



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary HOME-SF Project Authorization

HEARING DATE: NOVEMBER 7, 2019

Date: October 31, 2019
Record No.: 2018-000468AHB
Project Address: 3945 JUDAH STREET
Zoning: NC-1 (Neighborhood Commercial, Cluster) Zoning District
40-X Height and Bulk District
Block/Lot: 1809/028
Project Sponsor: Michael Leavitt
1327 Mason Street
San Francisco, CA 94103
Property Owner: 3945 Judah St., LLC
San Francisco, CA 94127
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is for a **HOME-SF Project Authorization** pursuant to Planning Code Sections 206.3 and 328 for the demolition of an existing one-story commercial building, formerly utilized for the operation of a gas station, and the construction of a new five-story over basement, 55-foot, approximately 19,160 square-foot mixed-use building containing a total of 20 dwelling units (10 one-bedroom, 9 two-bedroom, and 1 three-bedroom), 2,440 square feet of commercial space, 7 off-street parking spaces, and 24 bicycle parking spaces. The proposal is pursuing a Tier-2 HOME-SF Project Authorization which permits form-based density, one additional story of height, and five additional feet at the ground floor in excess of the height limit in exchange for providing 25% on-site affordable dwelling units. Additionally, the proposal is pursuing a Zoning Modification from the rear yard requirement pursuant to Planning Code Section 206.3.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a HOME-SF Project Authorization pursuant to Planning Code Sections 206.3 and 328 for the construction of a construction of a new five-story over basement, 55-foot, approximately 19,160 square-foot mixed-use building containing a total of 20 dwelling units (10 one-bedroom, 9 two-bedroom, and 1 three-bedroom), 2,440 square feet of commercial space, 7 off-street parking spaces, and 24 bicycle parking spaces. The HOME-SF Project Authorization would grant a Zoning Modification from the rear yard requirement pursuant to Planning Code Section 134 and three development bonuses to permit a form-based density, an additional story, 10-foot in height, beyond the subject property's height limit, and an additional five feet in height to be allocated to the ground floor of the subject building beyond the subject property's height limit.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor completed a Pre-Application Meeting on March 14, 2018 prior to the submittal of the listed HOME-SF Project Authorization Application. Thirty members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in opposition of the Project. To date, the Department has received 12 correspondence in support of the Project. Members of the public expressing support of the Project state the Project's ability to increase the City's housing stock, in particular on-site affordable dwelling units, as reasons for their support.
- **Tenant History:** Since the departure of the previous tenant, "Eugene's Automotive Services", in 2011, the subject building has remained vacant. Prior to their departure, the existing subject building was occupied by a number of gas and service station companies including "Mack's Service Station", "Lucky's Olympic Service Station", and "Monroe's Flying A Gas Station."
- **Below Market Rate Housing.** The Housing Opportunities Mean Equity – San Francisco (HOME-SF) Program provides benefits to projects that designate on-site residential dwelling units at a below market rate rent or sales price in an amount higher than required by the Inclusionary Housing Ordinance. The Project would provide 25% (5 units) of the 20 total proposed dwelling units as permanently affordable in exchange for a zoning modification and development bonuses set forth above. A non-HOME-SF project at this site would only be required to provide 12% (2 units) as affordable units.
- **Form-Based Density.** The subject property is located within the NC-1 Zoning District which permits a maximum dwelling unit density equivalent to one dwelling unit per 800 square feet of lot area. The subject property measures 4,750 square feet in total area, and therefore is permitted a maximum of six dwelling units. The Project is receiving a development bonus to provide a form-based density resulting in a total of 20 dwelling units.
- **Building Height.** The subject property is located within the 40-X Height and Bulk District which permits a maximum building height of 40 feet. The Project is receiving a development bonus of an additional 10 feet of height in order to accommodate an additional story beyond the property's permitted 40-foot building height limit and an additional five feet of height to be allocated to the ground floor for the construction of floor to ceiling heights of 15 feet.
- **Zoning Modification Rear Yard.** While Planning Code Section 134 requires a rear yard equal to 25 percent of the lot's depth, or 15 feet, HOME-SF Projects are eligible for a Zoning Modification in which corner properties are permitted to provide 20 percent of the lot's area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties. The Project proposes an interior corner rear yard measuring a total of 957.39 square feet, 42 feet 1 inch in width and 22 feet 9 inches in length, and approximately covers 20 percent of the subject property.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 (In-Fill Development) categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maximize the use of a currently underutilized lot and construct a new five-story, mixed-use building within close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing a total of 20 new dwelling units, five of which will be designated as on-site rental affordable dwelling units (25% of the Project's total units). Of the proposed 20 dwelling units, 10 dwelling units will be family friendly units in that they will contain two or more bedrooms and be located near amenities like usable open space (i.e. decks and balconies) and the laundry room. Additional family orientated amenities will also be made available to the future residential tenants of the subject building including bicycle and off-street parking spaces. Furthermore, the Project will provide land-uses that are compatible with the NC-1 Zoning District and a building that is responsive and compatible with the immediate neighborhood's characteristics given its height, size, and building massing.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO HOME-SF PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 206.3 AND 328 FOR THE DEMOLITION OF AN EXISTING ONE-STORY COMMERCIAL BUILDING, FORMERLY UTILIZED FOR THE OPERATION OF A GAS STATION, AND THE CONSTRUCTION OF A NEW FIVE-STORY OVER BASEMENT, 55-FOOT, APPROXIMATELY 19,160 SQUARE-FOOT MIXED-USE BUILDING CONTAINING A TOTAL OF 20 DWELLING UNITS (10 ONE-BEDROOM, 9 TWO-BEDROOM, AND 1 THREE-BEDROOM), 2,440 SQUARE FEET OF COMMERCIAL SPACE, 7 OFF-STREET PARKING SPACES, AND 24 BICYCLE PARKING SPACES WITHIN THE NC-1 ZONING DISTRICT AND 40-X HEIGHT AND BULK. THE PROPOSAL IS PURSUING A TIER-2 HOME-SF PROJECT AUTHORIZATION WHICH PERMITS FORM-BASED DENSITY, ONE ADDITIONAL STORY OF HEIGHT, AND FIVE ADDITIONAL FEET AT THE GROUND FLOOR IN EXCESS OF THE HEIGHT LIMIT IN EXCHANGE FOR PROVIDING 25% ON-SITE AFFORDABLE DWELLING UNITS. ADDITIONALLY, THE PROPOSAL IS PURSUING A ZONING MODIFICATION FROM THE REAR YARD REQUIREMENT PURSUANT TO PLANNING CODE SECTION 206.3.

