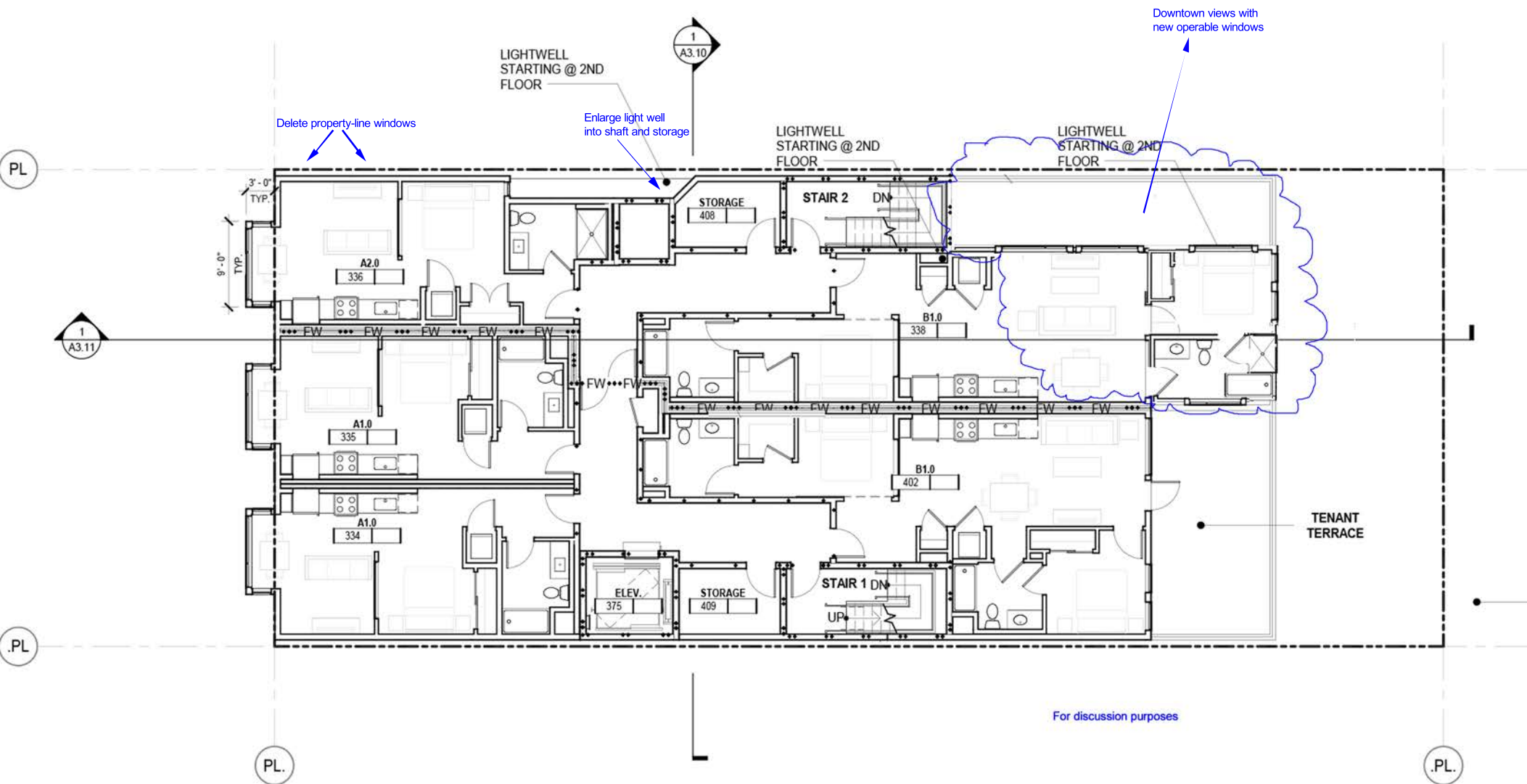
1021 Valencia St.
CDE Aptos Property

3279 21st St.
Dajani Property

1005 Valencia St.
Lau Property

98 Bartlett St.
La Raza Property

EXHIBIT K





RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: 1021 Valencia Street

Zip Code: 94110

Building Permit Application(s): 2020.0825.2609

Record Number: 1206506

Discretionary Review Coordinator: David Winslow

Project Sponsor

Name: Ken Elkington

Phone: (916) 216-4591

Email: ken.elkington@qtsdatacenters.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Project adheres to all laws, regulations, rules and policies. A DR "is to be used only when there are exceptional and extraordinary circumstances associated with a proposed project." We don't believe this DR application rises to that level.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

We have been aware of DR applicant's concerns about our proposed project potentially restricting light to his property since June 2020. We went to the expense of preparing a shadow study which has been submitted to the SF Planning Dept. The shadow study shows clearly that the only period of time where net new shadow (shadow not already caused by existing buildings) is during the Spring Equinox for a short period of time.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

DR applicant's small windows on the west side of his property (which we believe are bathroom windows) are the only windows that would receive any net new shadow from our proposed project. DR applicant's property does not have any windows that face our property. We are willing to discuss modifying the construction hours to help DR applicant's tenants.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	24
Occupied Stories (all levels with habitable rooms)	0	6
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	0	0
Bedrooms	0	36
Height	Approx. 25 feet	65 feet
Building Depth	122.5'	91' 10.5"
Rental Value (monthly)	\$13,800.00	TBD
Property Value	TBD	TBD

I attest that the above information is true to the best of my knowledge.

Signature: Kennell J. Elkington

Date: 11/24/20

Printed Name: Ken Elkington

☒ Property Owner
☐ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.



RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: 1021 Valencia Street

Zip Code: 94110

Building Permit Application(s): 2020.0825.2609

Record Number: 1205928

Discretionary Review Coordinator: David Winslow

Project Sponsor

Name: Ken Elkington

Phone: (916) 216-4591

Email: ken.elkington@qtsdatacenters.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Project adheres to all laws, regulations, rules and policies. DR applicant's statement that we plan "to dig 50+ ft underground" is factually incorrect. DR applicant's statement that his tenants "would lose 95% of their light" is not supported by any evidence. A DR "is to be used only when there are exceptional and extraordinary circumstances associated with a proposed project." We don't believe this DR application rises to that level.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

We modified the lightwell adjacent to DR applicant's property at the request of SF Planning Dept. The modified lightwell was subsequently approved by SF Planning Dept. and is compliant with the planning code. Foundation concerns are dealt with in detailed engineering drawings which will be prepared later. We would be happy to have our engineers meet with DR applicants' professionals to review and comment on our plans.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

DR applicant mentions "compensation" three times in his application. His tenants will not be displaced during construction so we don't understand his request for "compensation." We are willing to discuss modifying the construction hours to help DR applicant's tenants. As for DR applicant's complaint about the project's lack of parking, we are required to eliminate the 2 existing curb cuts on Valencia Street so we can't have any parking.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	24
Occupied Stories (all levels with habitable rooms)	0	6
Basement Levels (may include garage or windowless storage rooms)	1	1
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Height	Approx. 25 feet	65 feet
Building Depth	122.5'	91' 10.5"
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Property Value	TBD	TBD

I attest that the above information is true to the best of my knowledge.

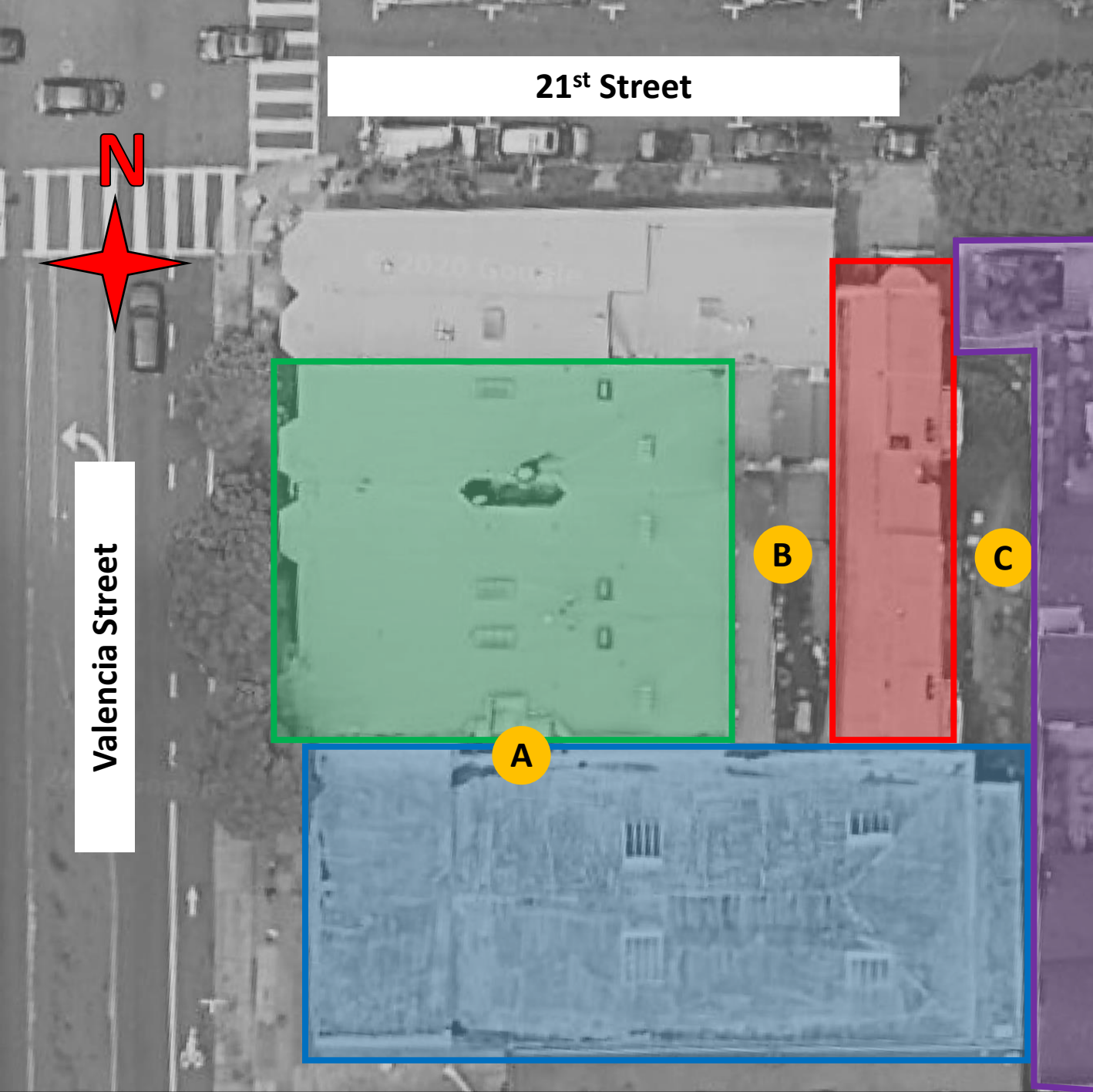
Signature: Ken Elington

Date: 11/24/20

Printed Name: Ken Elington

☒ Property Owner
☐ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.



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CDE Aptos Property

3279 21st St.
Dajani Property

1005 Valencia St.
Lau Property

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La Raza

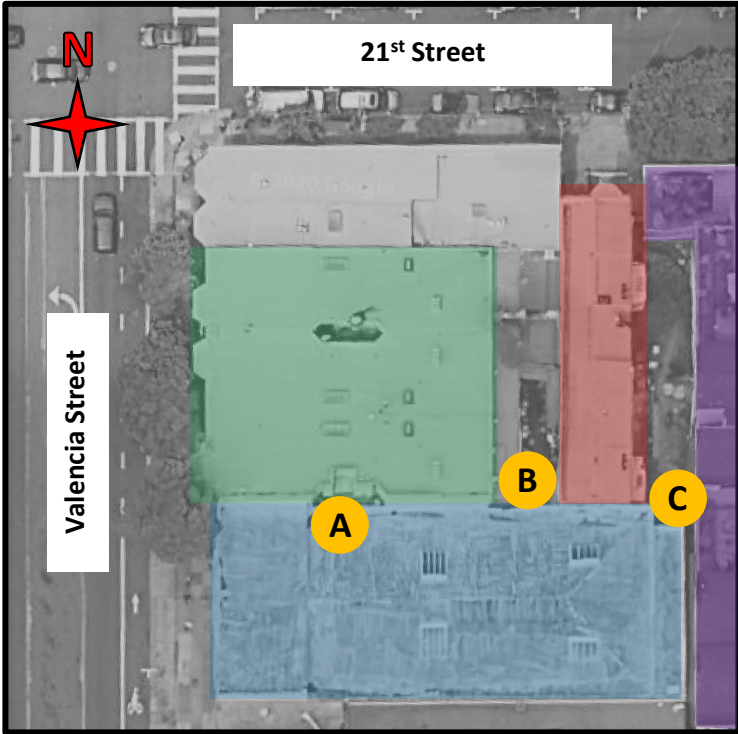
A Existing Window Well on Lau
Property (South Facing)

B Interior Yard East of Lau Property
and West of Dajani Property

C Yard/Patio East of Dajani Property



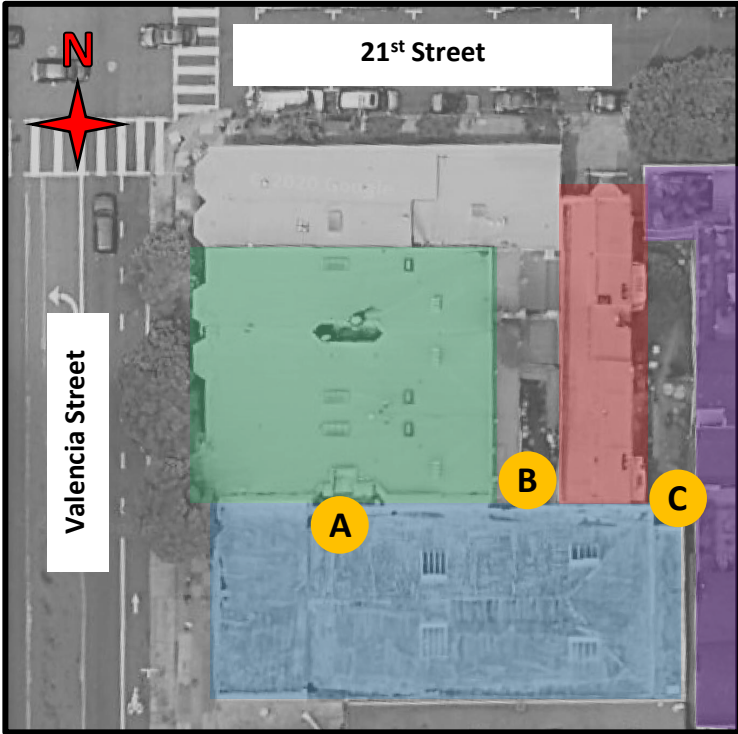
Area Overview



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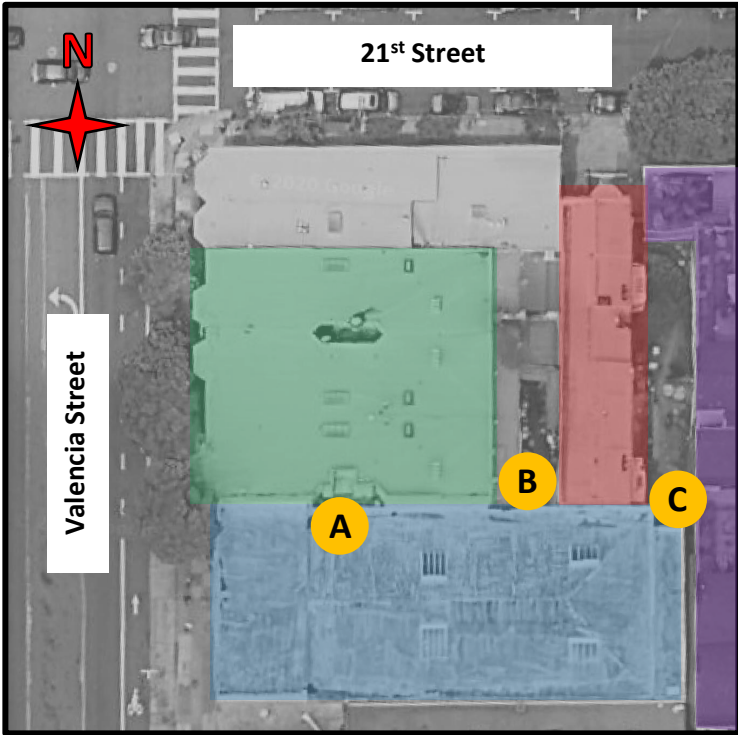
Lau Property Window Well



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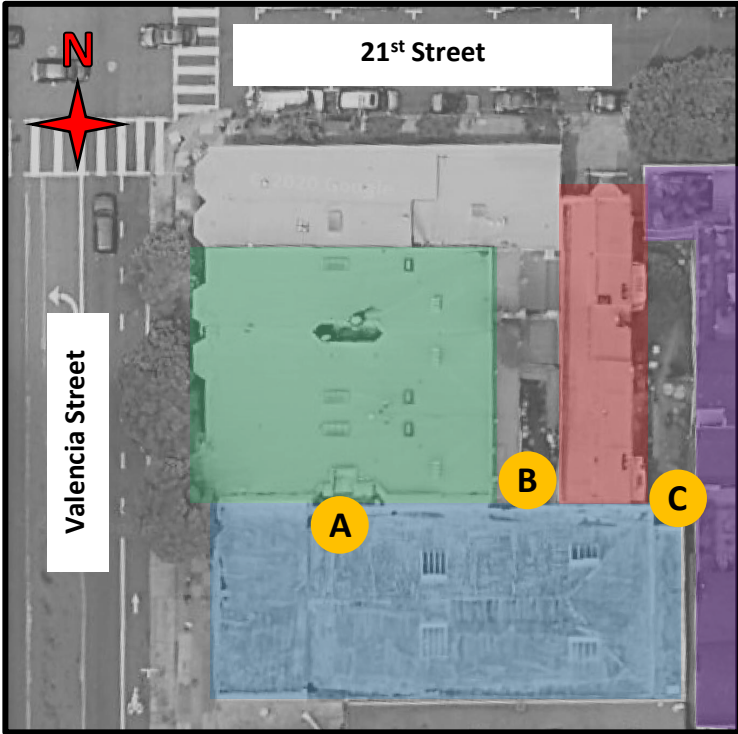
Lau Property Window Well



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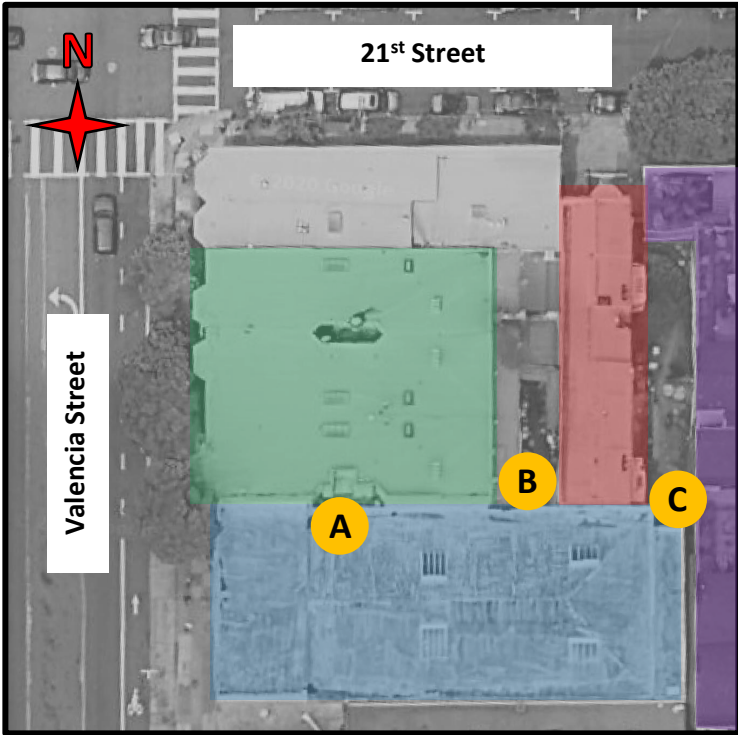
Lau Property Window Well



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Lau Property Window Well

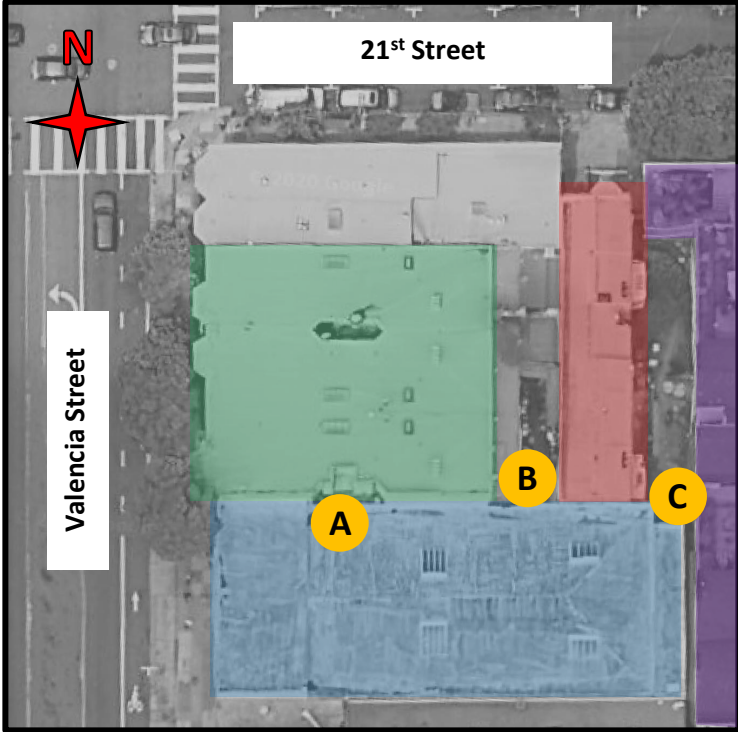


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B

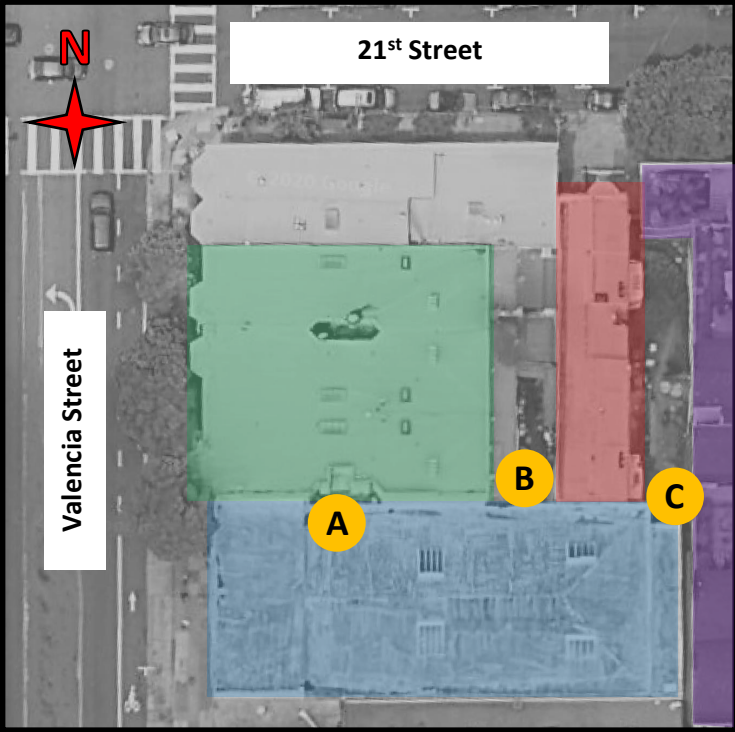
Yard Between Lau & Dajani Properties



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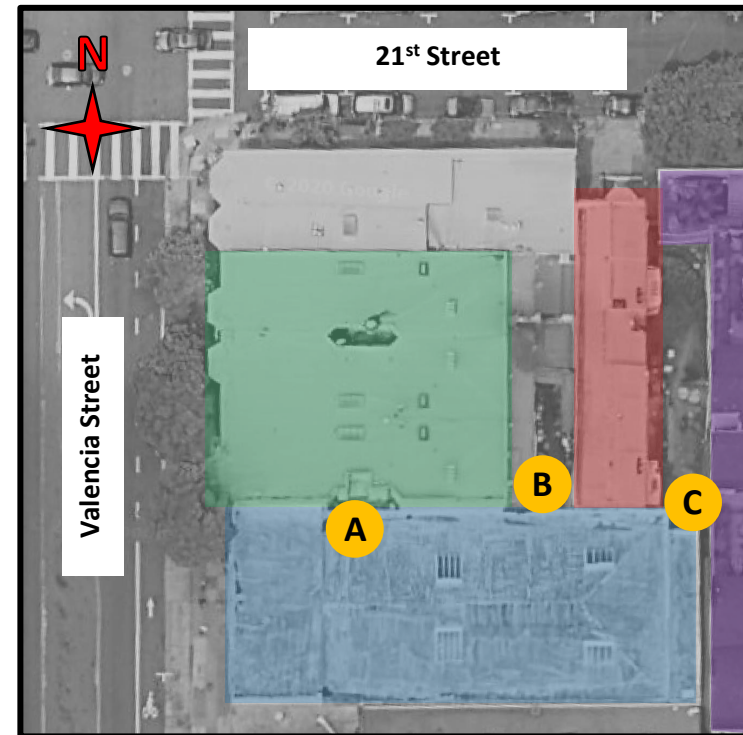
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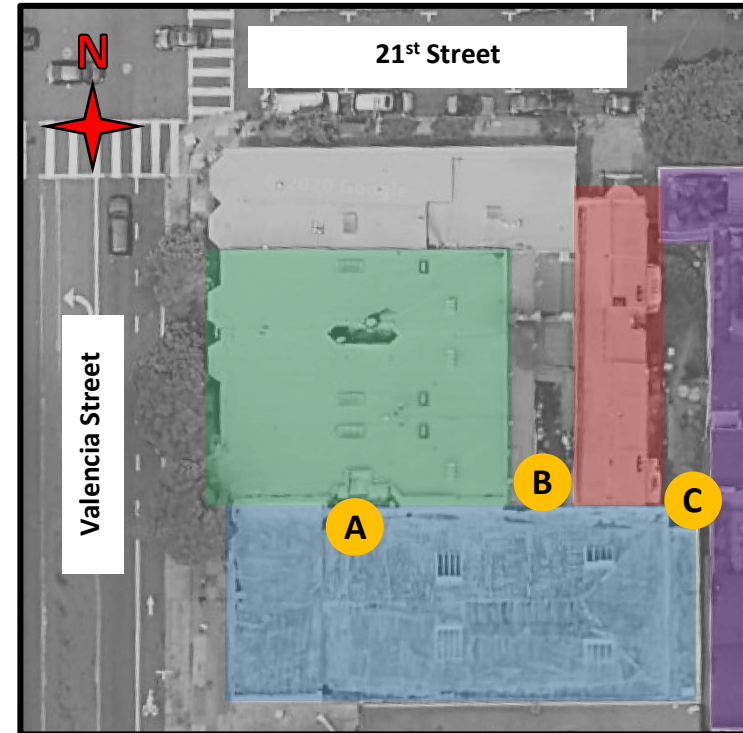
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1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



Yard Between Lau & Dajani Properties

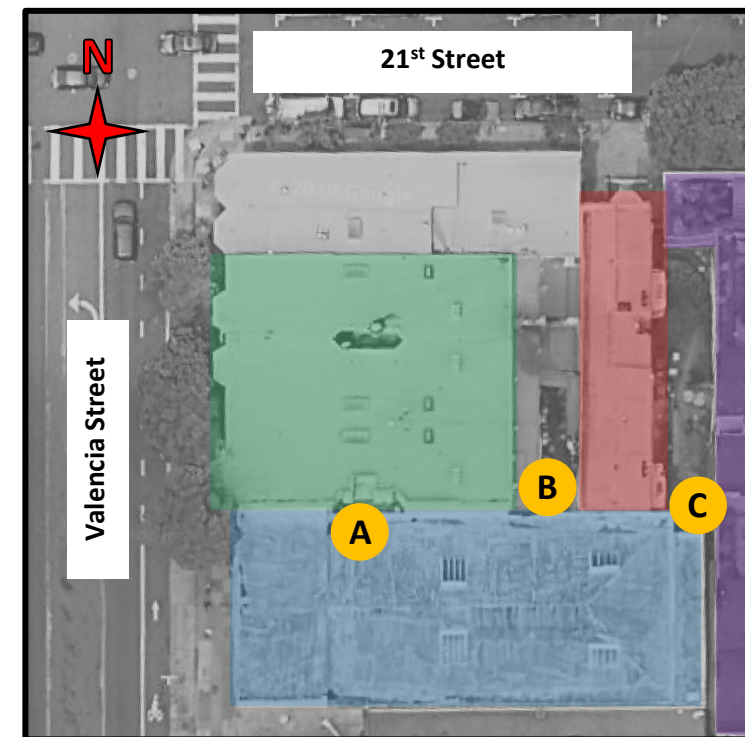


1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



B

Yard Between Lau & Dajani Properties



1021 Valencia St.
CDE Aptos Property

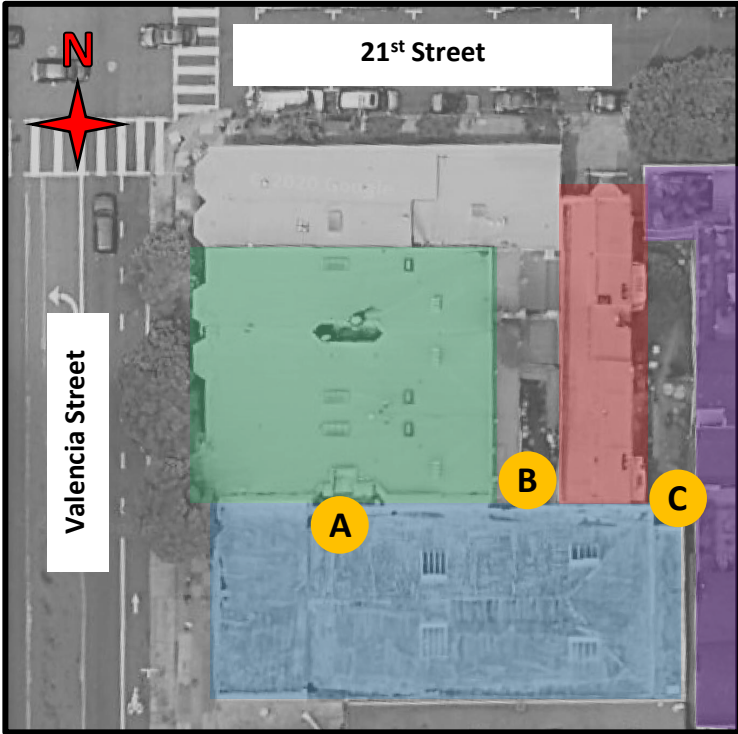
3279 21st St.
Dajani Property

1005 Valencia St.
Lau Property

98 Bartlett St.
La Raza Property



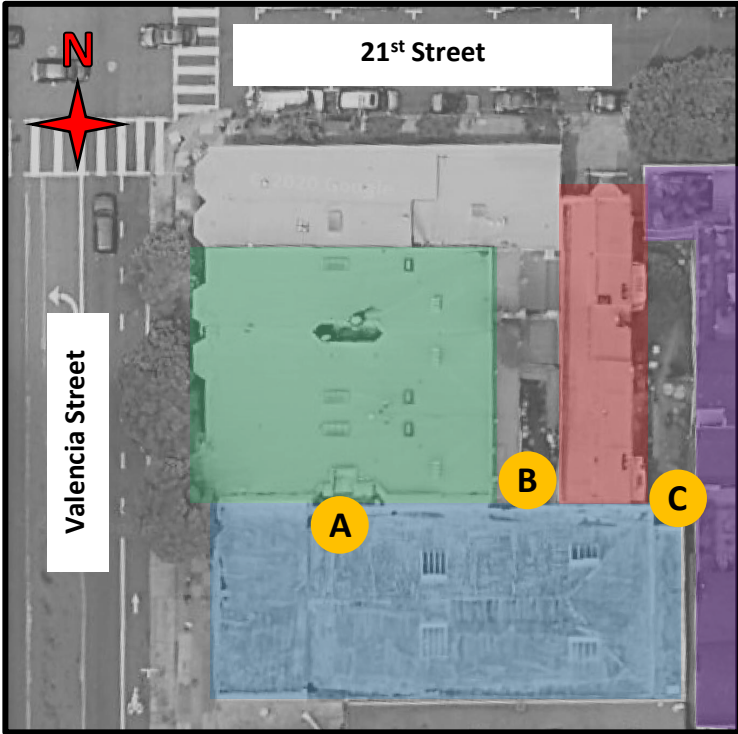
Yard Between Lau & Dajani Properties



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



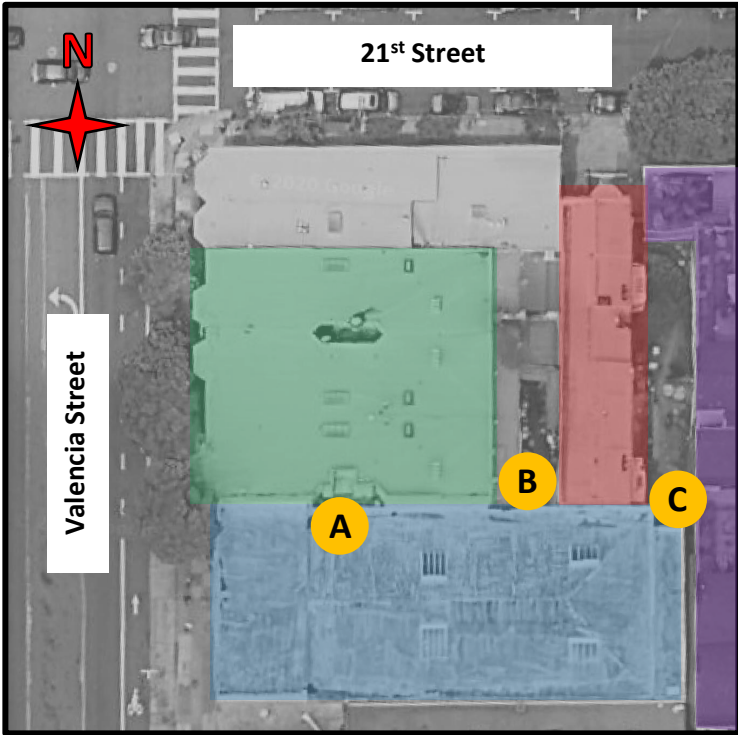
Yard Between Dajani Property and La Raza



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



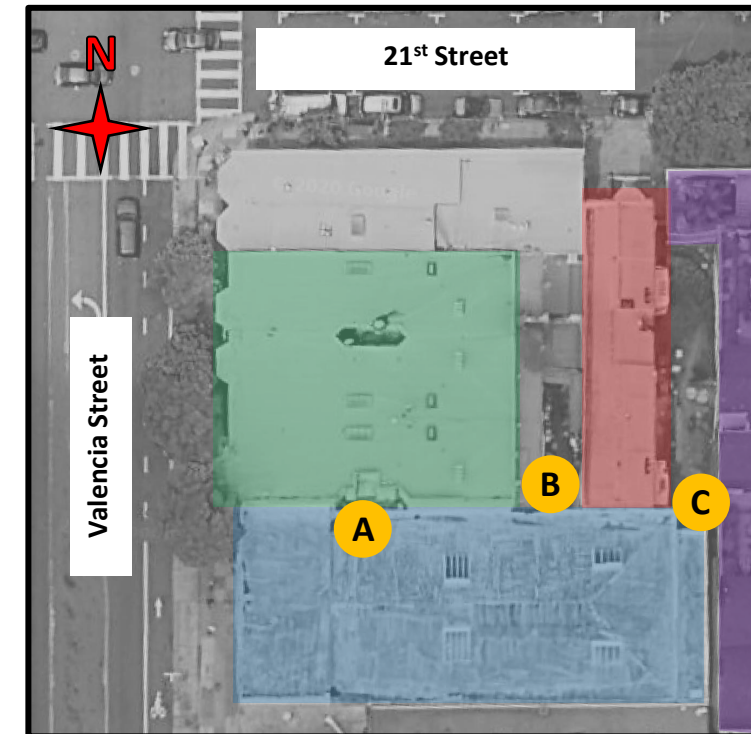
Yard Between Dajani Property and La Raza



1021 Valencia St. CDE Aptos Property	3279 21 st St. Dajani Property
1005 Valencia St. Lau Property	98 Bartlett St. La Raza Property



Yard Between Dajani Property and La Raza



1021 Valencia St.
CDE Aptos Property

3279 21st St.
Dajani Property

1005 Valencia St.
Lau Property

98 Bartlett St.
La Raza Property

From: [Kevin Blocksidge](#)
To: [Winslow, David \(CPC\)](#)
Subject: In support of 1021 Valencia 2017-013728DRP-02/CRV
Date: Tuesday, January 12, 2021 7:21:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello David,

I am an SF resident writing in favor of 1021 Valencia. It is an ambitious project - larger than its neighbors, but appropriately sized for the future of Valencia street and the Mission neighborhood. The facade treatment is simple and understated, letting its more historic neighbors shine while providing the housing and density SF so desperately needs.

Please, approve this project without delay. We need housing!

Thanks,
Kevin Blocksidge

1021 VALENCIA

PLANNING SET - FEBRUARY 4TH, 2021



SHEET INDEX

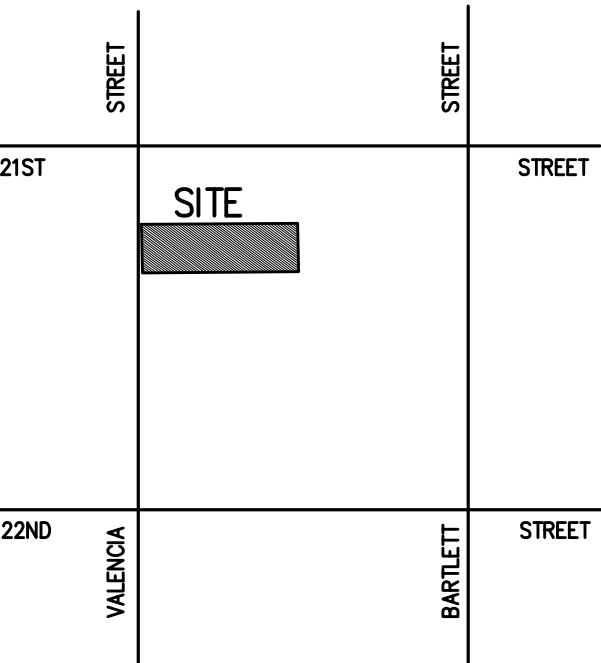
02.04.21	PLANNING SET
00 - SITE SURVEY	
• 1	TOPOGRAPHIC SITE SURVEY
01 - PROJECT INFORMATION	
• A0.01	PROJECT INFORMATION
• A0.01-A	BULLETIN NO.6 - EXHIBIT A DIAGRAMS
• A0.02	EXISTING SITE
02 - JOINT TRENCH	
• INT 1	JOINT TRENCH - INTENT
• INT 2	JOINT TRENCH - INTENT
03 - ARCHITECTURAL	
• A1.00	SITE 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:

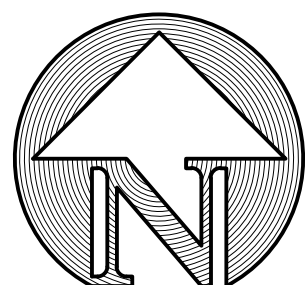
ATS AUTO SPRINKLER
BK BACK OF WALK
B BOLLARD
CO CLEAN OUT
FL FLOW LINE
GND GROUND
GV GAS VAULT
PGE PG&E BOX
PM PARKING METER
MH MANHOLE
OVR OVER PROPERTY LINE
SL STREET LIGHT
SLB STREET LIGHT BOX
TC TOP OF CURB
TVC TV CABLE BOX
WM WATER METER
TOS TOP OF STAIRS

GENERAL NOTES:

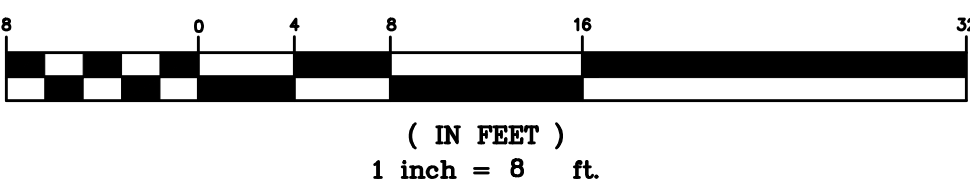
- ALL SURVEY WORKS WAS CONDUCTED IN NOVEMBER 2018.
- DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.
- ELEVATIONS SHOWN HEREON WERE OBTAINED BASED SAN FRANCISCO CITY DATUM BM453 IN THE NORTHWEST CORNER AT THE INTERSECTION OF THE VALENCIA STREET AND 24TH STREET. ELEVATION = 77.543'.
- RESEARCH 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.



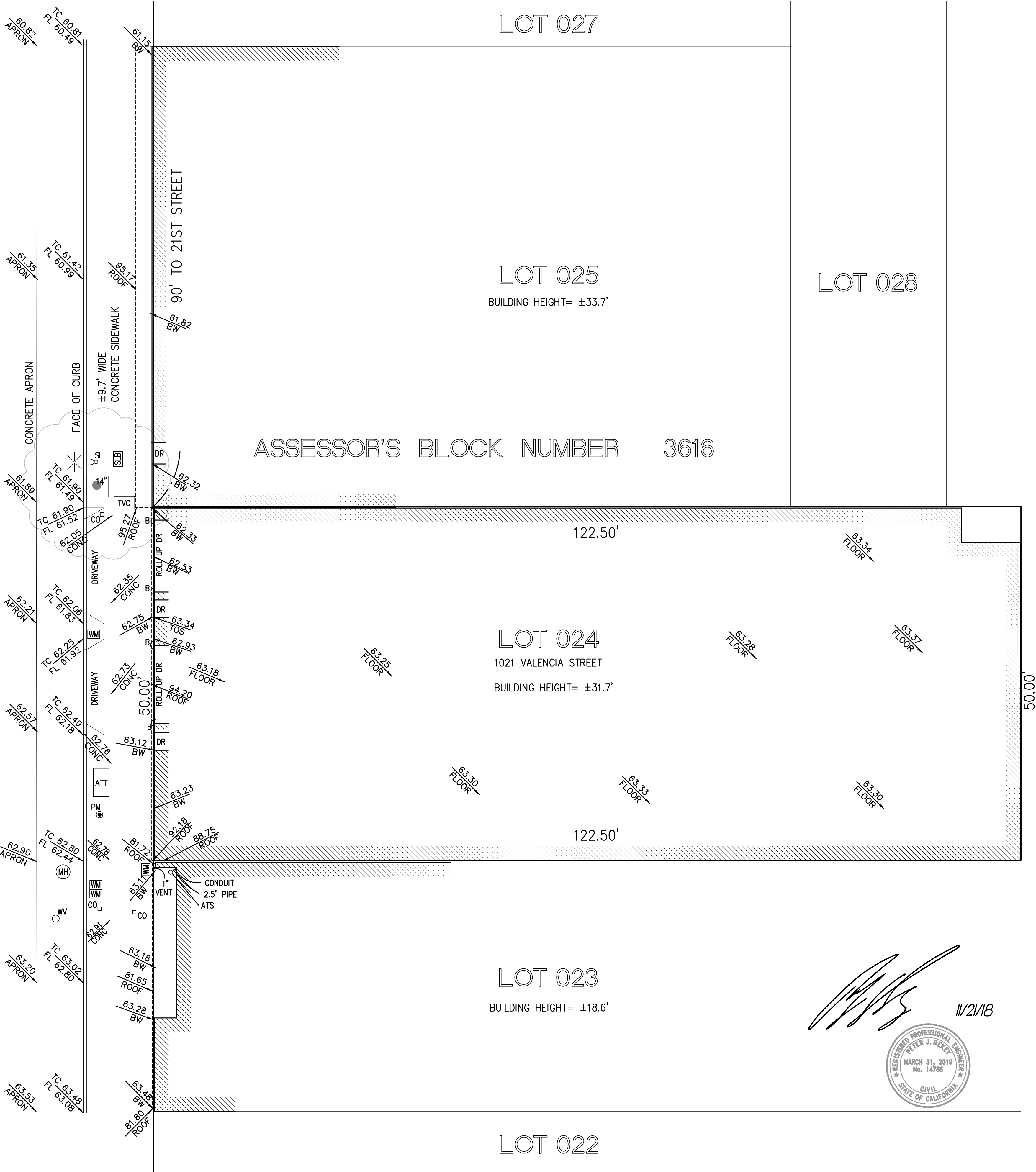
VICINITY MAP
NO SCALE



GRAPHIC SCALE



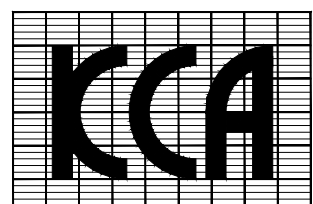
VALENCIA STREET
(82.50' WIDE)



[Signature] 11/21/18
REGISTERED PROFESSIONAL ENGINEER
PETER J. BEKER
MARCH 31, 2019
No. 14786
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: _____
APPROVED: _____

PROJECT NO. _____

DES. JH	DRW. RL				
CKD. _____	REV. PJB				
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

CONSTRUCTION TYPE:			IIIA OVER 1A										
FLOORS:			5 WOOD OVER 1 CONCRETE										
UNIT TYPE			Unit Rentable*	Floor Levels							Total	Unit	Rentable Area by Type
				SF	B1	1ST	2ND	3RD	4TH	5TH			
JR 1 BEDROOM	A1.0	1 BED/ 1 BATH	515	0	0	2	2	0	0	0	4	50.0%	2,060
	A2.0	1 BED/ 1 BATH	518	0	0	1	1	0	0	0	2		1,036
	A3.0	1 BED/ 1 BATH	680	0	0	0	0	1	1	0	2		1,360
	A4.0	1 BED/ 1 BATH	875	0	0	0	0	1	1	0	2		1,750
	A3.1	1 BED/ 1 BATH	663	0	0	0	0	0	0	1	1		663
	A4.1	1 BED/ 1 BATH	841	0	0	0	0	0	0	1	1		841
</													

Rentable Residential by floor (not incl. decks)		0	1,954	3,514	3,514	3,521	3,521	3,470	19,494
Gross Residential (lobby, corridors, stairs, etc...) (incl. decks)		1,424	1,415	776	776	776	776	776	5,295
Amenity Spaces (Interior Only)...		2,327	-	-	-	-	-	-	2,327
Commercial Area		1,656	1,327	-	-	-	-	-	2,983
Utilities (Incl. storage, Fire, ...)		417	151	-	-	-	-	-	568
Total Gross		5,824	4,847	4,290	4,290	4,297	4,297	4,246	32,091

* NET RENTABLE IS CENTERLINE OF WALL
** RESIDENTIAL AMENITY BELOW FLOOR 1
IS NOT INCLUDED IN SF PLANNING COMPLIANT
RESIDENTIAL GROSS AREA

SF Planning Residential Gross Area 24,789

State Density Bonus Allowable GFA 24,818

OPEN SPACE
COMMON SPACE PROVIDED: 760 +/- 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

CONSTRUCTION TYPE:		VA OVER 1A										
FLOORS:		4 WOOD OVER 1 CONCRETE										
UNIT TYPE		Unit Rentable*	Floor Levels								Unit	Rentable Area by Type
JR 1 BEDROOM	A1.0	515	B1	1ST	2ND	3RD	4TH	5TH		Total	57.9%	3,090
	A2.0	518		0	0	1	1	0		6		1,554
	A3.0	680		0	0	0	0	1		1		680
	A4.0	875		0	0	0	0	1		1		875
2 BEDROOM		983	B1.0	2 BED/2 BATH	0	2	0	0	0	2	42.1%	1,966
2 BEDROOM	B1.1	983		2 BED/2 BATH	0	0	2	2	0	4		3,932
	B1.2	983		2 BED/2 BATH	0	0	0	0	2	2		1,966
	B2.0	977		2 BED/2 BATH	0	0	0	0	0	0		0
TOTAL UNITS		740		0	0	5	5	5	4	19	100%	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

* NET RENTABLE IS CENTERLINE OF WALL
** RESIDENTIAL AMENITY BELOW FLOOR 1
IS NOT INCLUDED IN SF PLANNING COMPLIANT
RESIDENTIAL GROSS AREA

SF Planning Residential Gross Area 20,682

BASE PROJECT STATISTICS 4

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

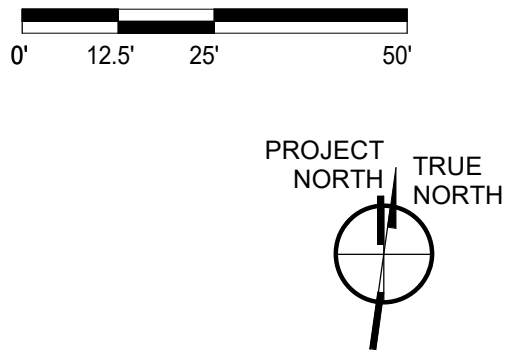
HEIGHT / BULK: (ZONING MAP HT07)
55-X

PROPOSED BUILDING HEIGHT:
65 FEET

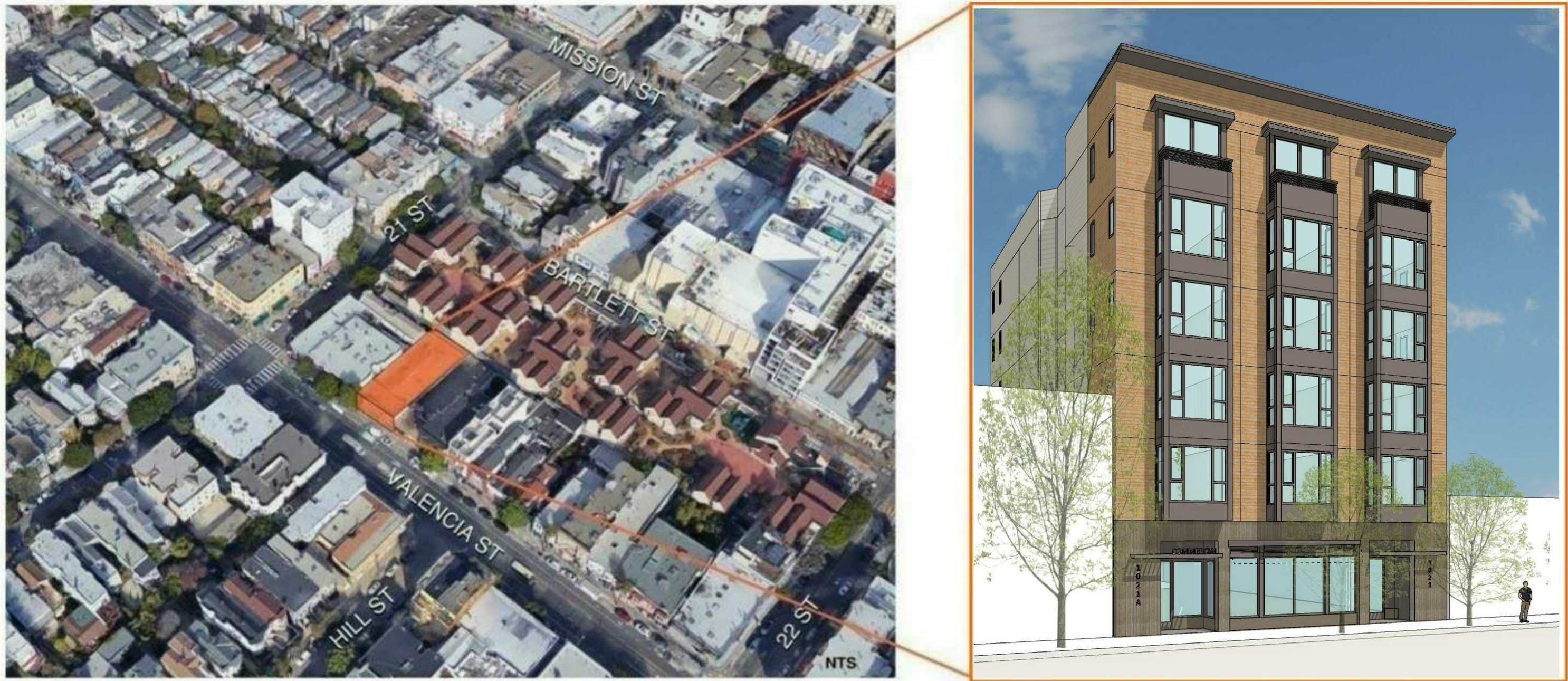
GROUND FLOOR CEILING HEIGHT:
(SEC. 145.1(C)(4)(B)) GROUND FLOOR NON-RESIDENTIAL USES IN ALL C-3, C-M, NCT, DTR, CHINATOWN MIXED USE, RSD, SLR, SLI, SPD, SSO, MUG, MUR, AND MUO DISTRICTS SHALL HAVE A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 14 FEET, AS MEASURED FROM GRADE.



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



PROXIMITY MAP 2



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 1A)

LOT AREA: 6,125 SF (0.14 ACRE)
EXISTING LOT COVERAGE: 6,125 SF (APROX)
PROPOSED LOT COVERGAE: 5978 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 MINIMUM STANDARD TO ACHIEVE 20% STATE DENSITY BONUS, LISTED PER SAN FRANCISCO PLANNING DIRECTOR BULLETIN 6, REVISED JULY 2019. PROJECT WOULD MEET AFFORDABLE HOUSING COMPONENT WITH 2 ON-SITE BMR DWELLING UNITS.

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

REAR YARD SETBACK IS PROPOSED AT THE 1ST FLOOR. 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. HEIGHT LIMIT: WAIVE BUILDING HEIGHT LIMIT PER SEC. 250 BECAUSE PROVIDING CODE-COMPLIANCE WOULD PRECLUDE THE DEVELOPMENT OF A 20% INCREASE IN RESIDENTIAL DENSITY.
- 2. OPEN SPACE: WAIVE COMMON USABLE OPEN SPACE REQUIREMENT PER SEC. 135 BECAUSE PROVIDING CODE-COMPLIANT OPEN SPACE WOULD PRECLUDE THE DEVELOPMENT OF A 20% INCREASE IN RESIDENTIAL DENSITY.
- 3. REAR YARD: WAIVE REAR-YARD REQUIREMENT PER SEC. 134 BECAUSE PROVIDING CODE-COMPLIANT REAR-YARD WOULD PRECLUDE THE DEVELOPMENT OF A 20% INCREASE IN RESIDENTIAL DENSITY.

PROJECT SPONSOR IS SEEKING A STATE DENSITY BONUS INCENTIVE/CONCESSION TO UTILIZE VINYL WINDOWS.

ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
SITE PERMIT	05.29.20
PLANNING SET	02.04.21

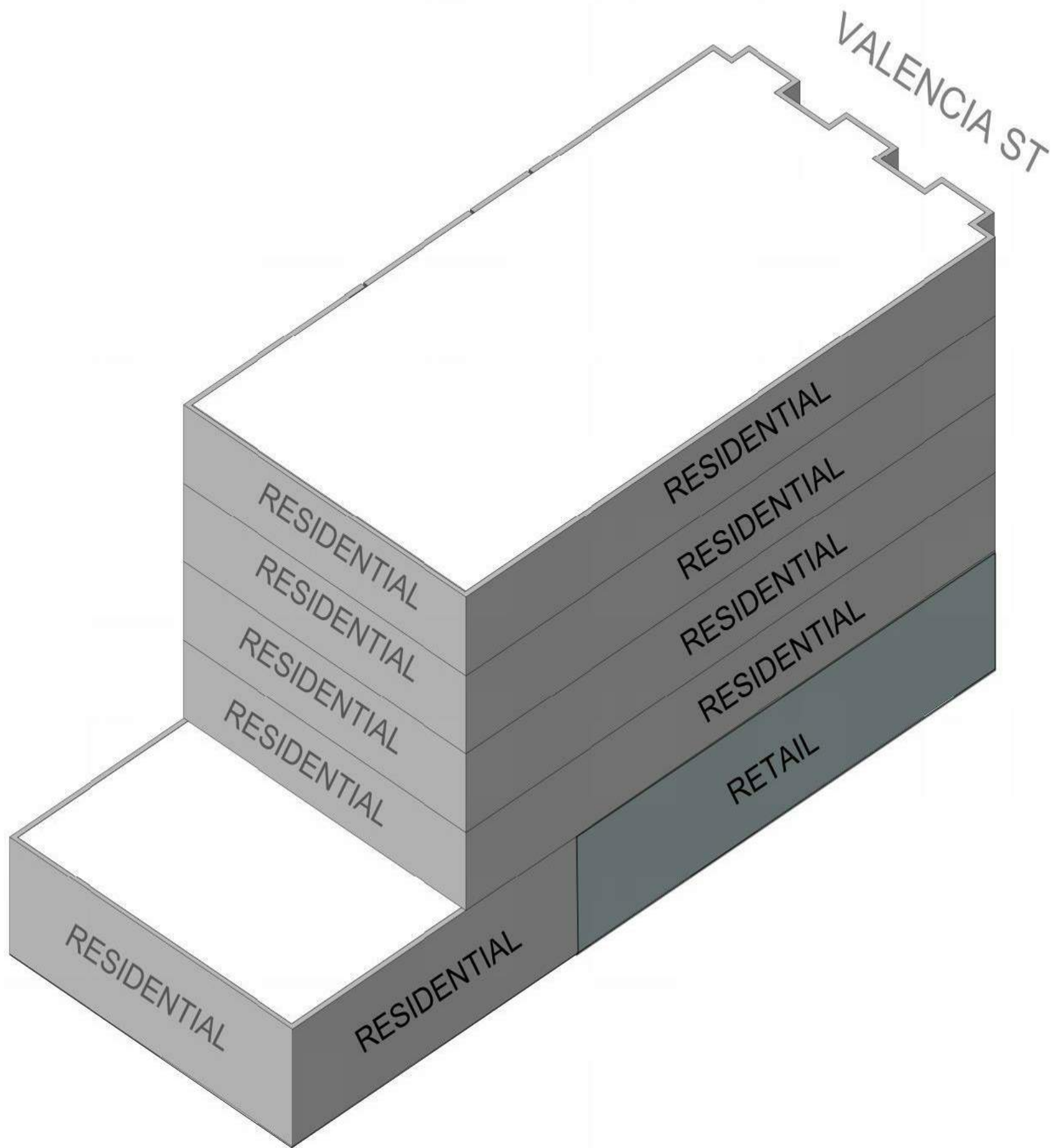
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE ORIGINAL
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PROJECT
INFORMATION

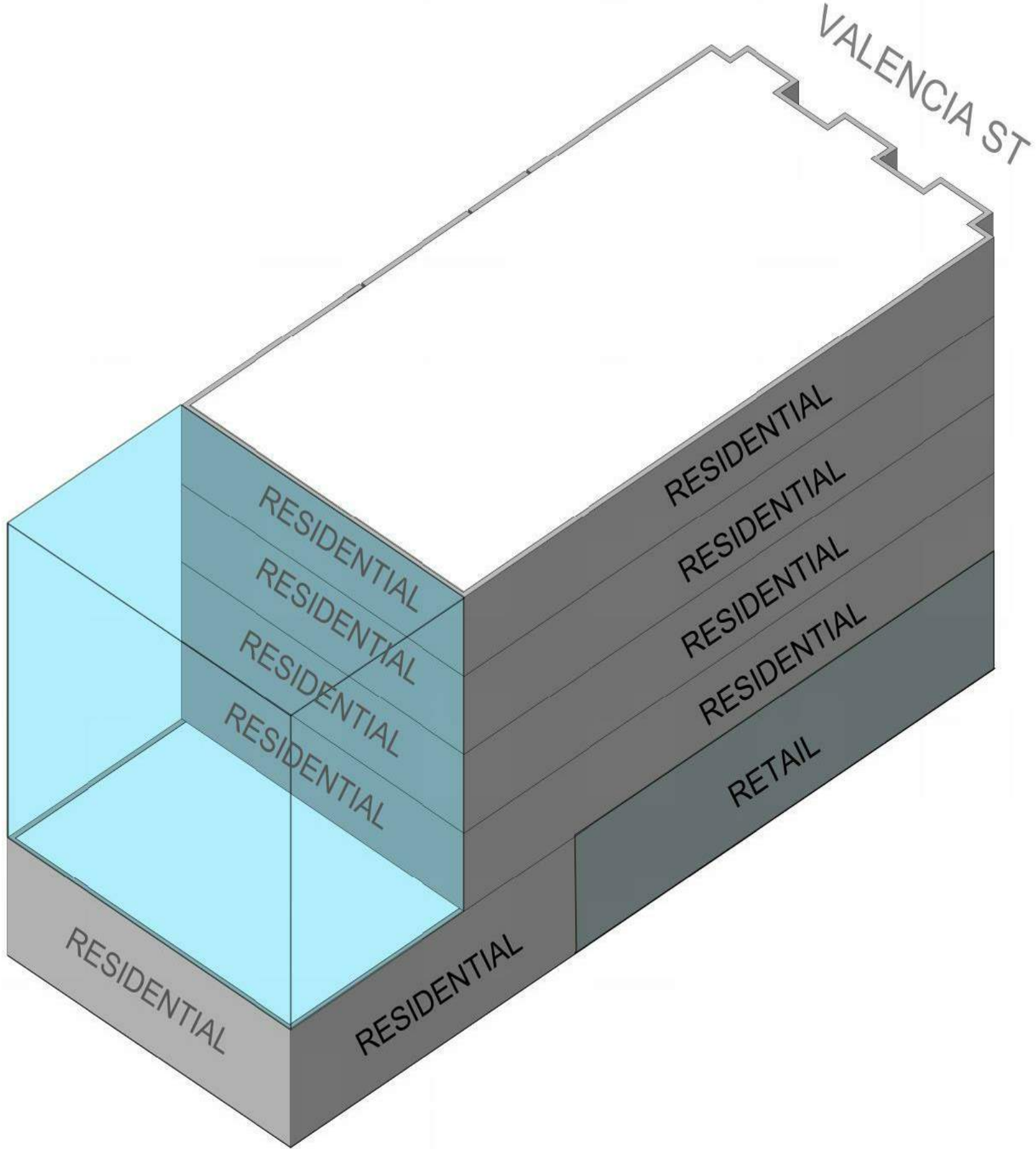
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SCALE	
PROJ. NO. 1714	DRAWN BY XX
SHEET SIZE: 30 X 42	

PROJECT SUMMARY 3

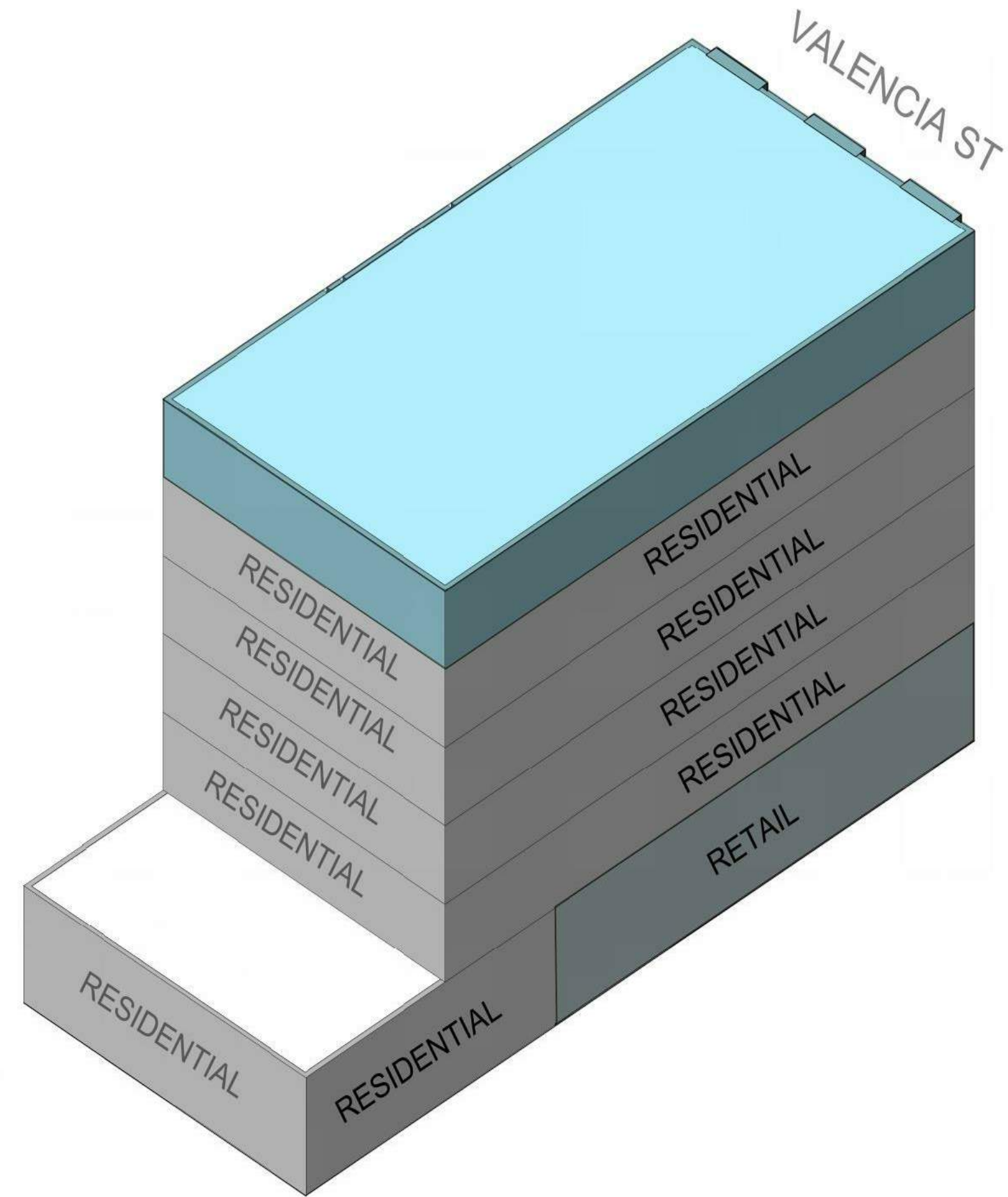
PROJECT DESCRIPTION 1



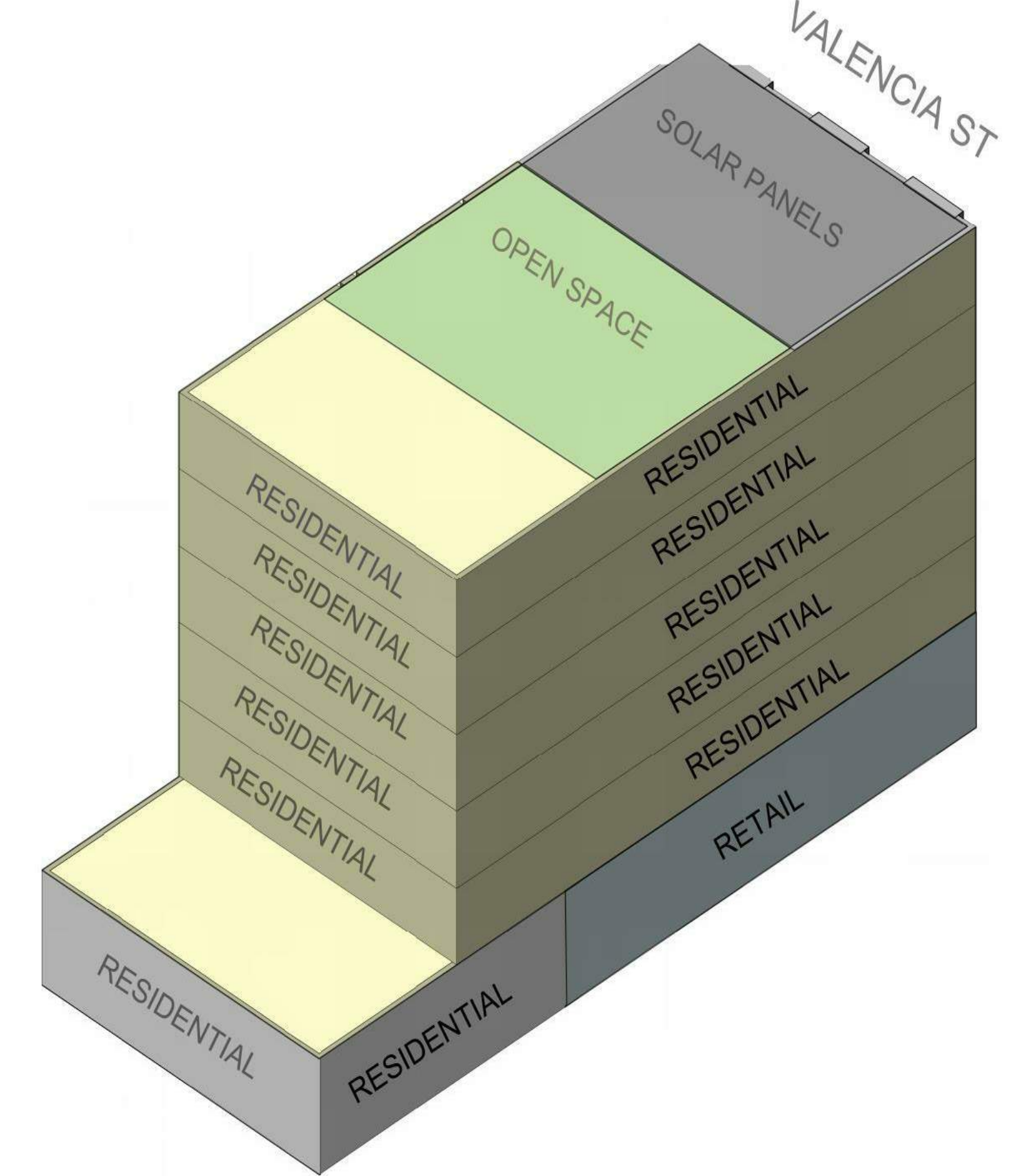
BASELINE: Retail and residential on ground floor with 4 stories of housing above;
Residential gross sq. ft. = approx. 20,682.



STEP ONE: Size of code-compliant rear yard = 25% of lot depth.



STEP TWO: ADD one full story of units with additional roof-top open space;
+ approximately 4,107SF residential SF.



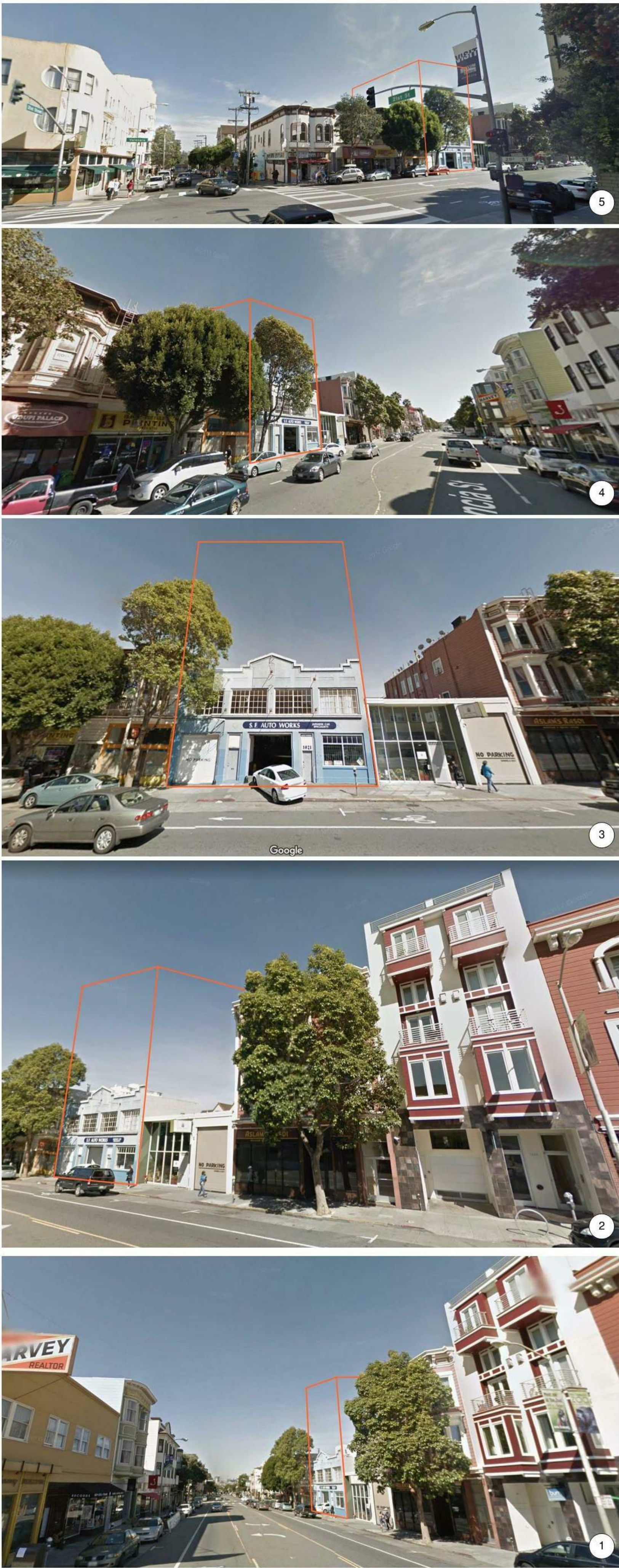
FINAL MASSING: Retail and housing ground floor, with 5 stories of housing above.
Residential gross sq. ft. = approx. 24,789.

ISSUE	DATE
PROJECT APPLICATION	02.13.19
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PROJECT APPLICATION RESUBMITTAL	04.06.20
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PLANNING SET	

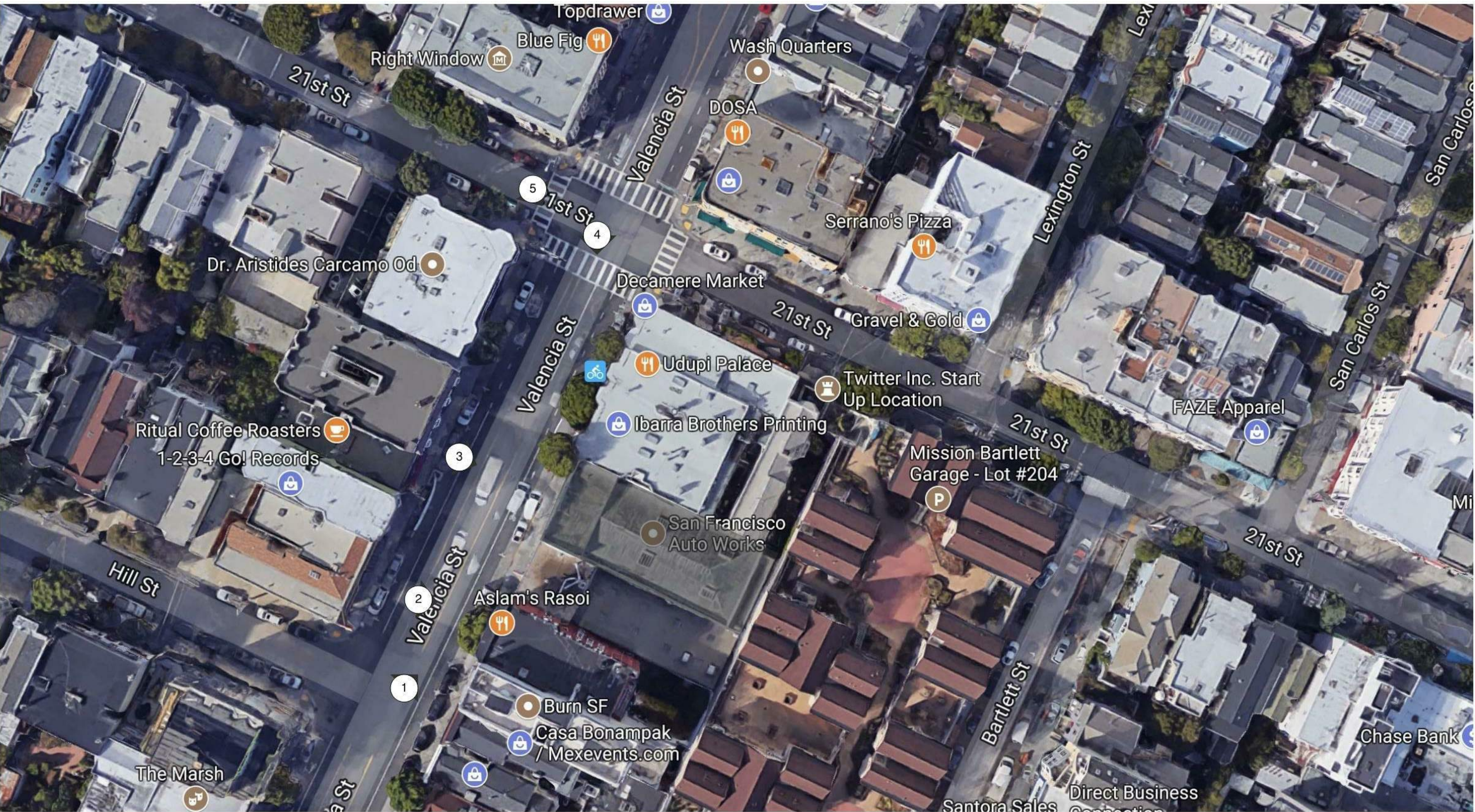
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BULLETIN NO. 6
- EXHIBIT A
DIAGRAMS

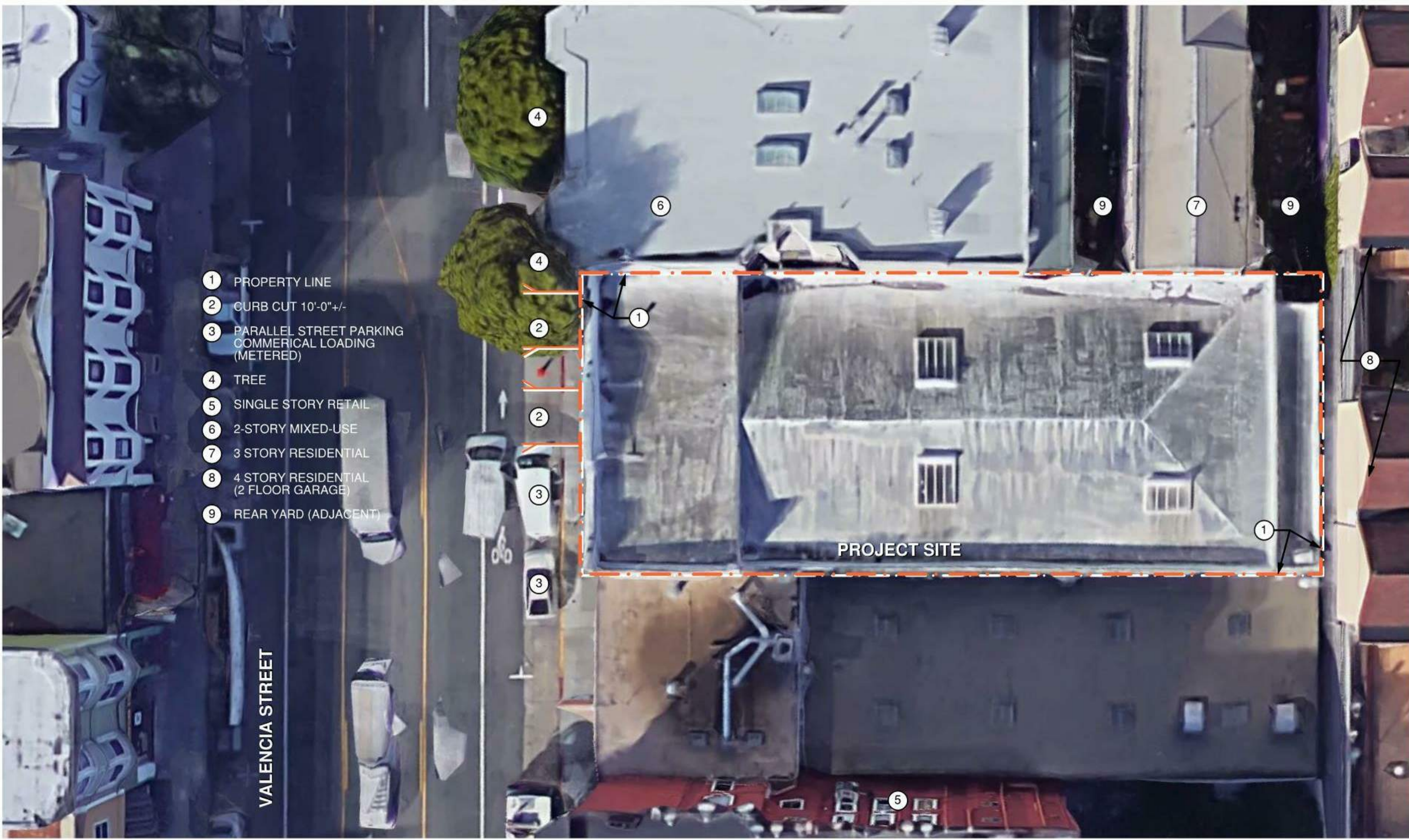
SHEET TITLE
SCALE
PROJ. NO. 1714 DRAWN BY XX
SHEET SIZE: 30 X 42



EXISTING SITE PHOTOS 3



EXISTING SITE PHOTO 2



EXISTING PLOT PLAN 1

1021 VALENCIA
SAN FRANCISCO, CA

ISSUE	DATE
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EXISTING SITE

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

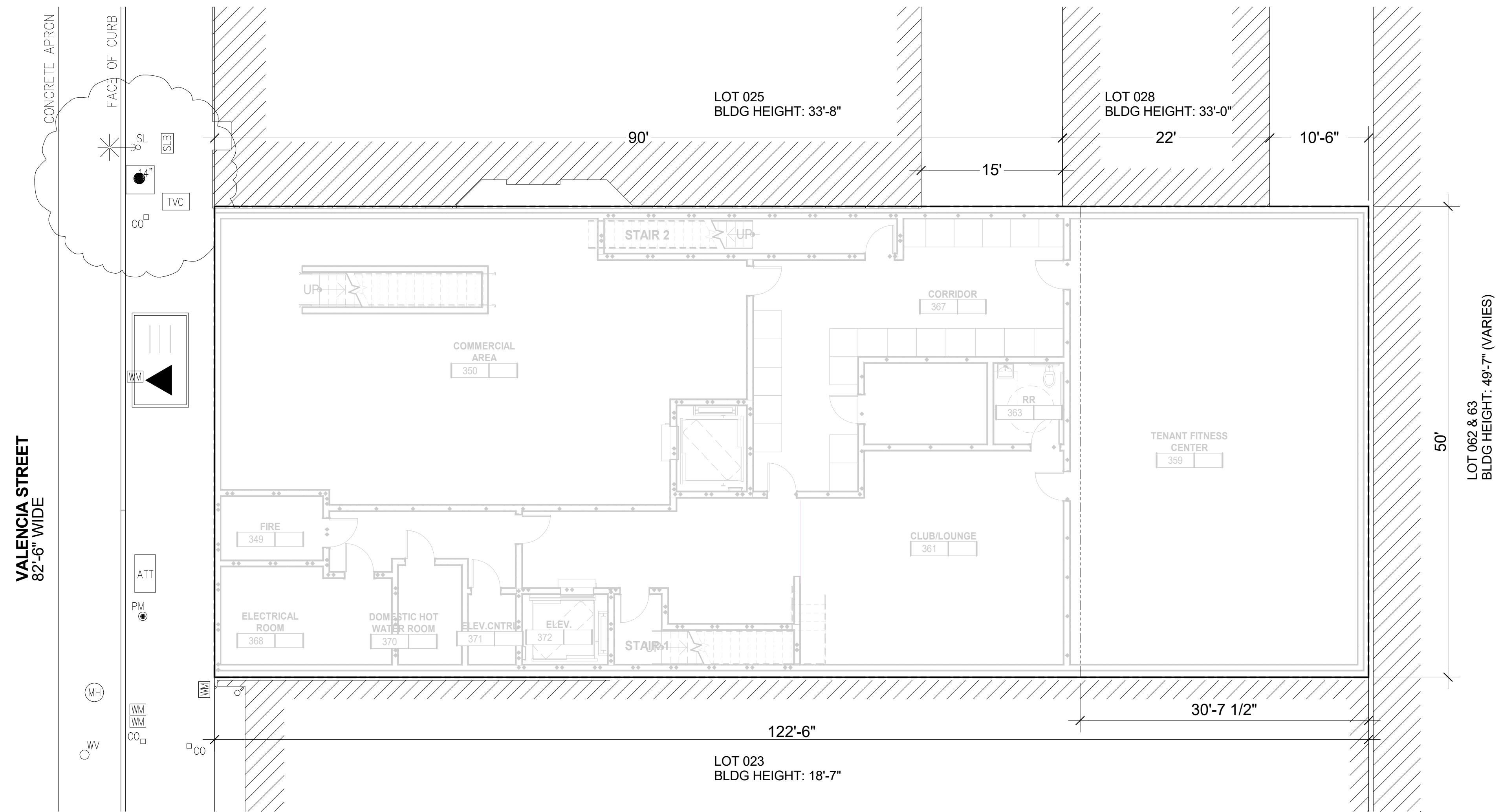
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JOINT TRENCH - INTENT

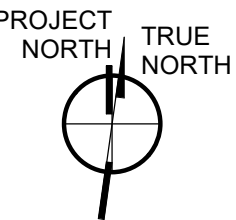
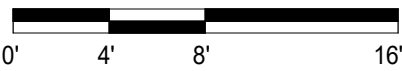
SHEET TITLE
 SCALE $1/8" = 1'-0"$
 PROJ NO. 1714 DRAWN BY XX
 SHEET SIZE: 30 x 42

INT 1



BASEMENT PLAN 1

1/8" = 1'-0"



1021 VALENCIA
SAN FRANCISCO, CA

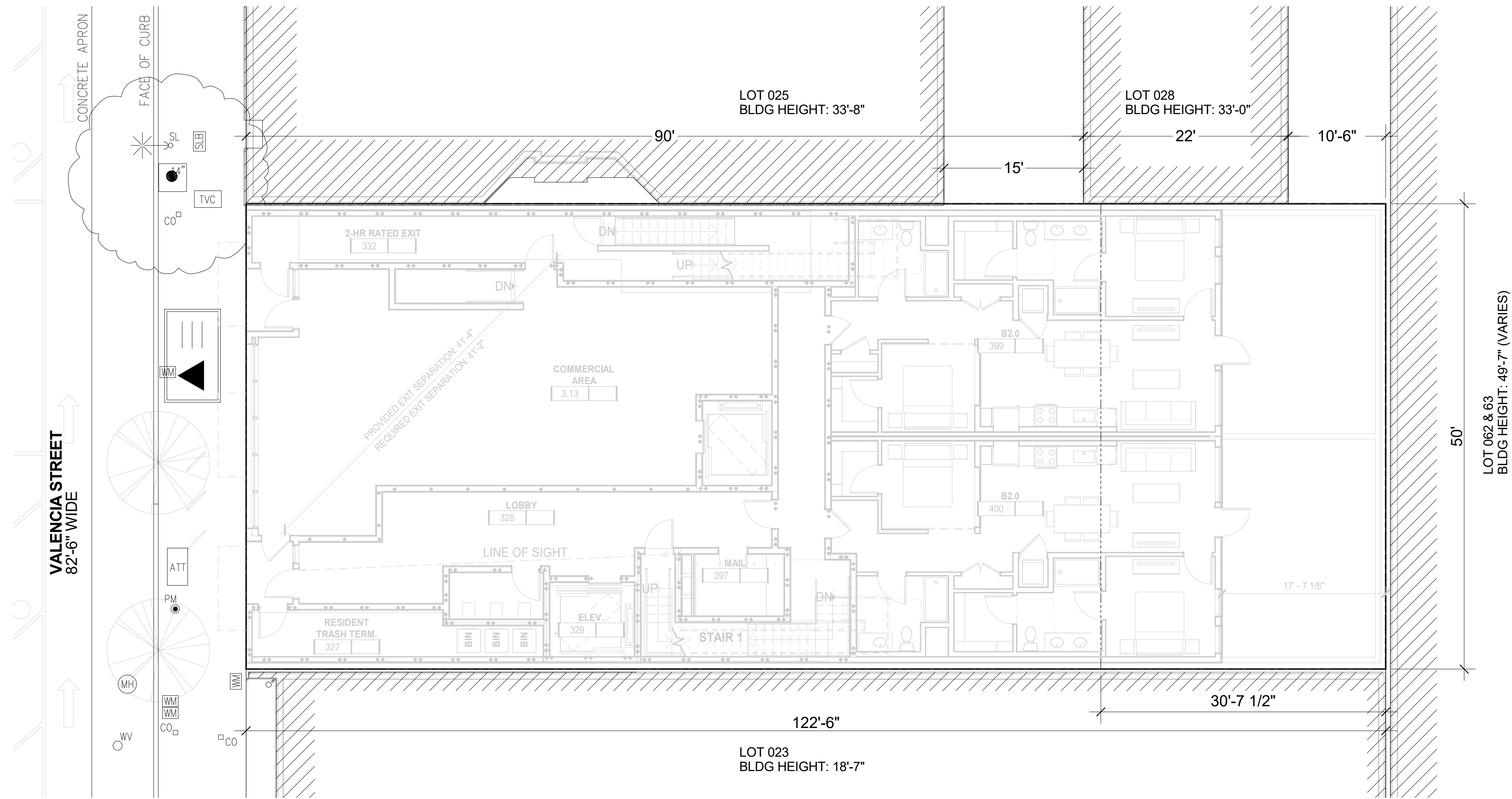
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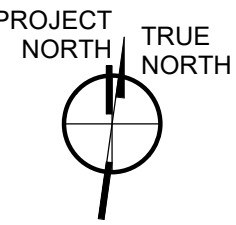
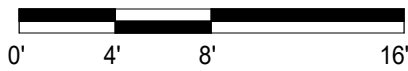
JOINT TRENCH - INTENT

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

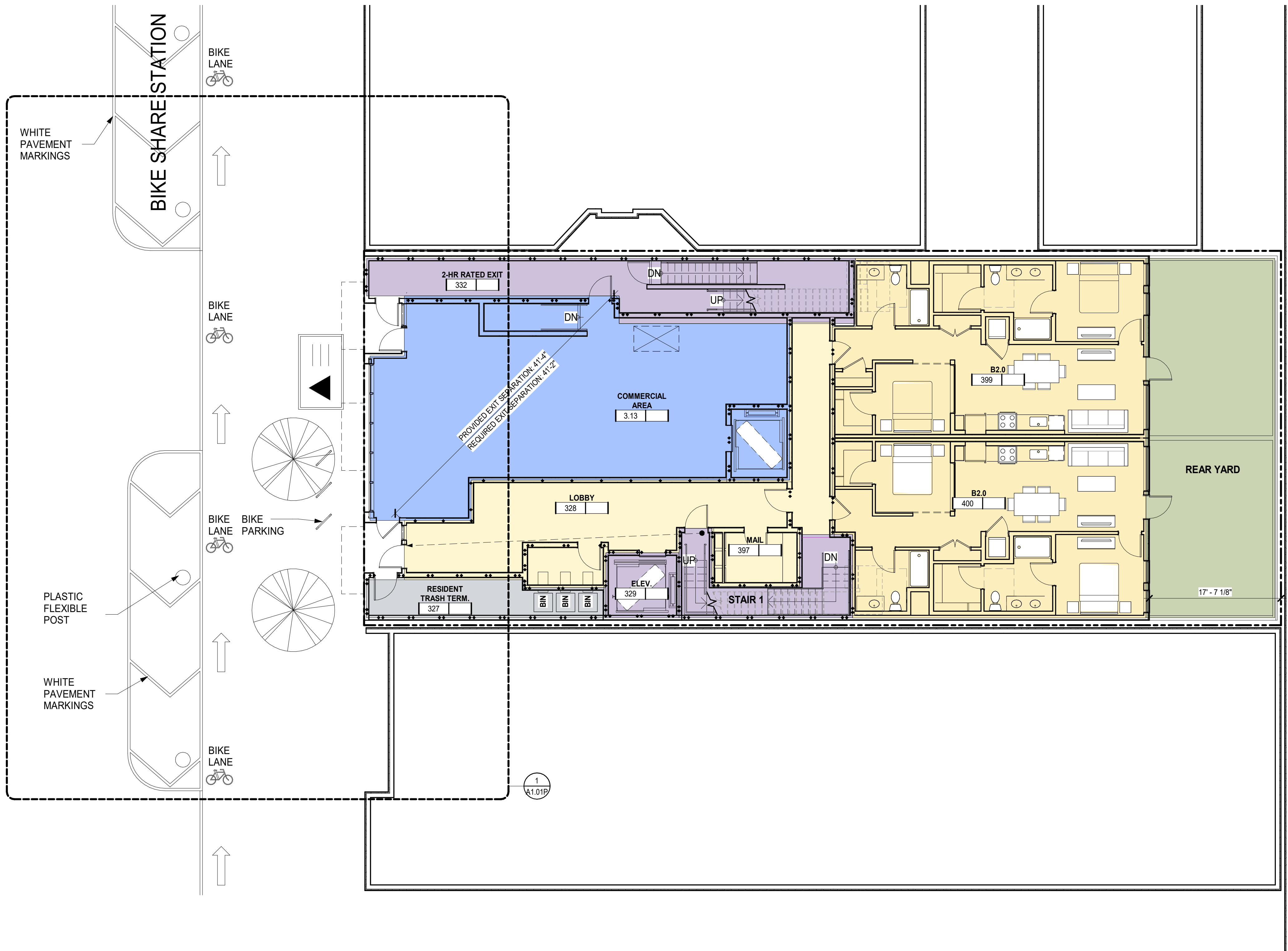
INT 2



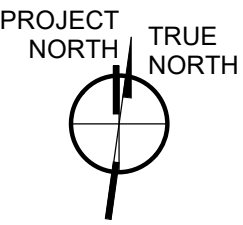
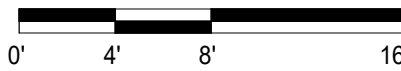
FLOOR 1 PLAN 1
1/8" = 1'-0"



2/25/2021 11:38:45 AM



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



1021 VALENCIA
SAN FRANCISCO, CA

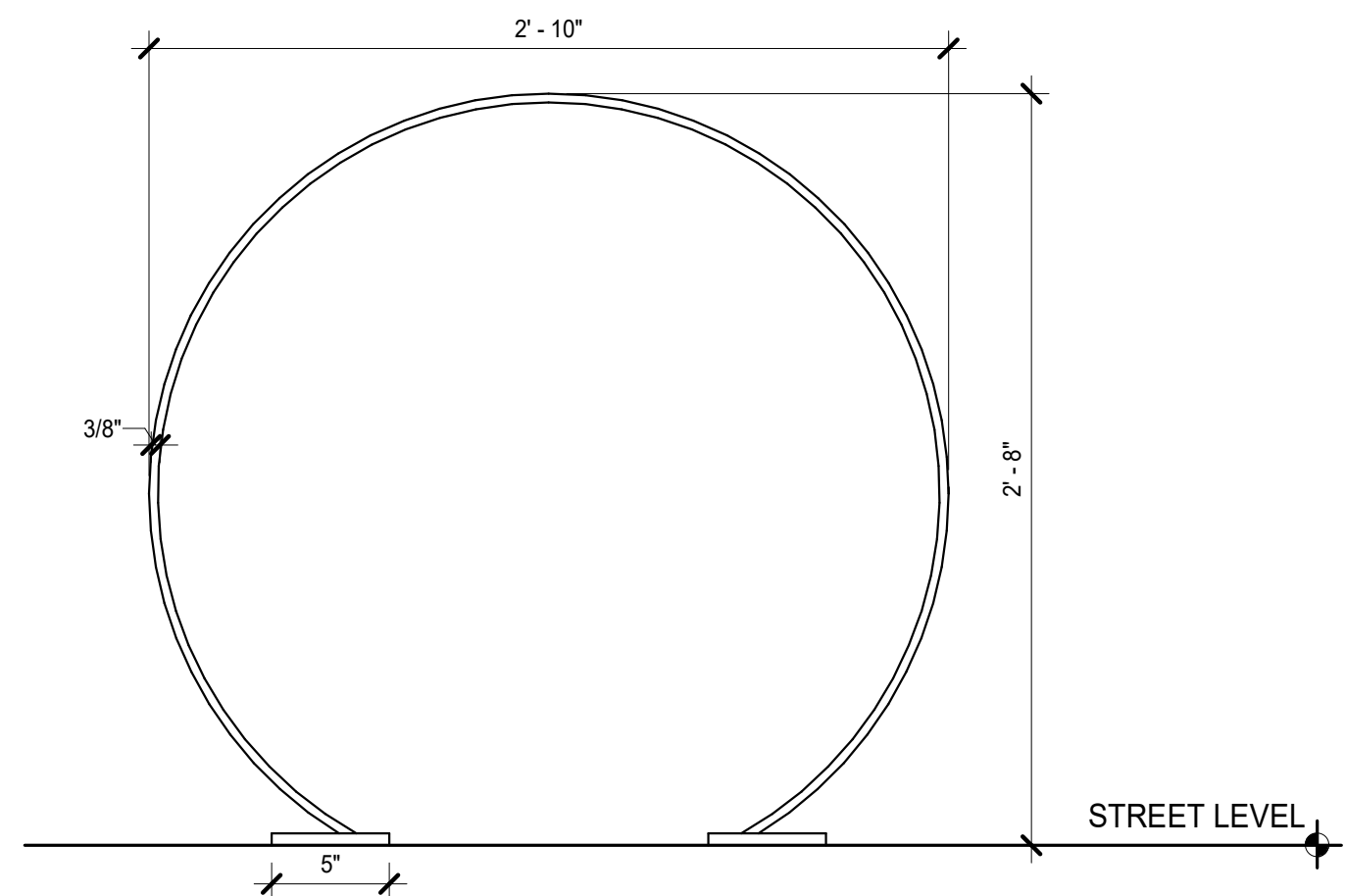
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DISCLOSED WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

SITE PLAN
FLOOR 1

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

2/3/2021 11:33:46 AM



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

WHITE
PAVEMENT
MARKINGS

PLASTIC
FLEXIBLE
POST

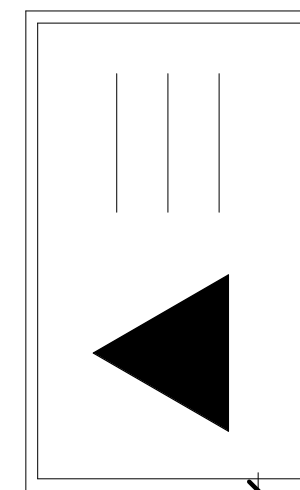
WHITE
PAVEMENT
MARKINGS

BIKE
LANE

BIKE
LANE

BIKE
LANE

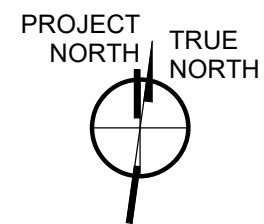
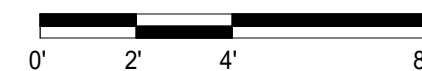
CIRCULAR
STANDARD
BIKE RACK



5'-5.38"

6'-7.58"

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



1021 VALENCIA
SAN FRANCISCO, CA

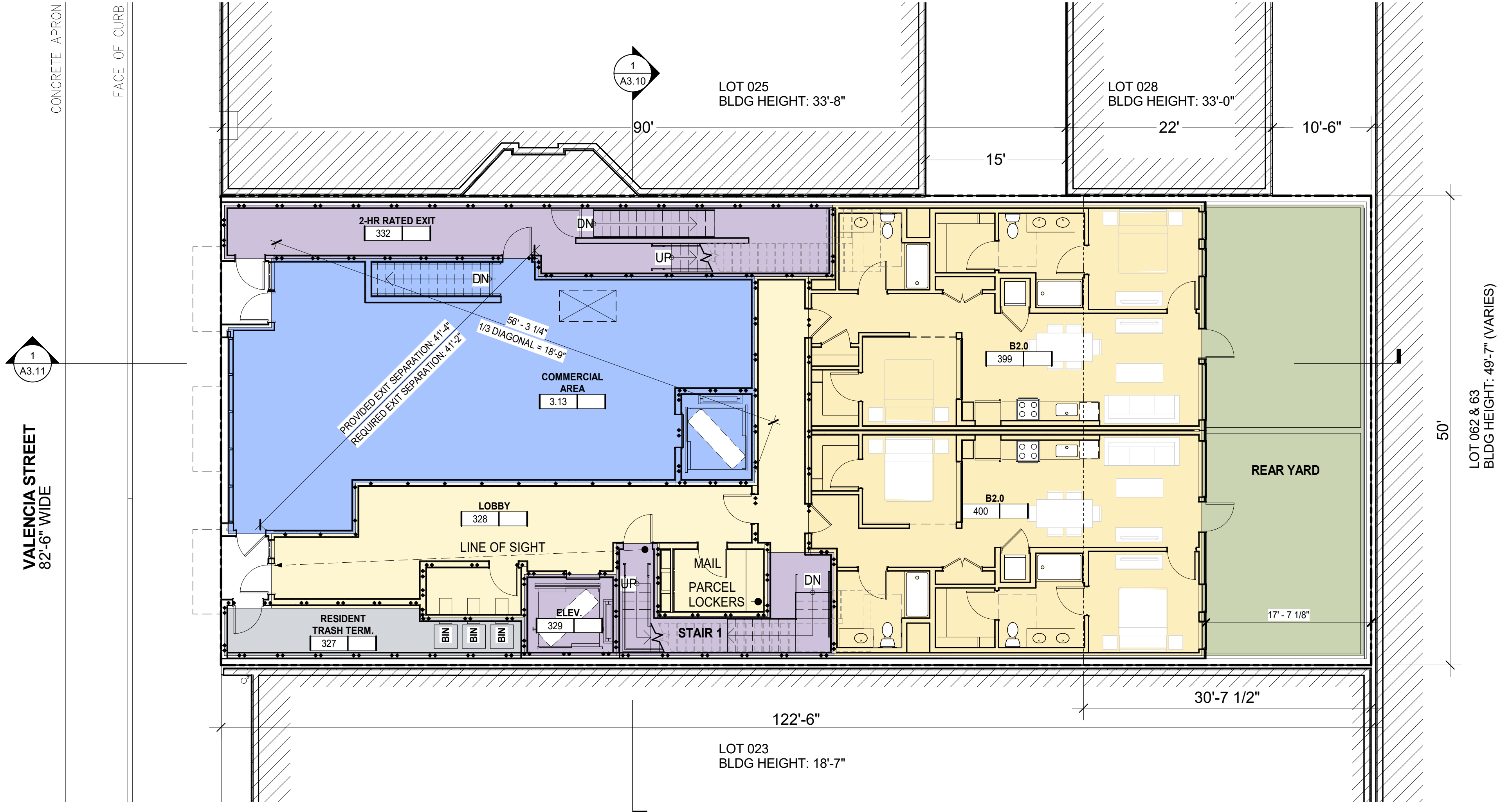
ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
SITE PERMIT	05.29.20
PLANNING SET	02.04.21

STAMP
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ENLARGED
PARTIAL SITE
PLAN FLOOR 1

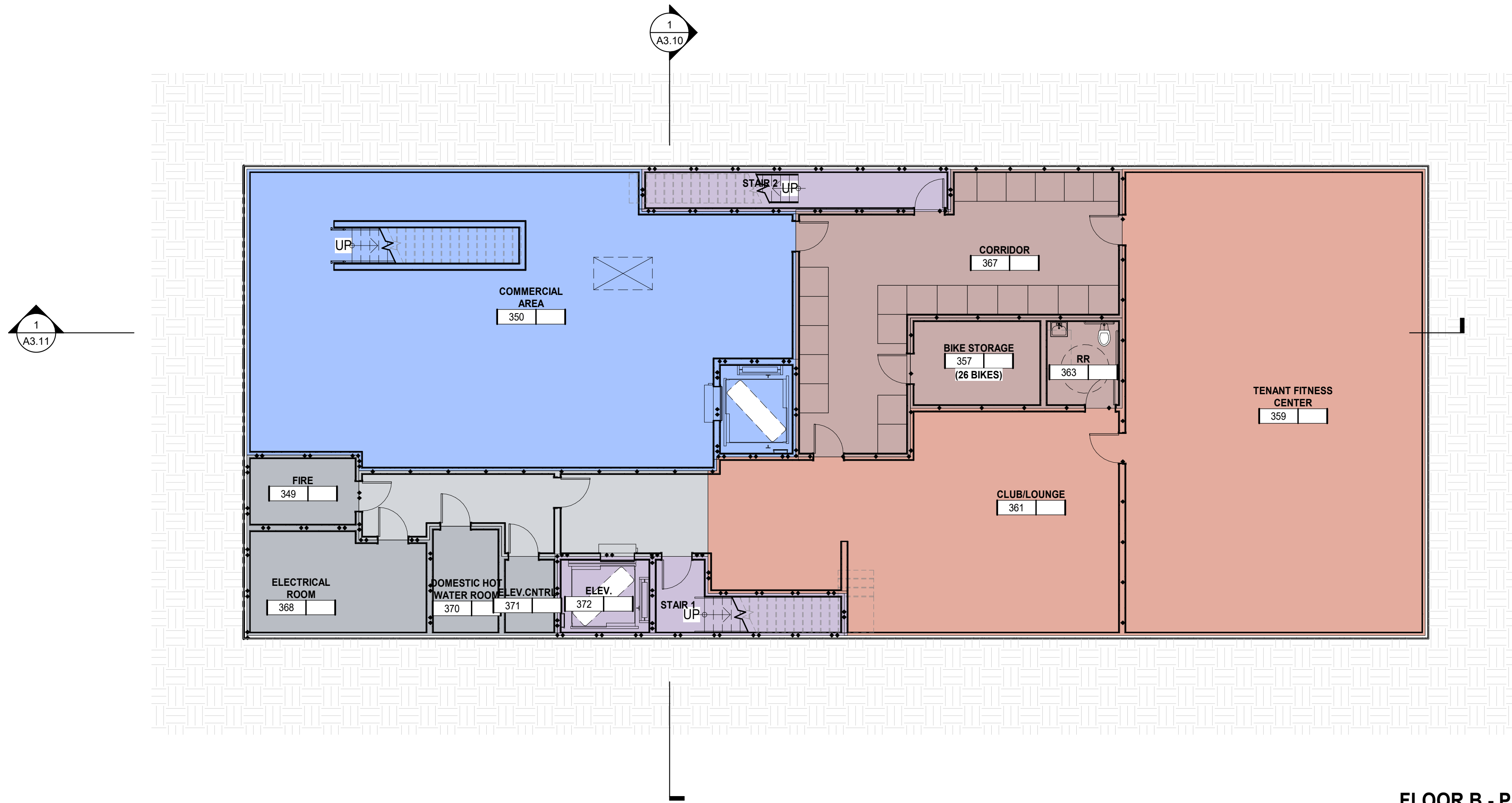
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SCALE As indicated
PROJ NO. 1714 DRAWN BY XX
SHEET SIZE: 30 X 42

2/4/2024 9:35:14 AM



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

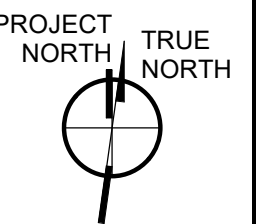
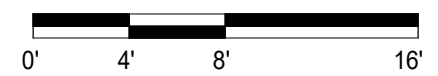
1021 VALENCIA
SAN FRANCISCO, CA

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FLOOR B AND
FLOOR 1 PLAN

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



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SAN FRANCISCO, CA

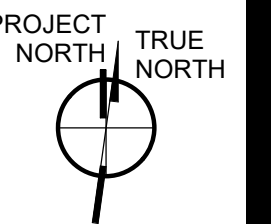
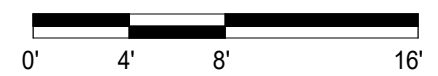
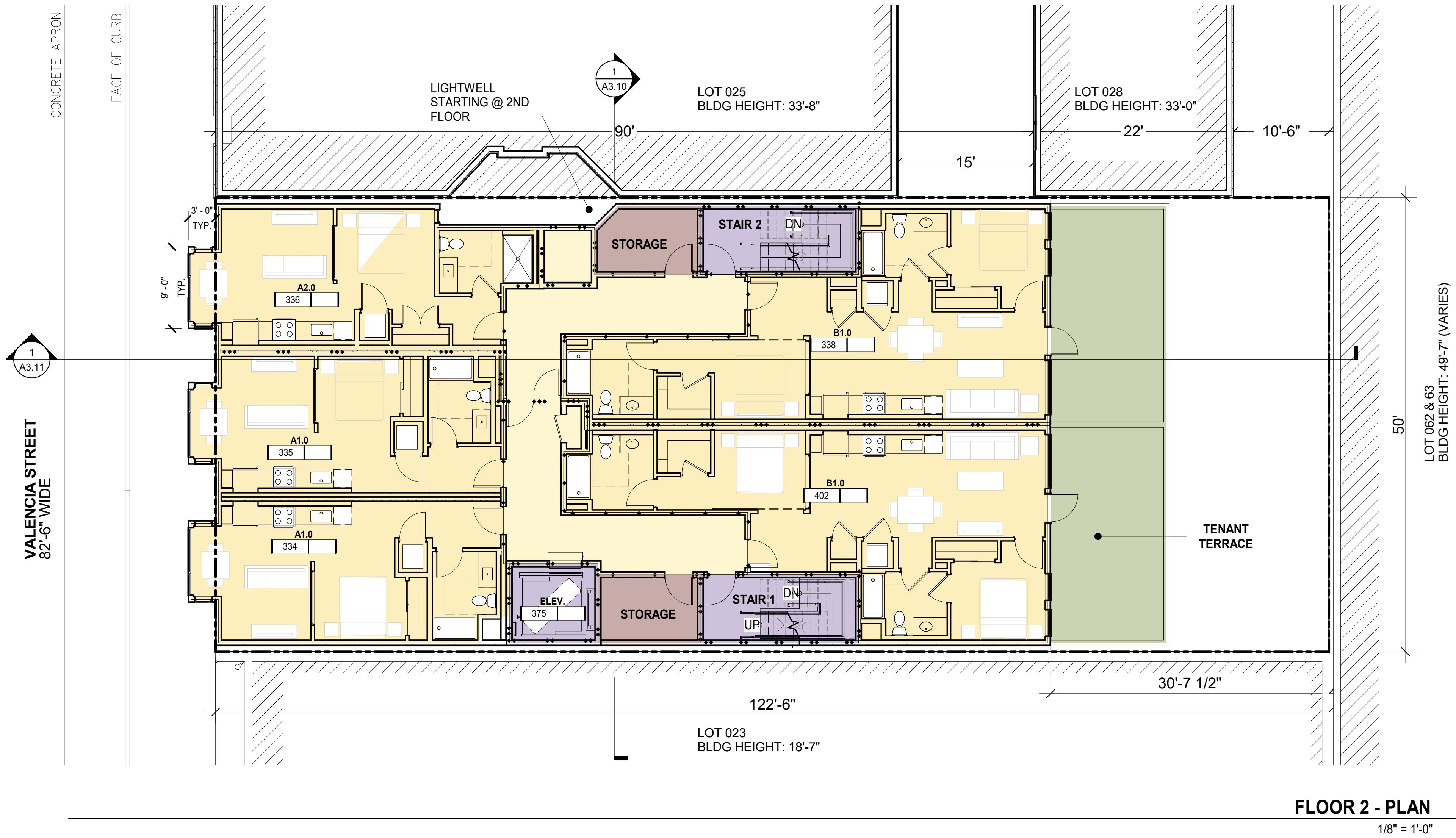
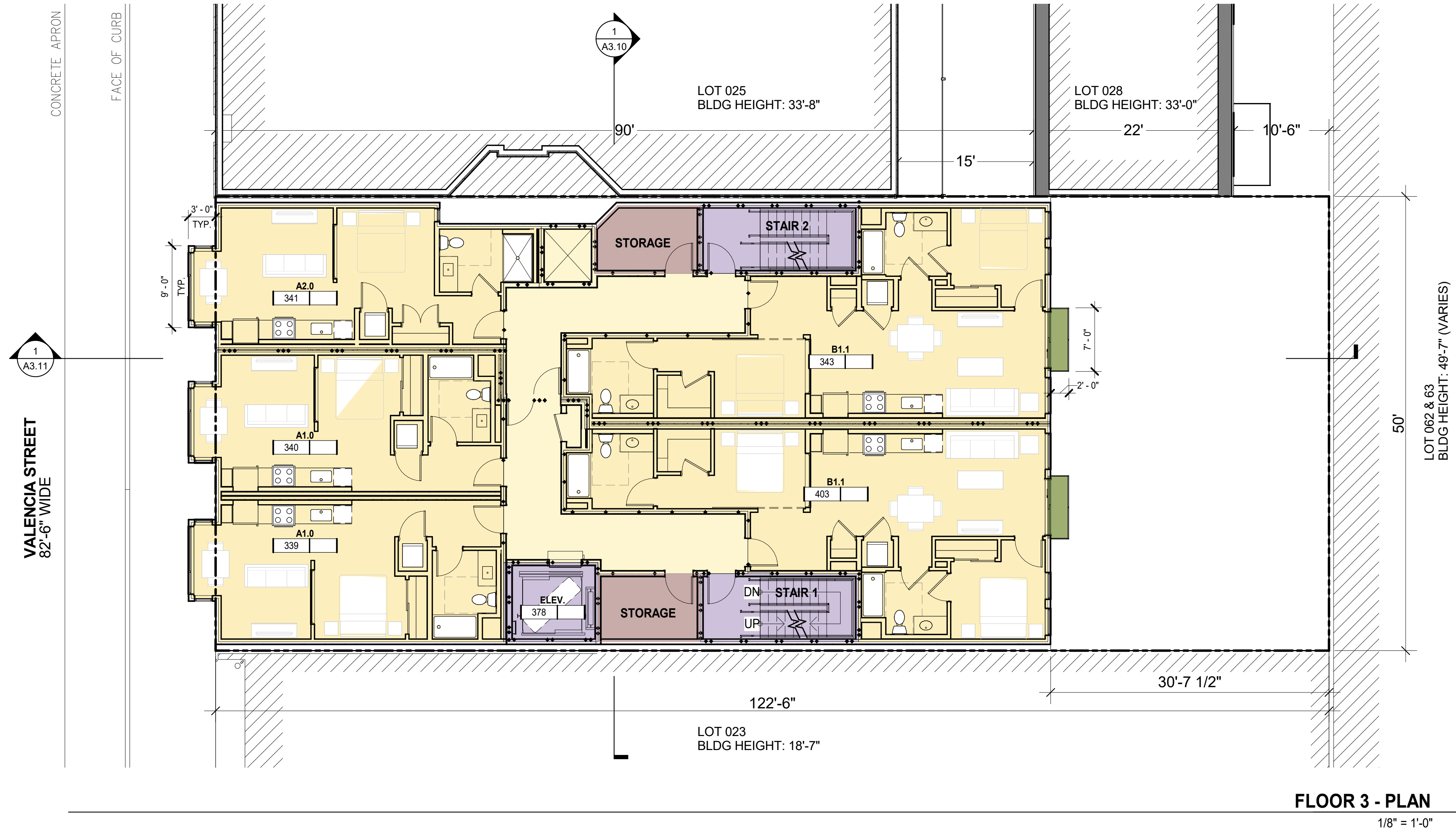
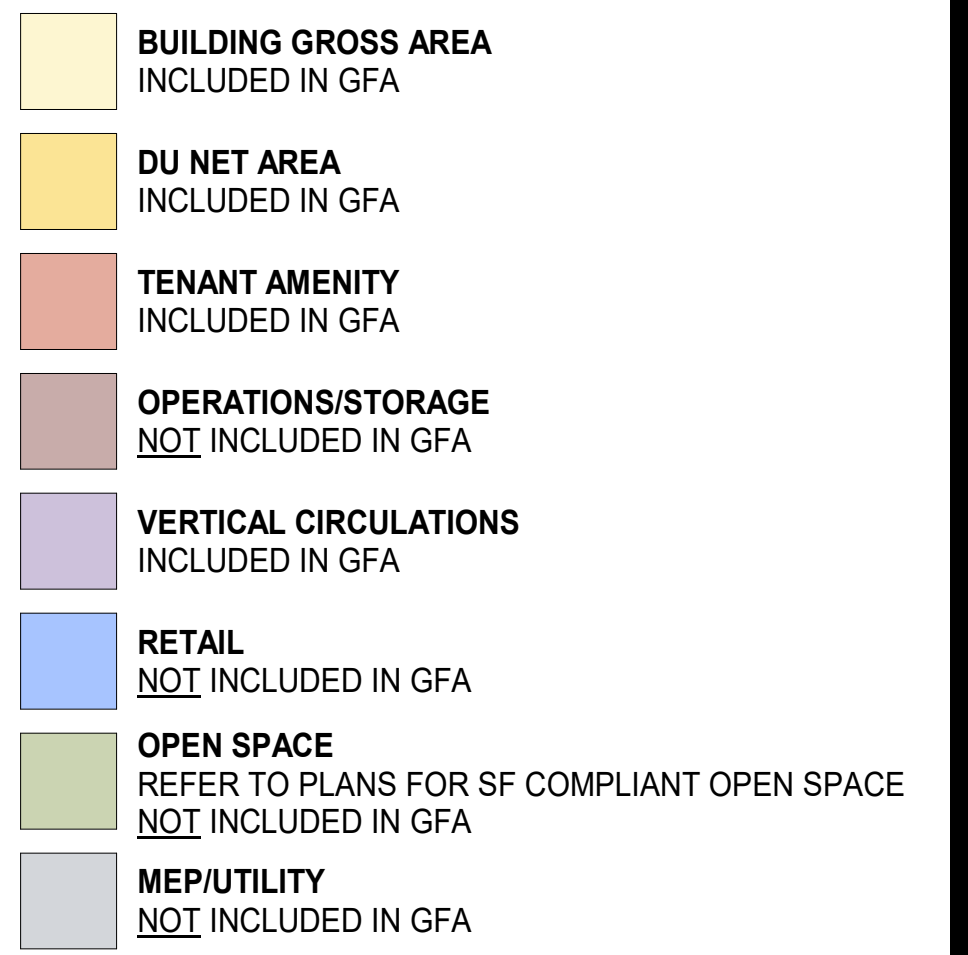
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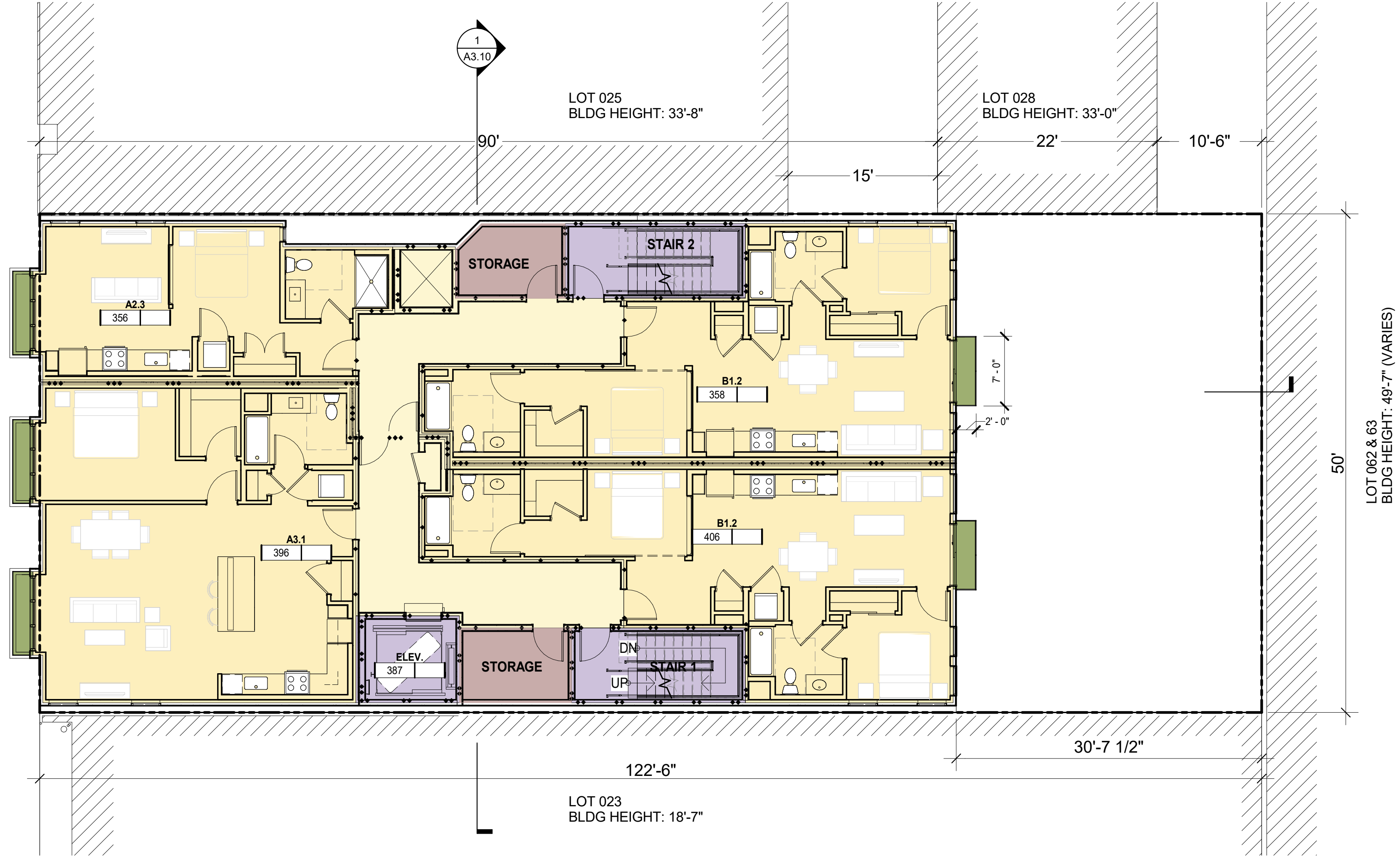
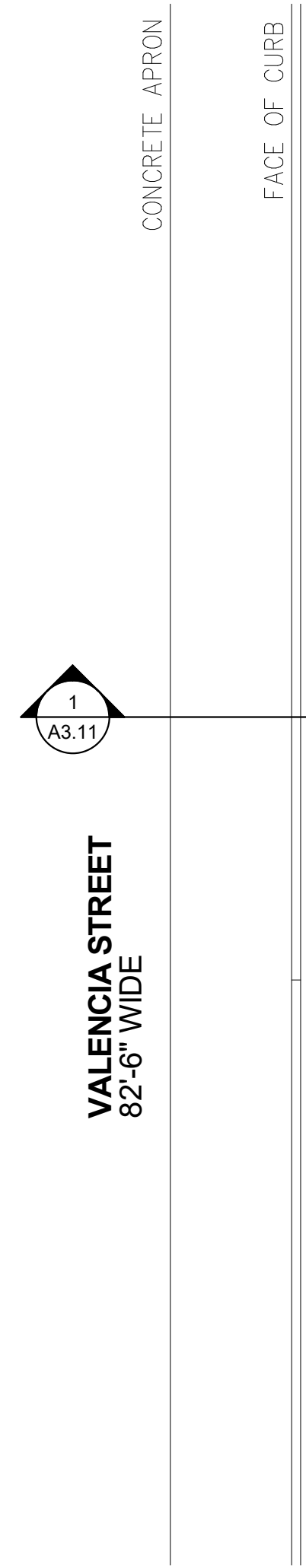
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**FLOOR 2 AND
FLOOR 3 PLAN**

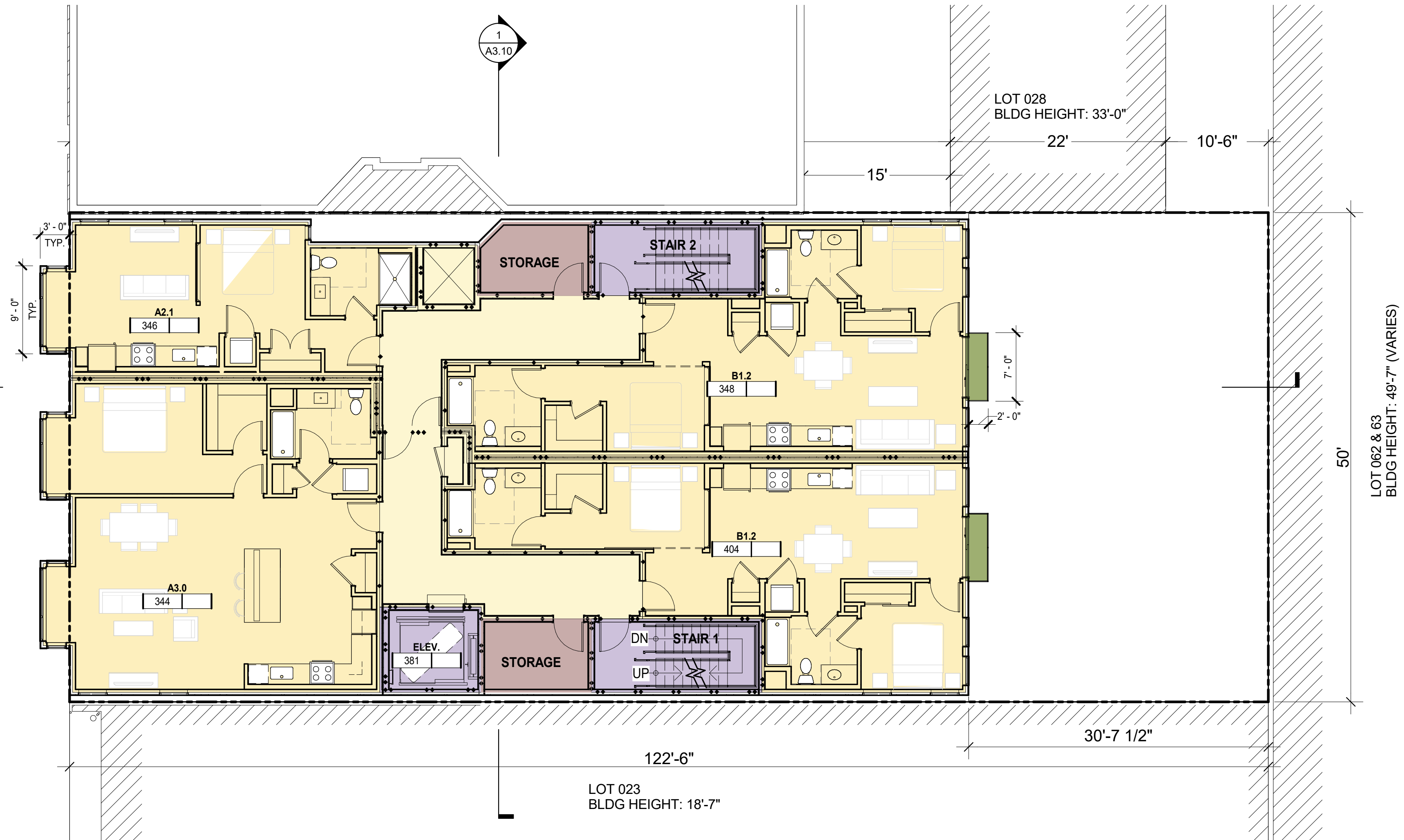
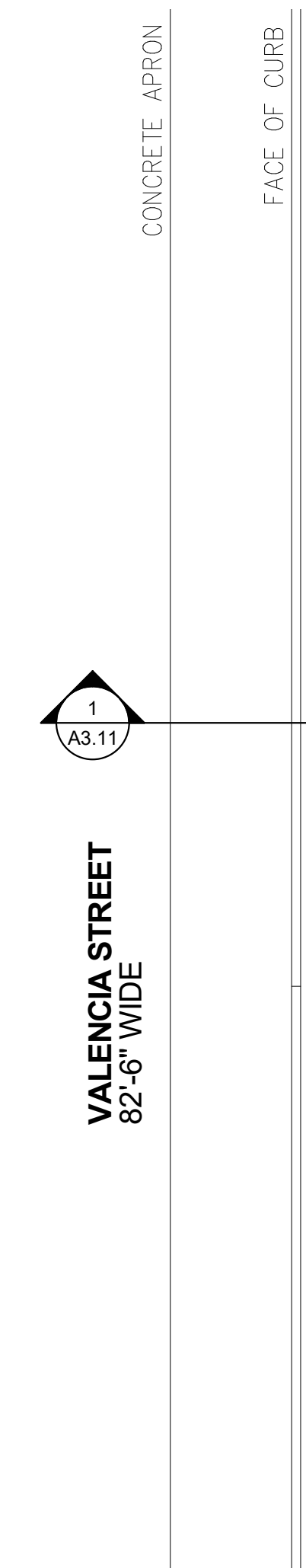
SHEET TITLE
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 PROJ NO. 1714 DRAWN BY XX
 SHEET SIZE: 30 x 42

A2.01



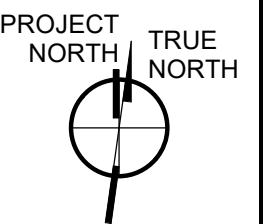
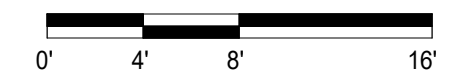


FLOOR 6 - PLAN 2
1/8" = 1'-0"



FLOOR 4-5 - 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



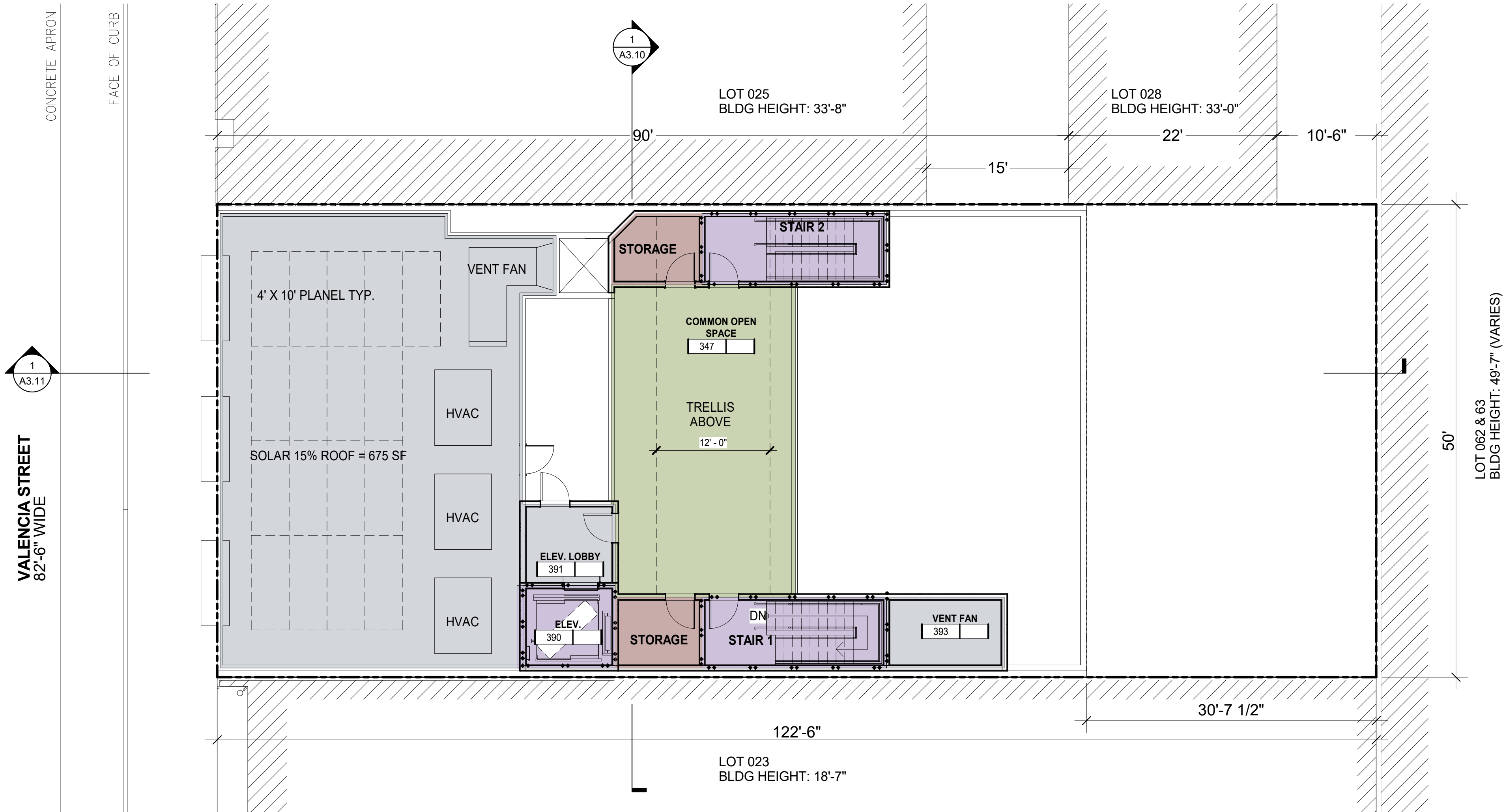
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FLOOR 4-5 AND
FLOOR 6 PLAN

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



ROOF 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

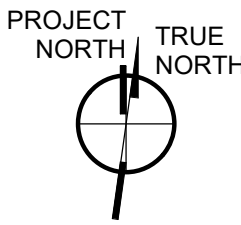
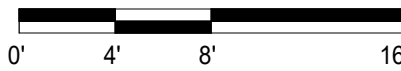
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SAN FRANCISCO, CA

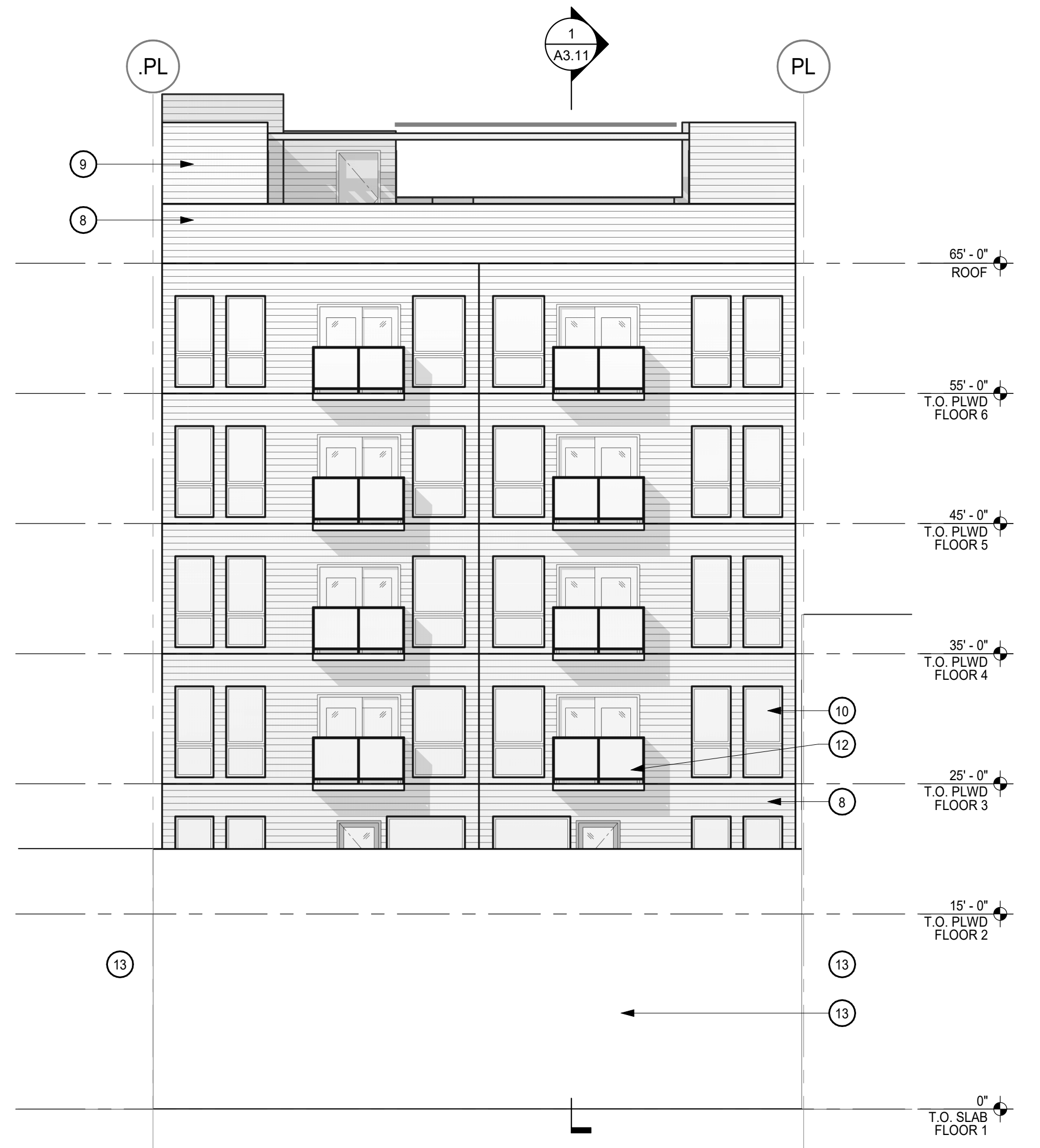
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ROOF PLAN

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

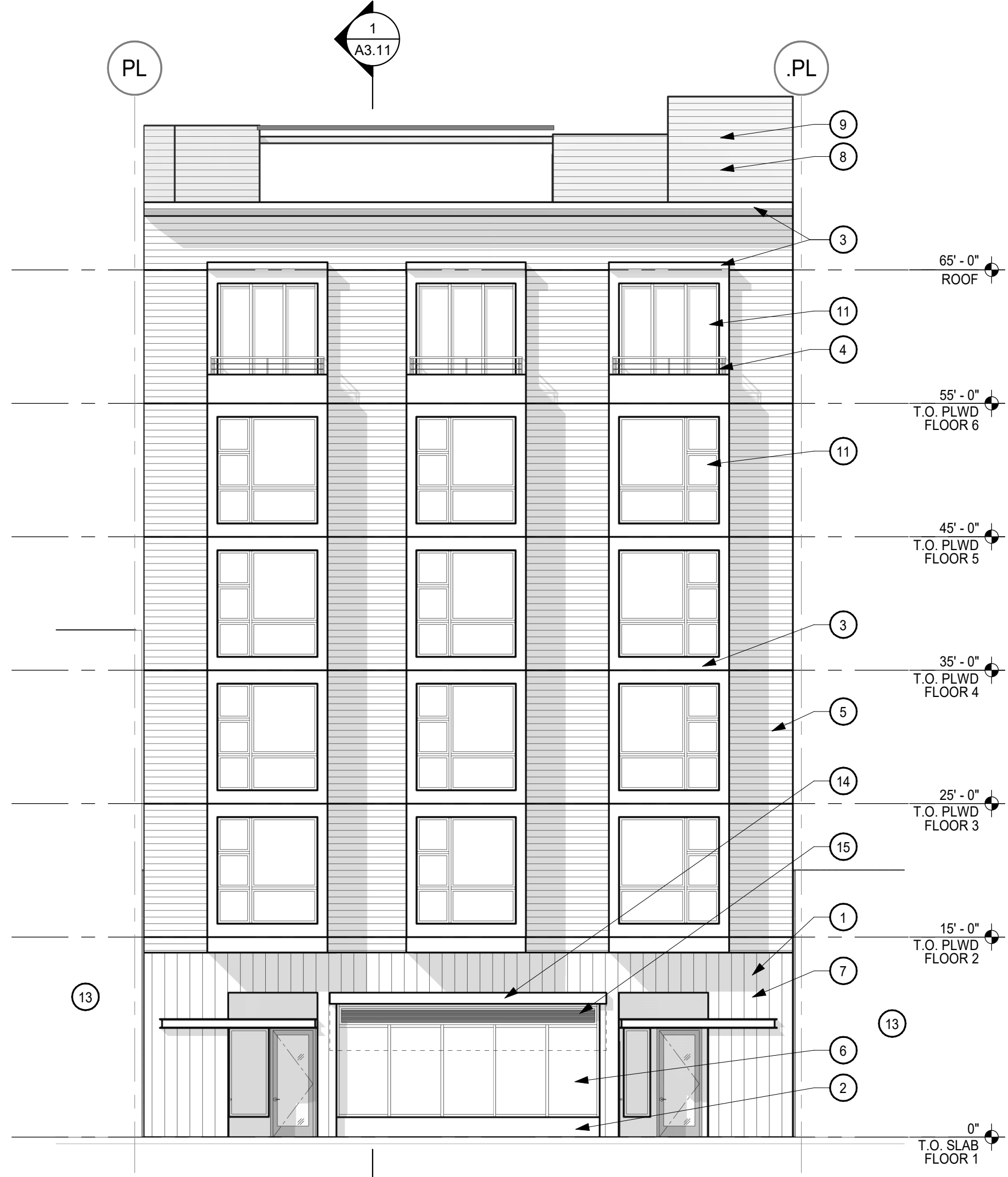




BUILDING ELEVATION - EAST 4
1/8" = 1'-0"



BUILDING ELEVATION - EAST 3
1/8" = 1'-0"



BUILDING ELEVATION - WEST 2
1/8" = 1'-0"



BUILDING ELEVATION - WEST 1
1/8" = 1'-0"

GENERAL NOTES

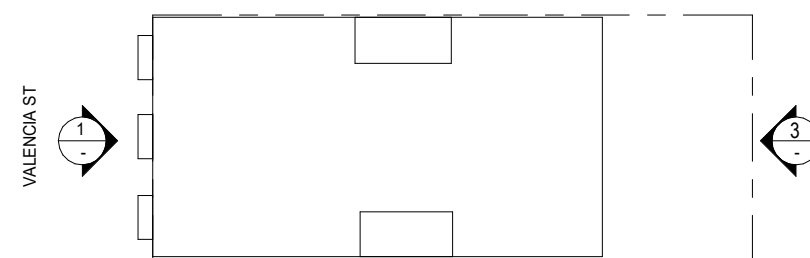
- DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.
- SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.
SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.
- SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
- SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.
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- G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.
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- CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE, WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.
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- ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.
- ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE, INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

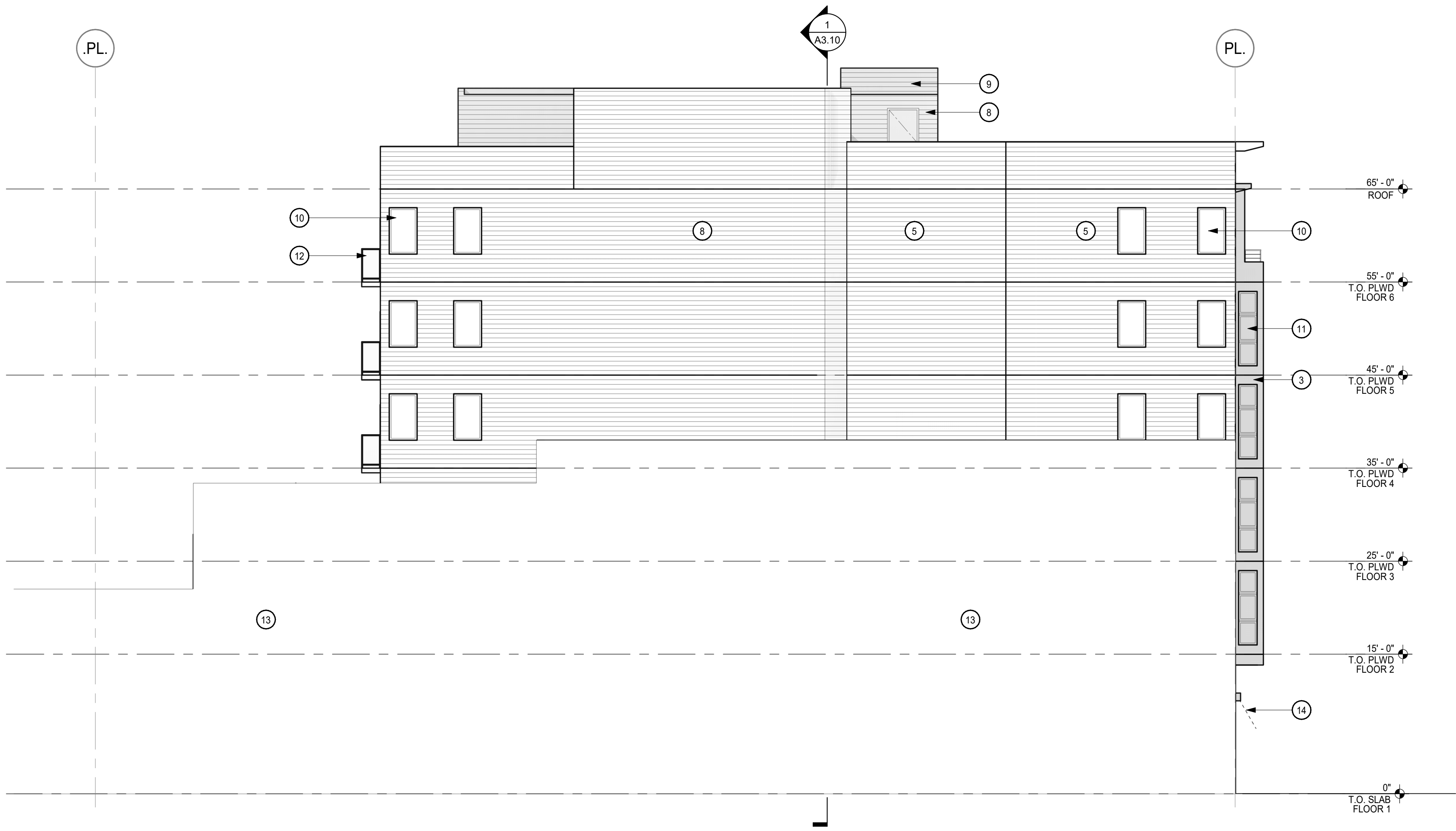
NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

- VERTICAL BOARD FORM CONCRETE - YOSEMITE BROWN BROOMED
- C.I.P CONCRETE
- HARDIE PANEL & TRIM - SMOOTH
- HORIZONTAL BAR METAL GUARDRAIL
- WOOD GRAIN SIDING
- STOREFRONT WINDOW
- METAL AWNING
- FIBER CEMENT HORIZONTAL SIDING
- STAIR/ELEVATOR PENTHOUSE
- VINYL NAIL FIN WINDOW
- ALUMINUM NAIL FIN ARCH BRONZE FINISH
- GLASS GUARDRAILS
- ADJACENT BUILDING
- RETRACTABLE AWNING
- LOUVER

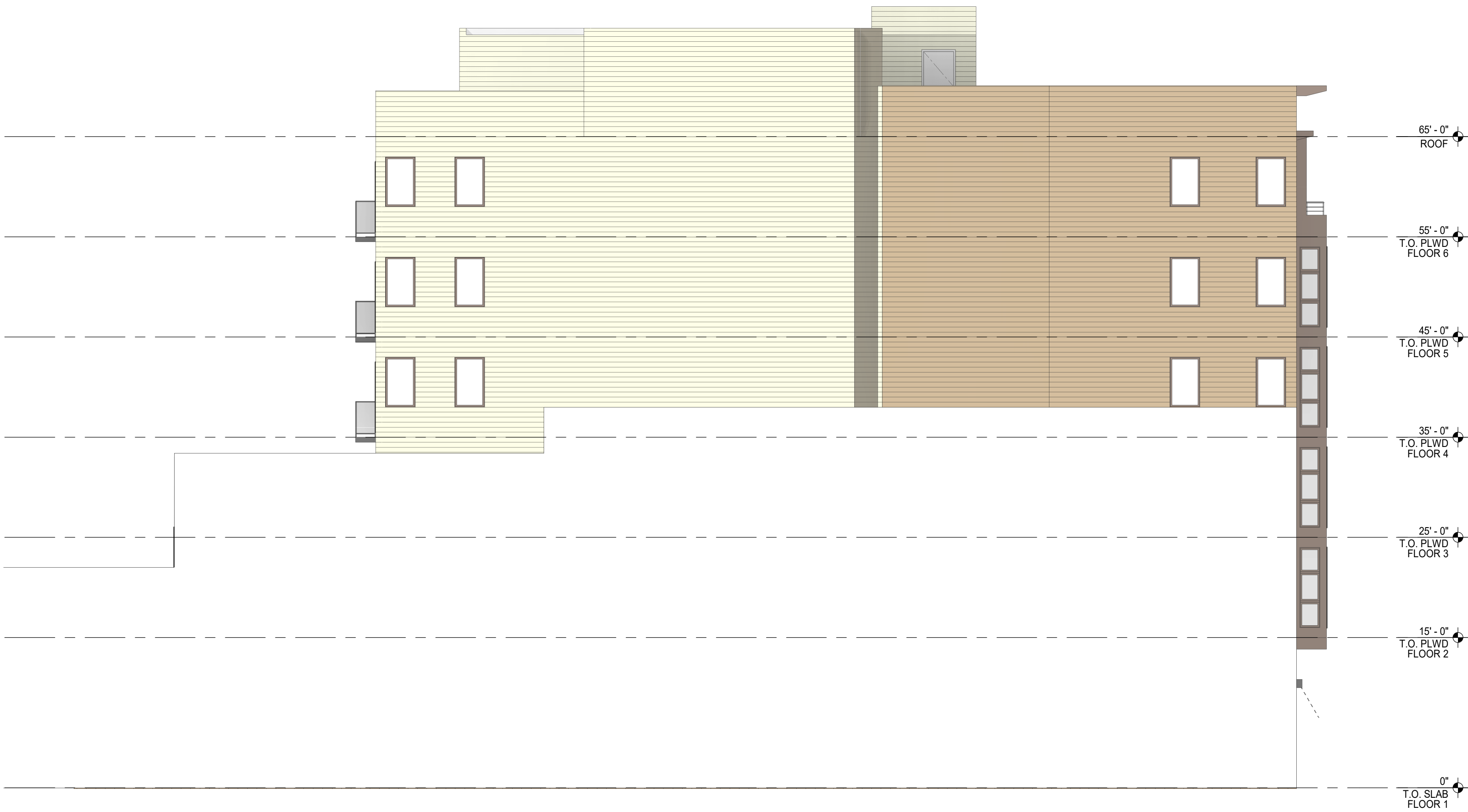
KEY PLAN



ISSUE	DATE
PROJECT APPLICATION RESUBMITTAL	02.26.20
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SITE PERMIT	05.29.20
PLANNING SET	02.03.21
	4



BUILDING ELEVATION - NORTH 2
1/8" = 1'-0"

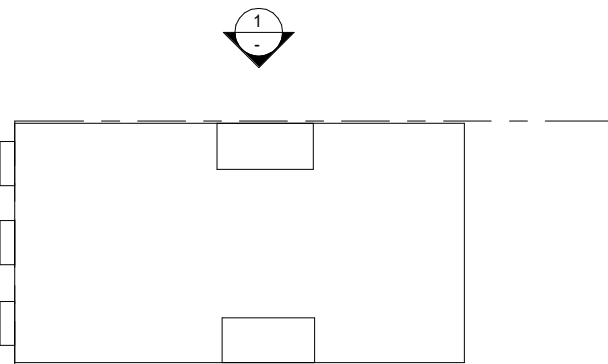


BUILDING ELEVATION - NORTH - MATERIAL 1
1/8" = 1'-0"

- GENERAL NOTES**
- A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.
- B. SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.
- SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.
- C. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
- D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.
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- L. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE. WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.
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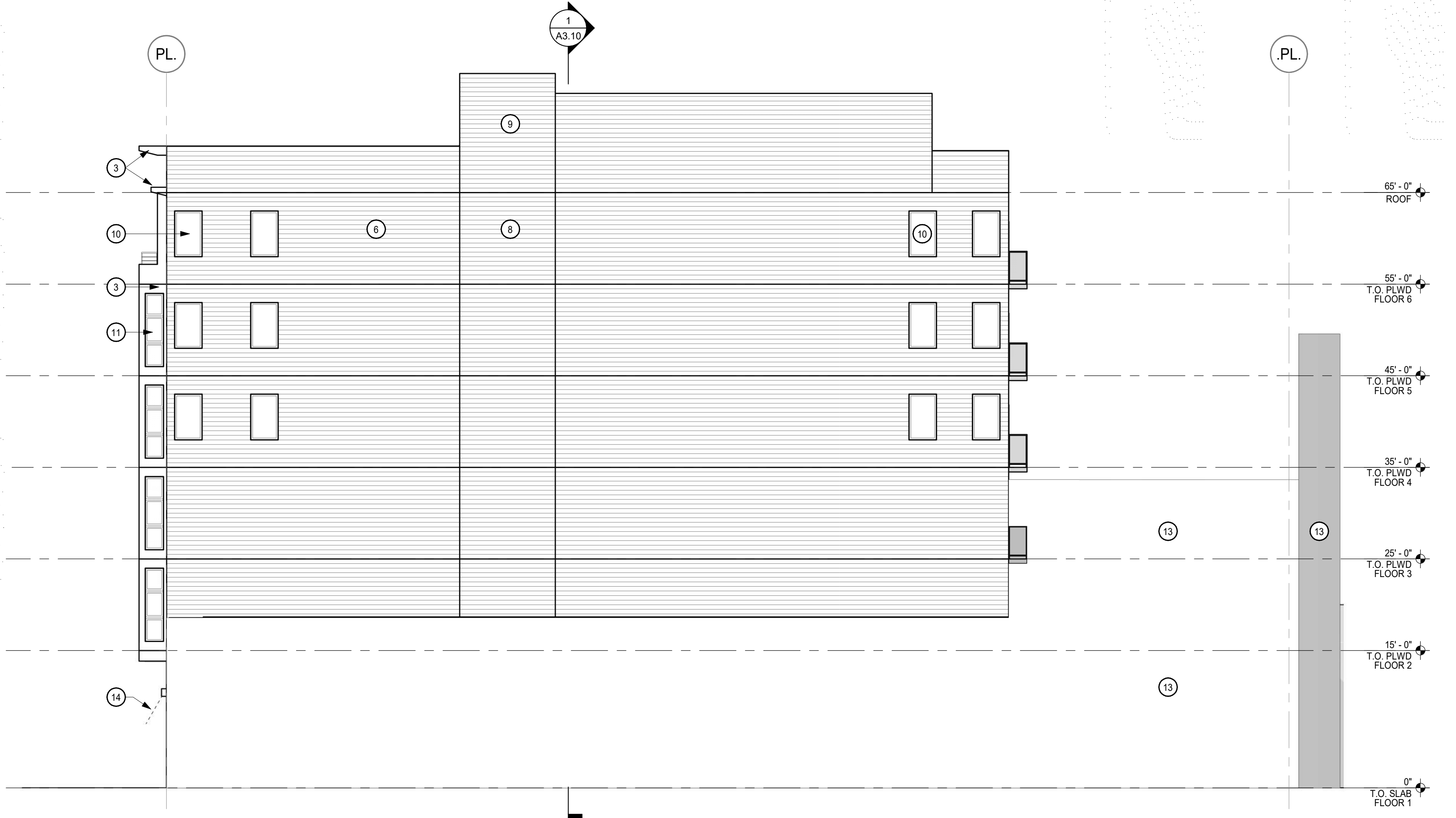
- SHEET NOTES**
- NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.**
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- 4 HORIZONTAL BAR METAL GUARDRAIL
- 5 WOOD GRAIN SIDING
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- 7 METAL AWNING
- 8 FIBER CEMENT HORIZONTAL SIDING
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- 11 ALUMINUM NAIL FIN ARCH BRONZE FINISH
- 12 GLASS GUARDRAILS
- 13 ADJACENT BUILDING
- 14 RETRACTABLE AWNING
- 15 LOUVER

KEY PLAN



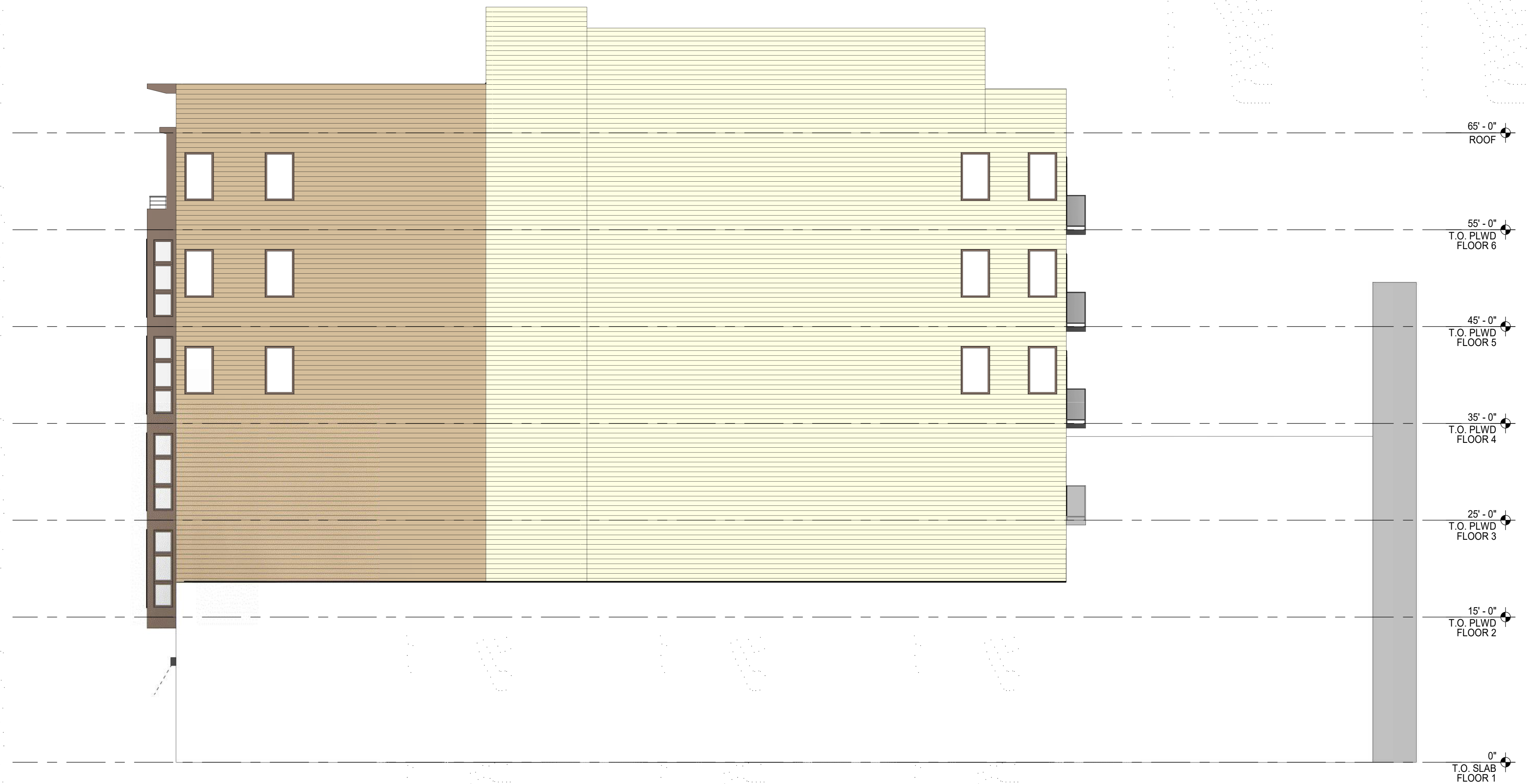
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2/3/2021 11:34:52 AM



BUILDING ELEVATION - SOUTH 2

1/8" = 1'-0"



BUILDING ELEVATION - SOUTH 1

1/8" = 1'-0"

GENERAL NOTES

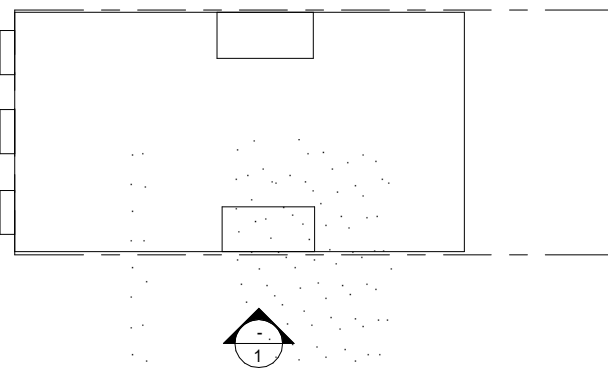
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- M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.
- N. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.
- O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.
- P. ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.
- Q. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE, INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

- 1 VERTICAL BOARD FORM CONCRETE - YOSEMITE BROWN BROOM
- 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
- 9 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

KEY PLAN



PROJECT NORTH
TRUE NORTH

ISSUE	DATE
PROJECT APPLICATION	02.13.19
PROJECT APPLICATION RESUBMITTAL	02.26.20
PROJECT APPLICATION RESUBMITTAL	04.06.20
SITE PERMIT	05.29.20
PLANNING SET	02.04.21

2/3/2021 11:34:55 AM



PERSPECTIVE 4 4
12" = 1'-0"



PERSPECTIVE 2 2
12" = 1'-0"



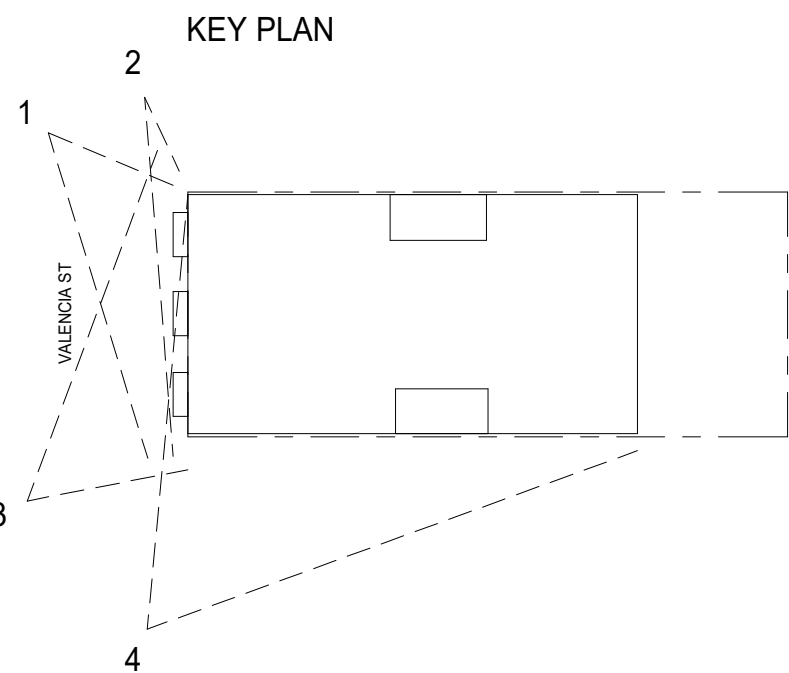
PERSPECTIVE 3 3
12" = 1'-0"



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



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EXTERIOR
PERSPECTIVES
& MATERIALS

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

2/3/2021 11:34:54 AM



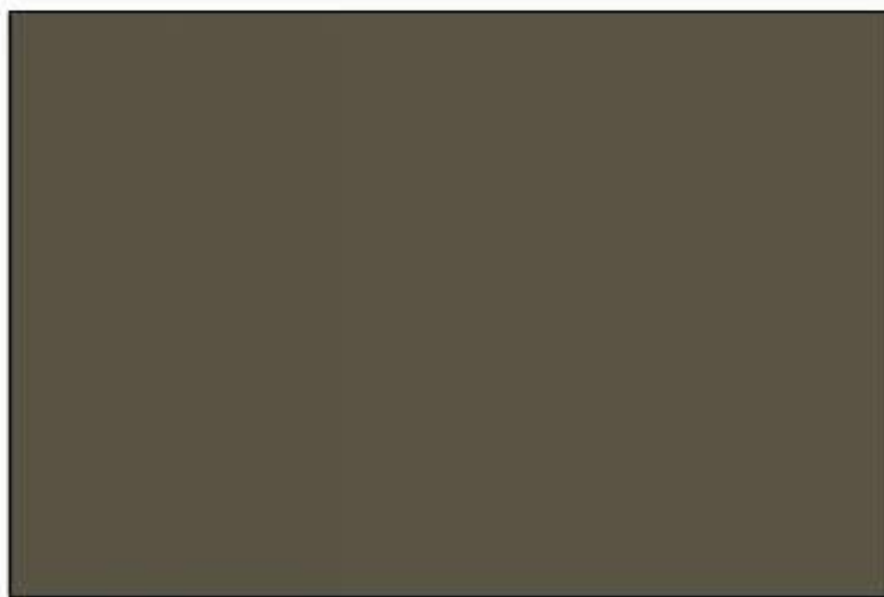
METAL AWNING 8



HORIZONTAL METAL RAILING 7



PAINT - 'CAPE MAY COBBLESTONE' 6B



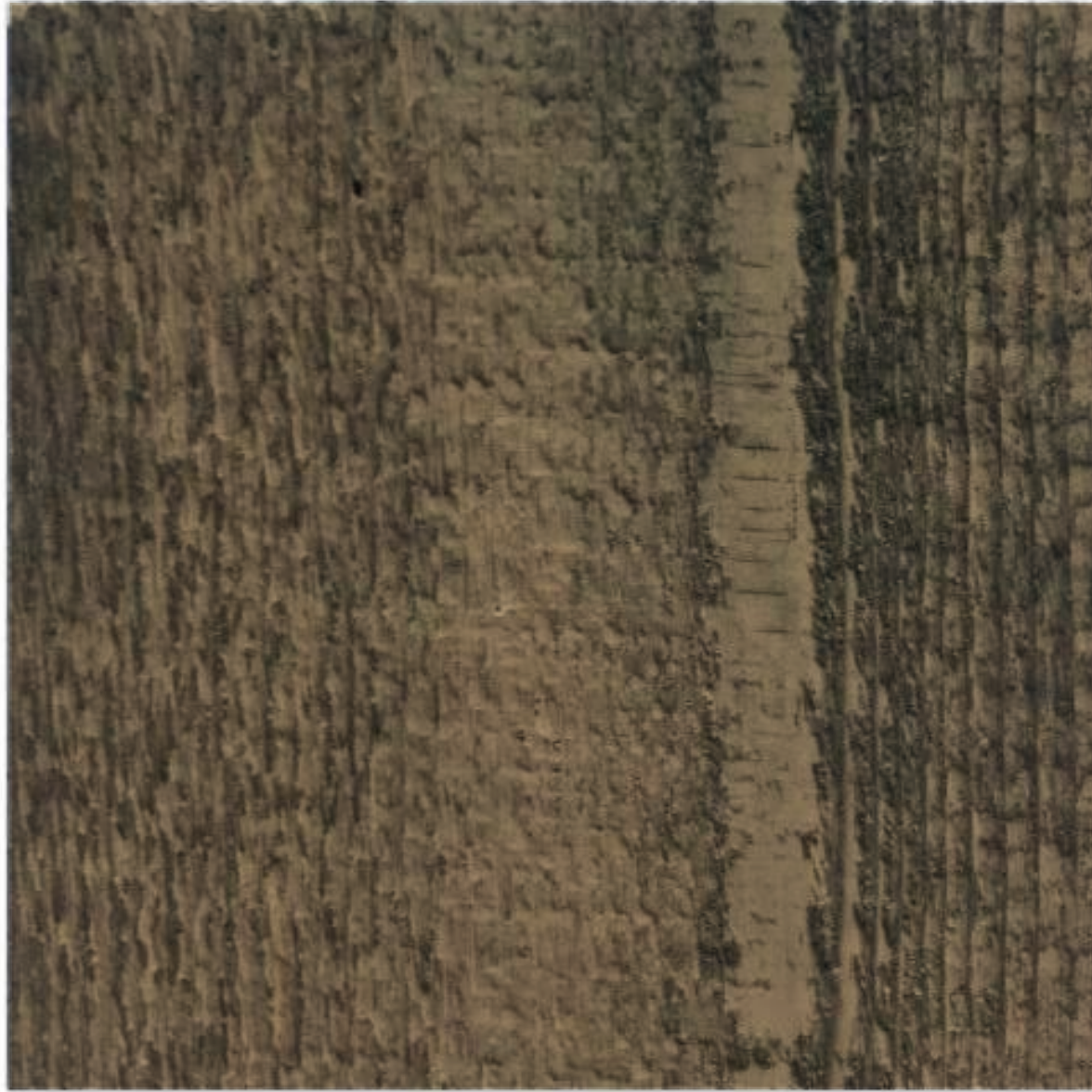
PAINT - 'MUDDLED BASIL' 6A



FIBER CEMENT PANEL SIDING 5



ALUMINUM NAIL FIN WINDOWS - 'ARCHITECTURAL BRONZE' 4



BOARD FORM CONCRETE (SAMPLE FOR TEXTURE ONLY) 3



FIBER CEMENT HORIZONTAL SIDING (SAMPLE FOR TEXTURE ONLY) 2



WOODGRAIN ALUMINUM SIDING - 'LIGHT ANTIQUE OAK' 1

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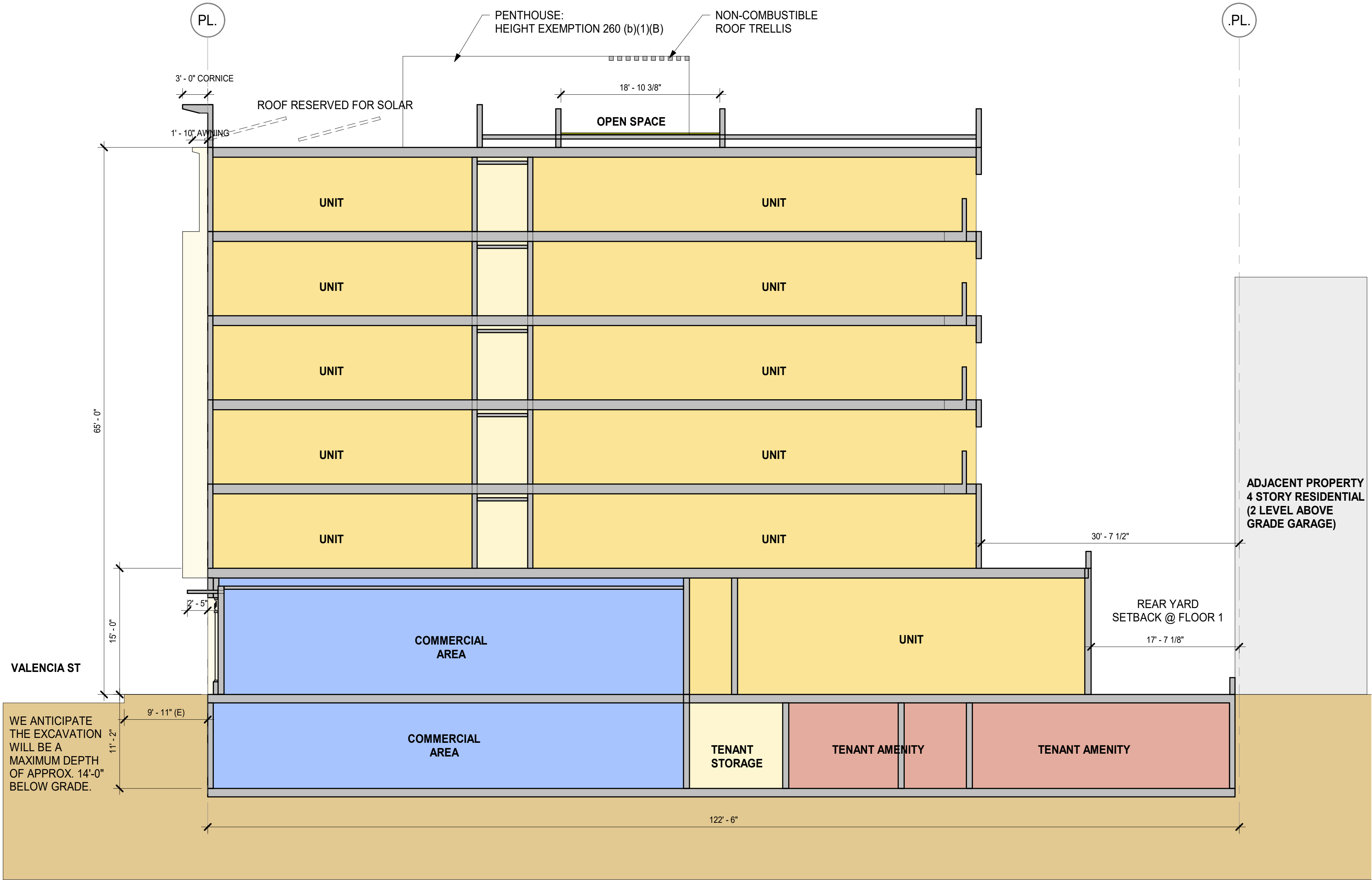
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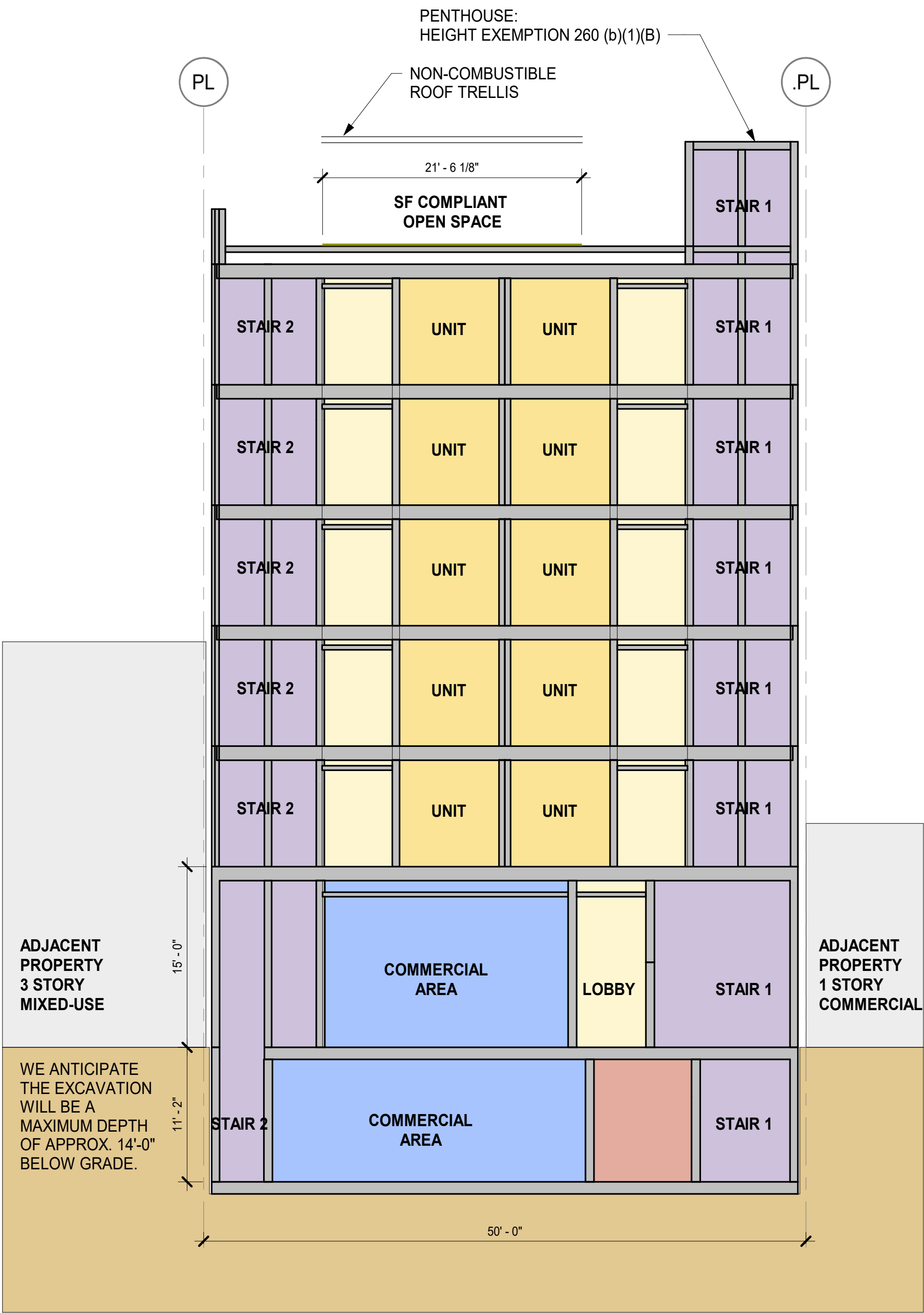
MATERIAL
BOARD

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

2/28/2020 2:40:03 PM



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



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

- BUILDING GROSS AREA
INCLUDED IN GFA

DU NET AREA
INCLUDED IN GFA

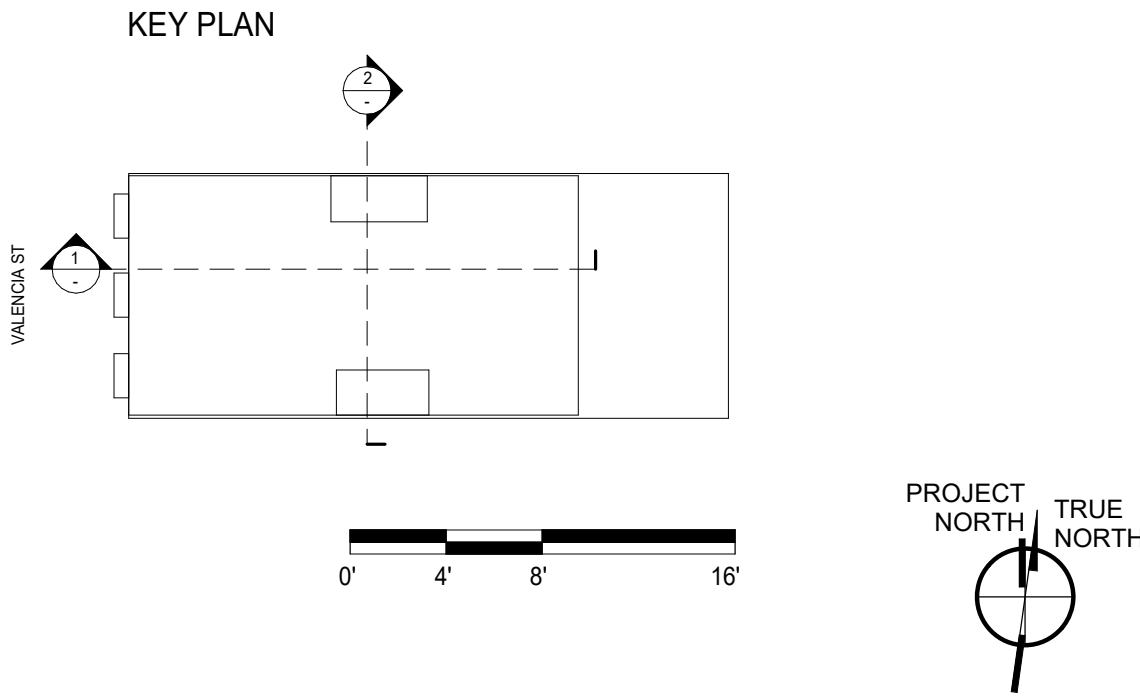
TENANT AMENITY
INCLUDED IN GFA

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



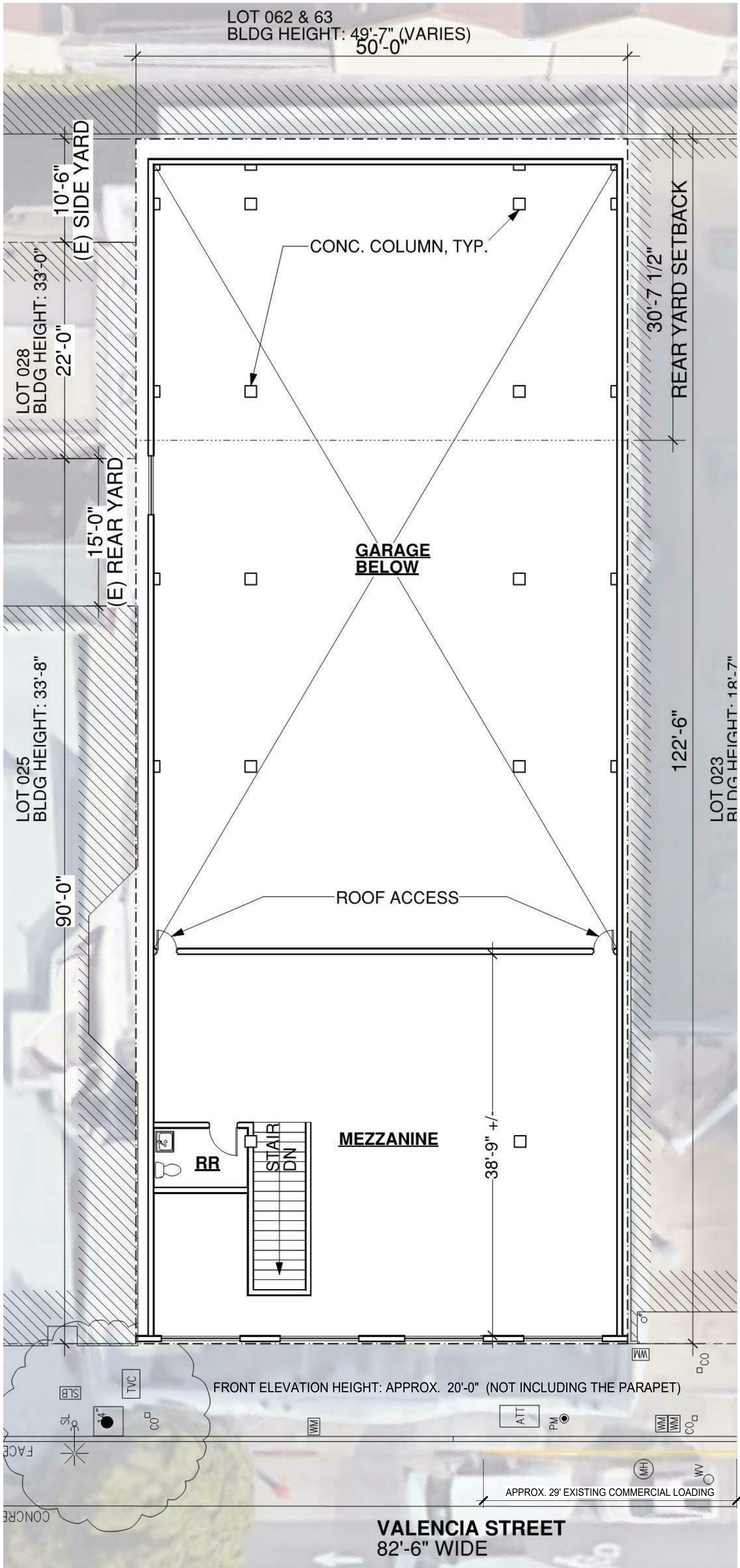
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BUILDING
SECTIONS

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

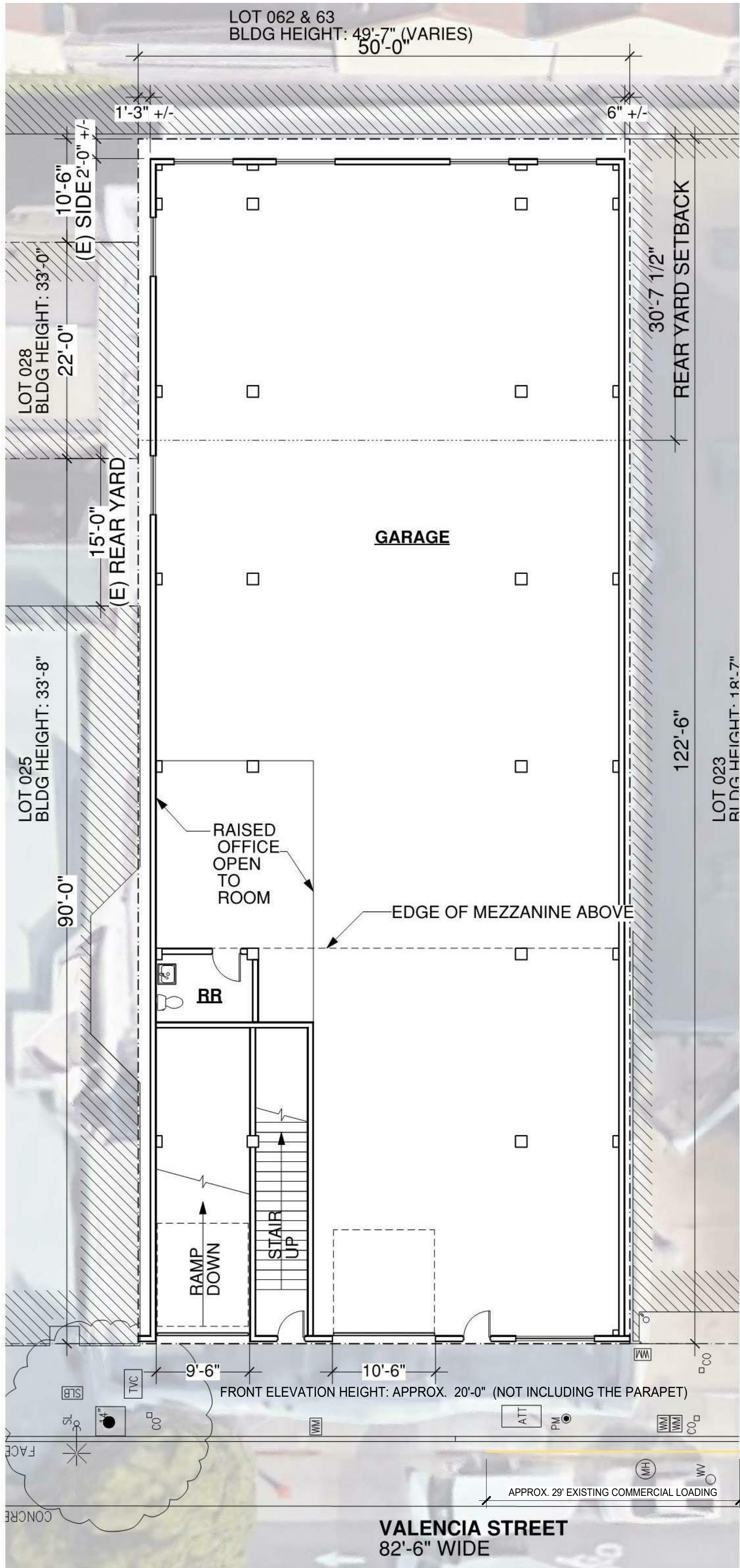
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FLOOR PLAN - MEZZANINE

3

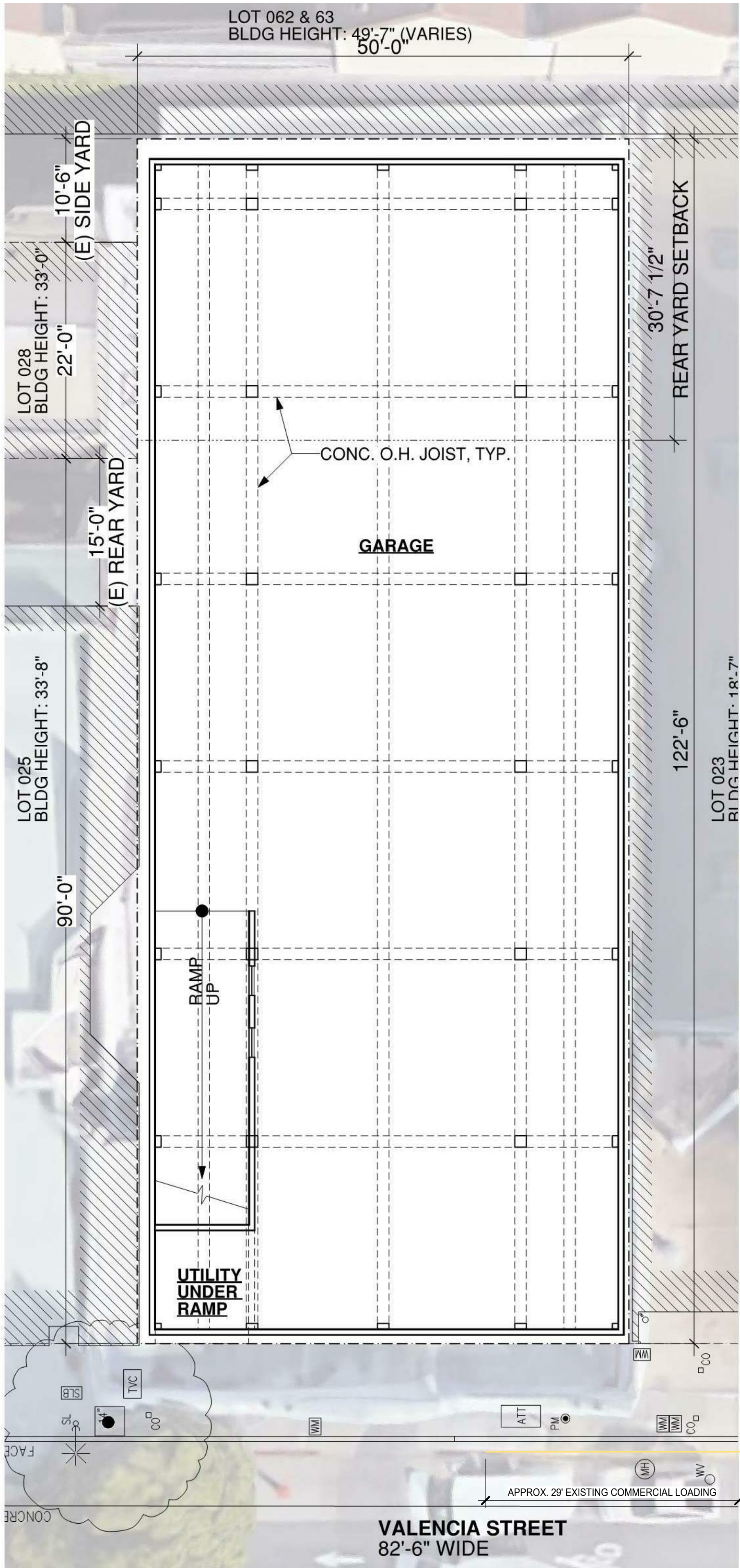
1/8" = 1'-0"



FLOOR PLAN - FLOOR 1

2

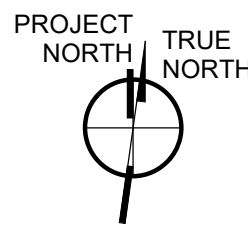
1/8" = 1'-0"



FLOOR PLAN - BASEMENT (GARAGE)

1

1/8" = 1'-0"



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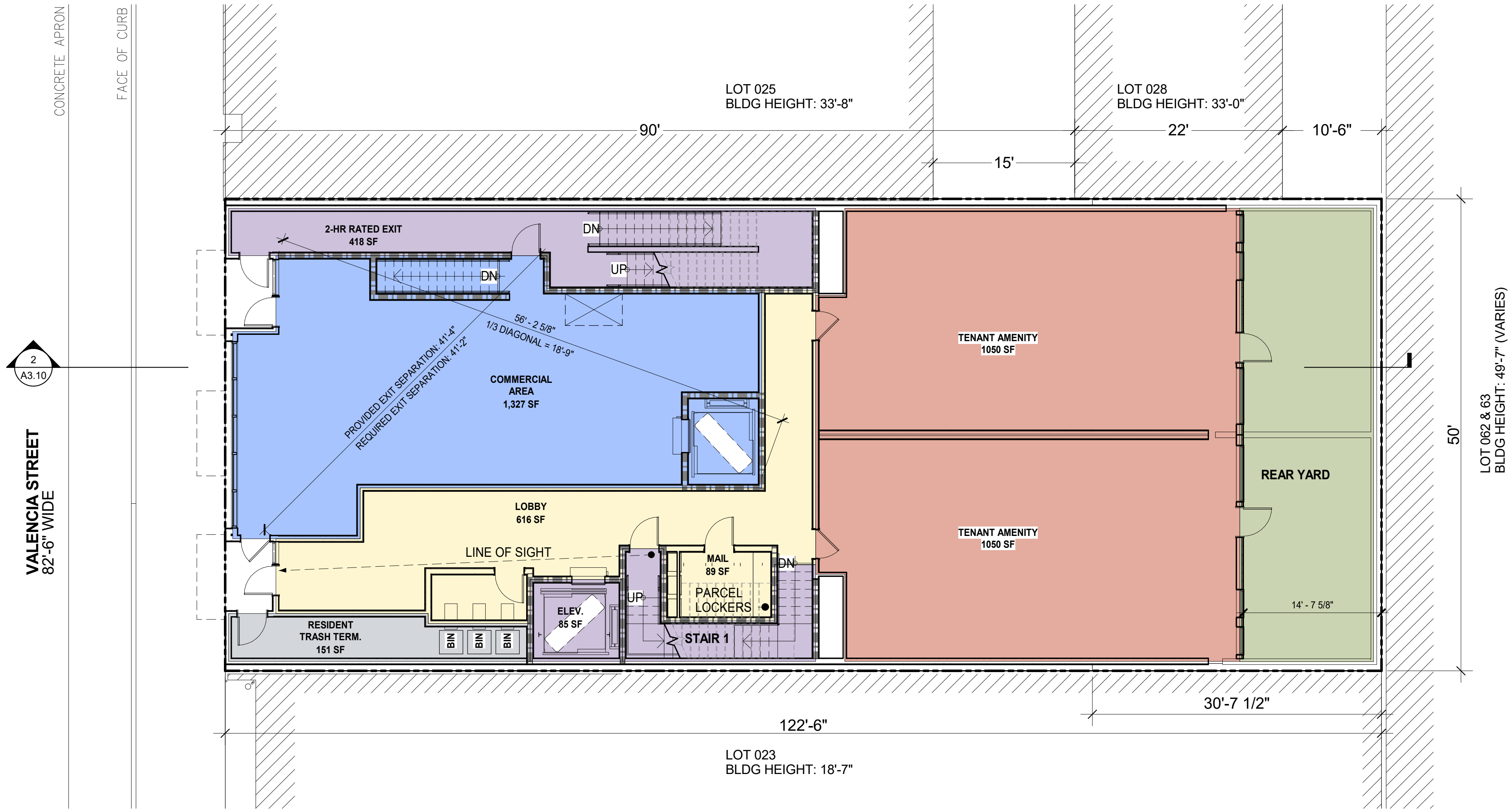
ISSUE	DATE
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EXISTING
BUILDING
PLANS

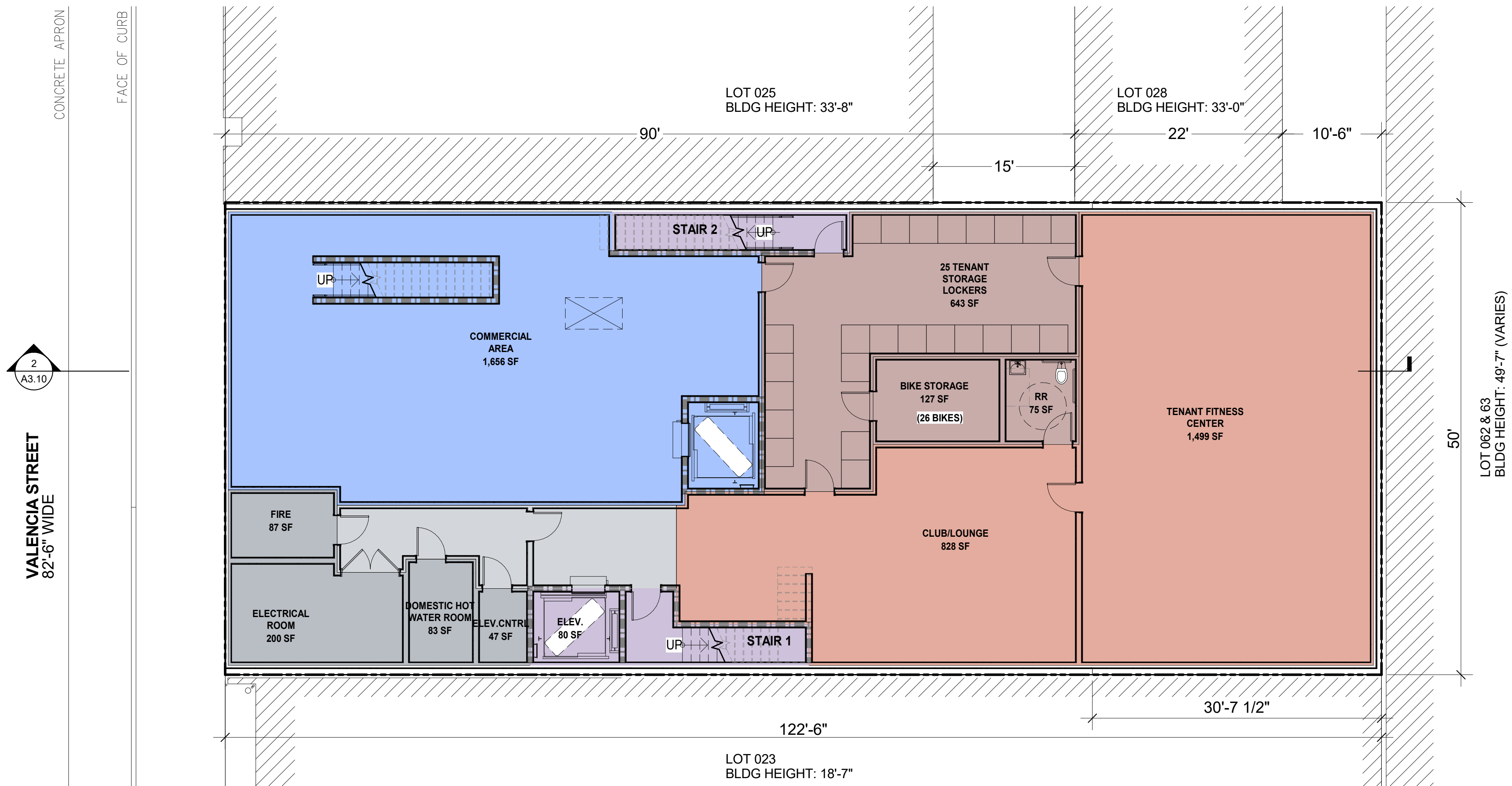
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SCALE
PROJ NO. 1714 DRAWN BY XX
SHEET SIZE: 30 X 42

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FLOOR 1 - PLAN 2

1/8" = 1'-0"



FLOOR B - PLAN 1

1/8" = 1'-0"

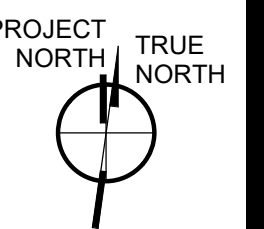
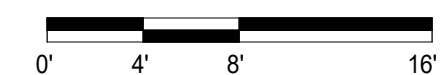
- BUILDING GROSS AREA**
INCLUDED IN GFA
- DU NET AREA**
INCLUDED IN GFA
- TENANT AMENITY**
INCLUDED IN GFA
- OPERATIONS/STORAGE**
NOT INCLUDED IN GFA
- VERTICAL CIRCULATIONS**
INCLUDED IN GFA
- RETAIL**
NOT INCLUDED IN GFA
- OPEN SPACE**
REFER TO PLANS FOR SF COMPLIANT OPEN SPACE
NOT INCLUDED IN GFA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

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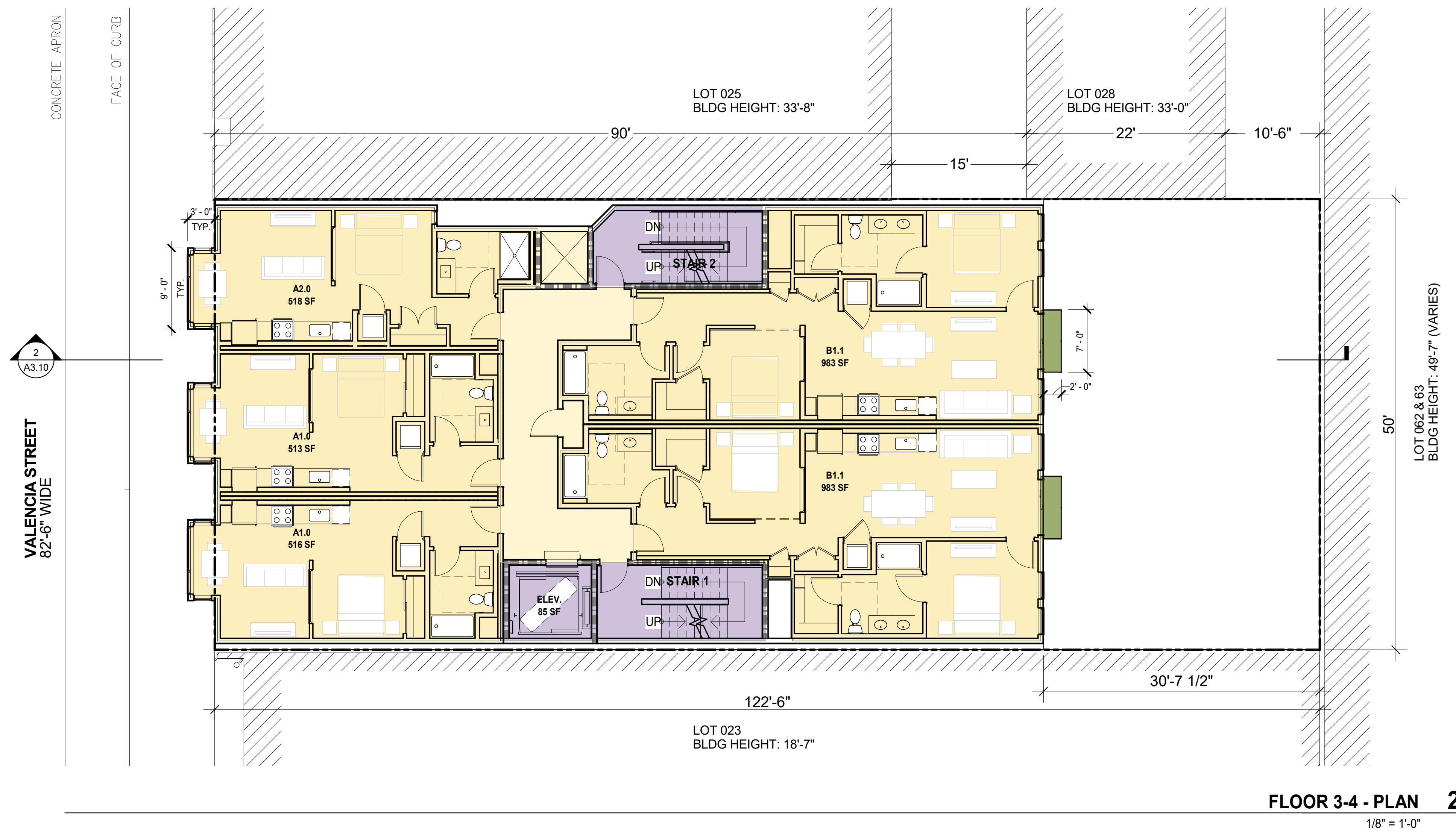
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BASE PROJECT
BLDG PLAN
FLRS B1 & 1

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



3/13/2020 1:03:56 PM



- 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

BDE
ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO
CA 94103
P (415) 677-0966
CLIENT

CONSULTANT

1021 VALENCIA

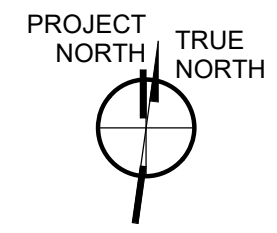
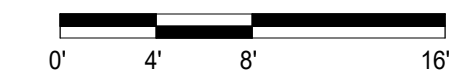
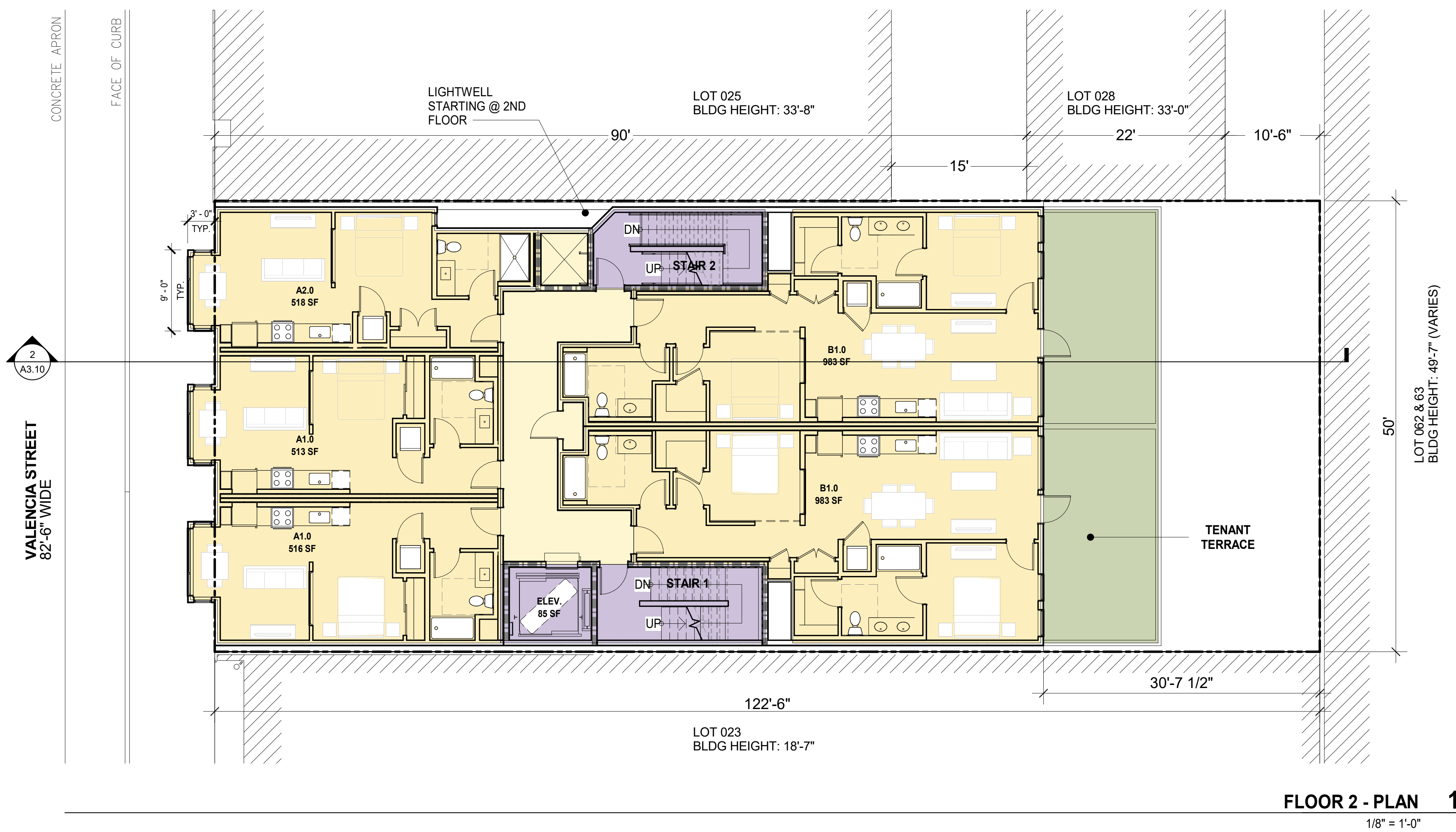
SAN FRANCISCO, CA

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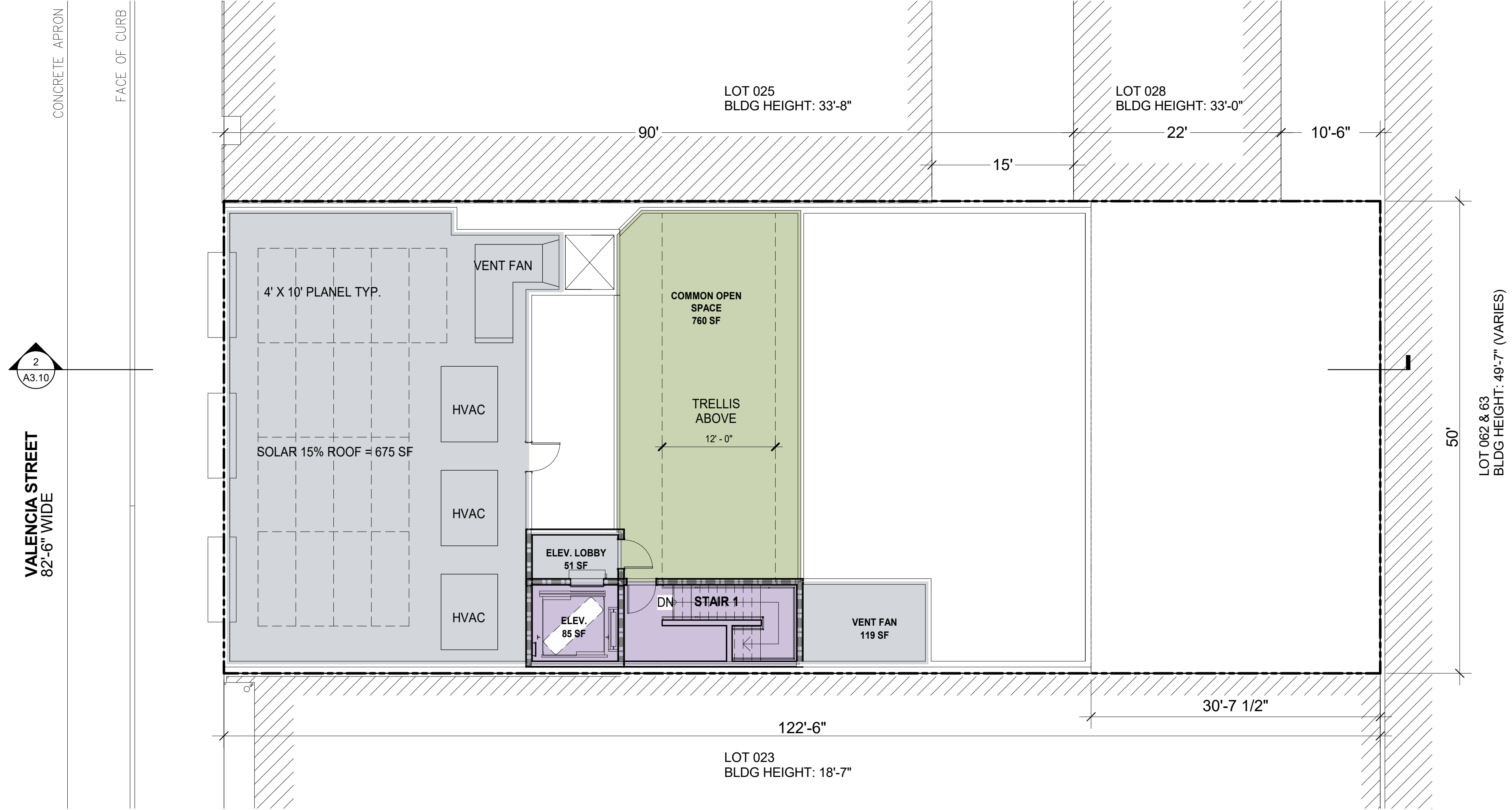
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BASE PROJECT
BLDG PLAN
FLRS 2-4

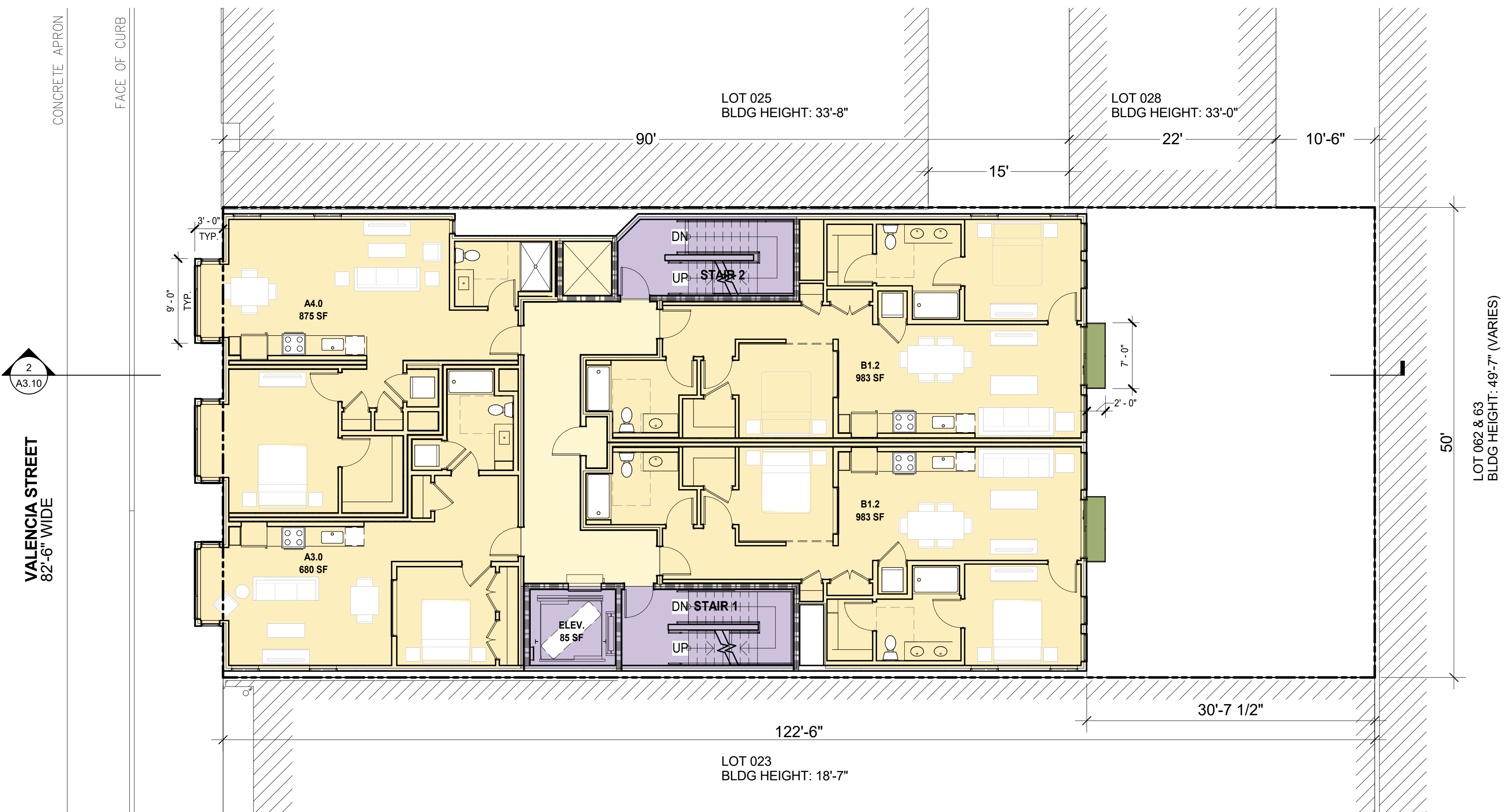
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PROJ NO. 1714 DRAWN BY XX
SHEET SIZE: 30 x 42



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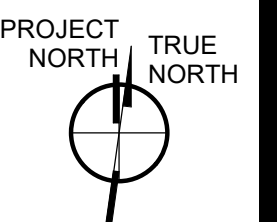
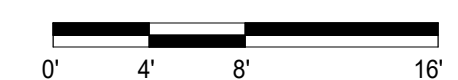


ROOF PLAN 2
1/8" = 1'-0"



FLOOR 5 - 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



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BASE PROJECT
BLDG PLAN
FLRS 5 & ROOF

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

2/13/2020 9:42:03 AM

- 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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SAN FRANCISCO, CA

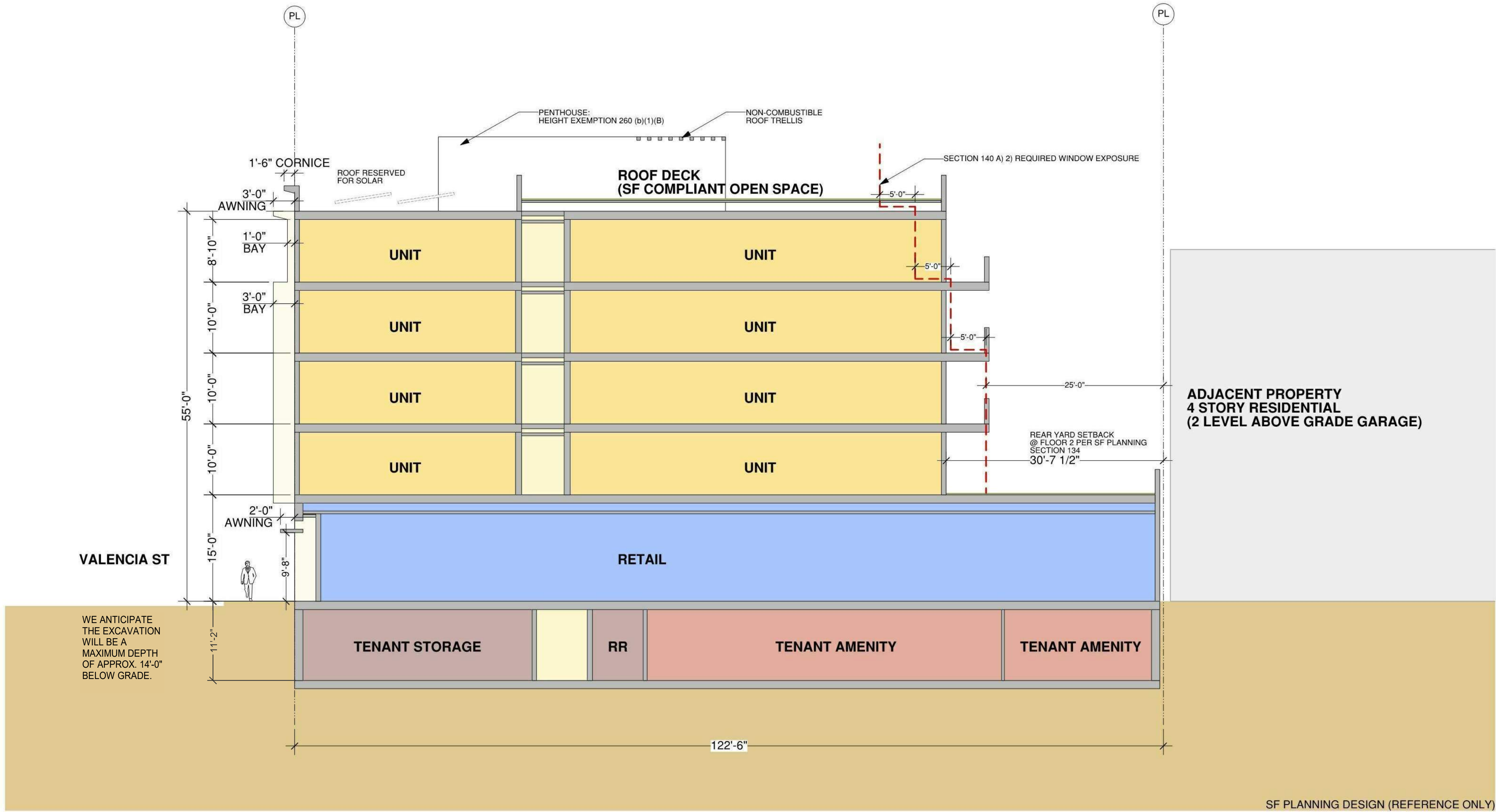
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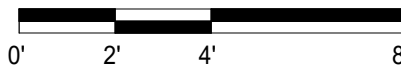
**BASE PROJECT
BUILDING
SECTION**

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PROJ NO. 1714 DRAWN BY XX
SHEET SIZE: 30 X 42

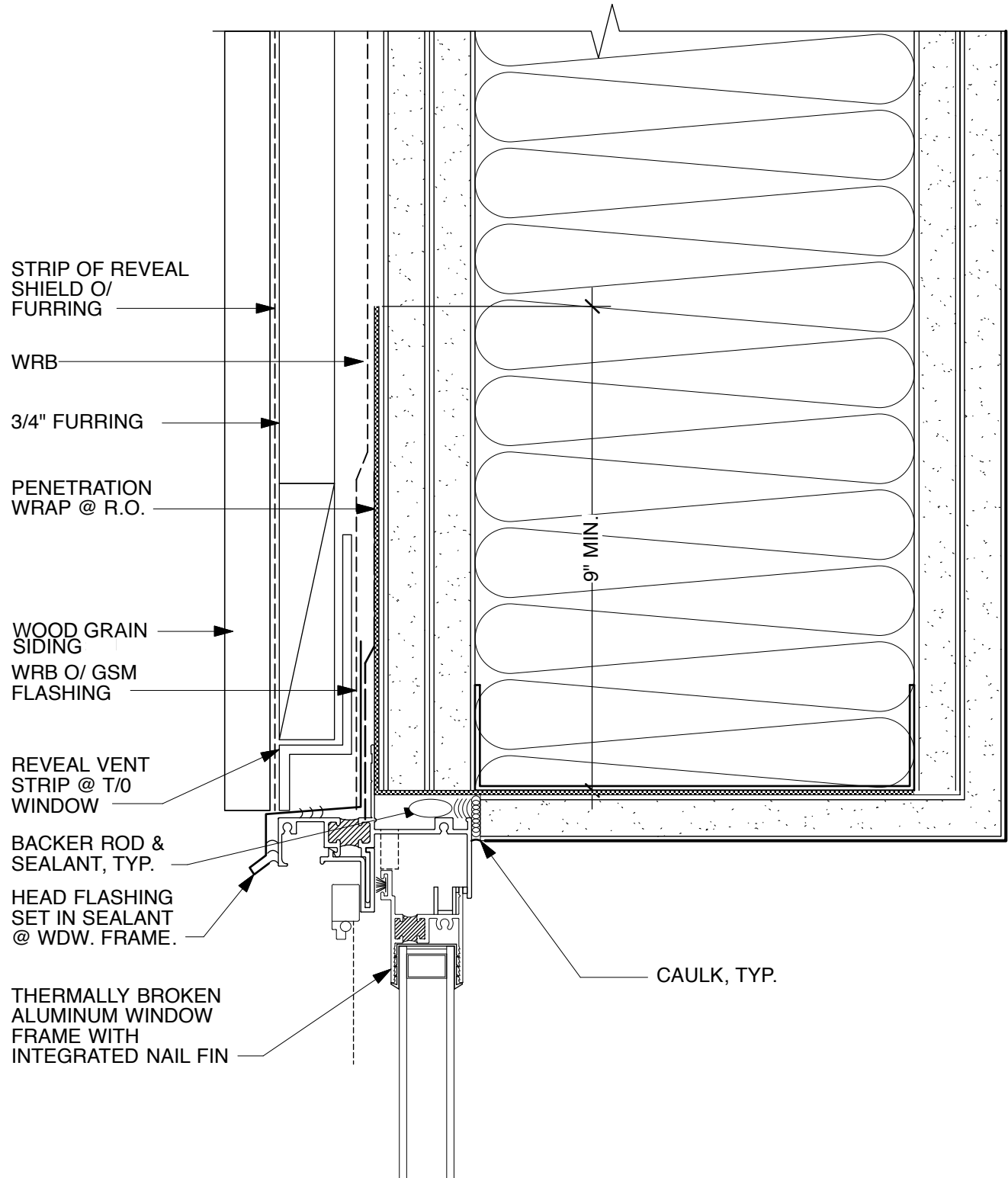
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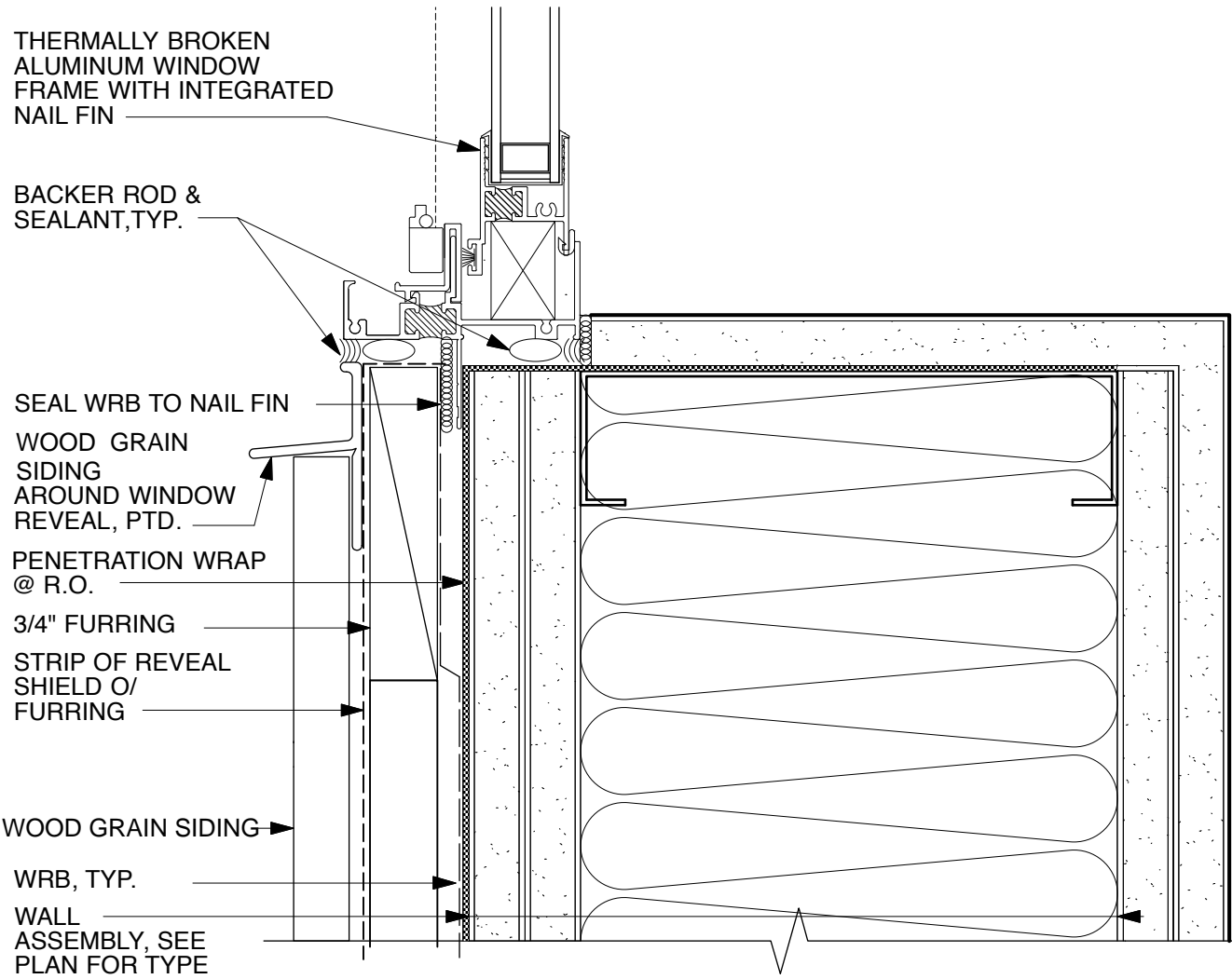
BUILDING SECTION 1
3/32" = 1'-0"



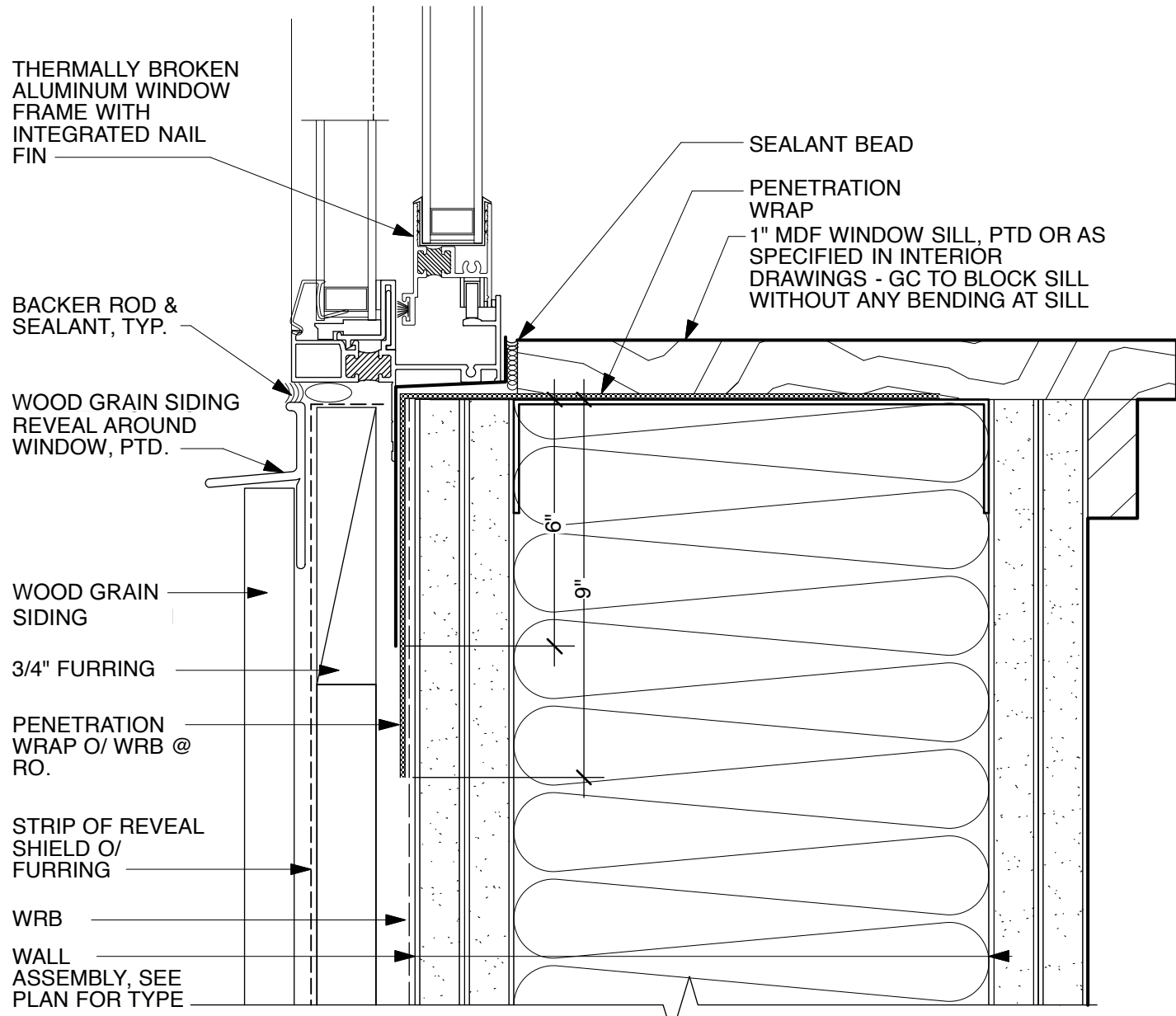
2/13/2020 8:42:03 AM



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"

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**WINDOW
DETAILS**

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