PREAMBLE

On July 5, 2018, Michael Leavitt of Leavitt Architecture (hereinafter "Project Sponsor") filed an Environmental Evaluation Application No. 2018-000468ENV with the Planning Department (hereinafter "Department") for a Project at 3945 Judah Street (hereinafter "Project Site"), Block 2692 Lot 007.

On August 26, 2019, Michael Leavitt of Leavitt Architecture (hereinafter "Project Sponsor") filed Application No. 2018-000468AHB (hereinafter "Application") with the Planning Department (hereinafter "Department") for a HOME-SF Project Authorization for the demolition of an existing one-story commercial building, formerly utilized for the operation of a gas station, and the construction of a new five-story over

basement, 55-foot, approximately 19, 160 square-foot mixed-use building containing a total of 20 dwelling units (hereinafter “Project”) at 3945 Judah Street, Block 1809, Lot 028 (hereinafter “Project Site”).

The Project is exempt from California Environmental Quality Act (“CEQA”) as a Class 32 (In-Fill Development) Categorical Exemption.

On November 7, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on HOME-SF Project Authorization Application No. 2018-000468AHB.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-000468AHB is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the HOME-SF Project Authorization as requested in Application No. 2018-000468AHB, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for the demolition of an existing one-story commercial building, formerly utilized for the operation of a gas and service station, and the construction of a new five-story over basement, 55-foot, approximately 19, 160 square-foot mixed-use building containing a total of 20 dwelling units (10 one-bedroom, 9 two-bedroom, and 1 three-bedroom), 2,440 square feet of commercial space, 7 off-street parking spaces, and 24 bicycle parking spaces. The proposal is pursuing a Tier-2 HOME-SF Project Authorization which permits form-based density, one additional story of height, and five additional feet at the ground floor in excess of the height limit in exchange for providing 25% on-site affordable dwelling units. Additionally, the proposal is pursuing a Zoning Modification from the rear yard requirement pursuant to Planning Code Section 206.3.
3. **Site Description and Present Use.** The 4,750 square foot lot is located on the south side of Judah Street, between 44th and 45th Avenues; Lot 28 of Assessor’s Block 1809. The property is developed with a one-story commercial building which measures approximately 42 feet 4 inches in width and 22 feet 7 inches in length. Prior to becoming vacant in 2011, the subject building was utilized as a

gas and service station for more than 60 years. The subject building is not considered a historical resource pursuant to the California Environmental Quality Act (CEQA).

4. **Surrounding Properties and Neighborhood.** The subject property is located within the NC-1 (Neighborhood Commercial, Cluster) Zoning District, the 40-X Height and Bulk District, and the Outer Sunset neighborhood, adjacent to the Inner Sunset and Golden Gate Park neighborhoods. The NC-1 Zoning District is located immediately to the north, east, and west of the subject property, while the RH-1 (Residential-House, One-Family) is located to the south of the property. The immediate neighborhood includes one-to-two story residential and mixed-use buildings. Directly to the north, east, and west of the subject building are commercial buildings with retail, restaurant, laundromat, and dentist office. Directly to the south of the subject building is a two-story, single-family dwelling unit.
5. **Public Outreach and Comments.** The Project Sponsor completed a Pre-Application Meeting on March 14, 2018 prior to the submittal of the listed HOME-SF Project Authorization Application. Thirty members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in opposition of the Project. To date, the Department has received 12 correspondence in support of the Project. Members of the public expressing support of the Project state the Project's ability to increase the City's housing stock, in particular on-site affordable dwelling units, as reasons for their support.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use Size.** Planning Code Section 710 principally permits non-residential land-uses occupying up to 2,999 square feet of area. Non-residential uses occupying equal to or more than 3,000 square feet of area require the issuance of a Conditional Use Authorization.

The proposal will construct two new commercial tenant spaces at the ground floor of the subject building. The proposed commercial tenant spaces will be approximately 810 square feet and 1,515 square feet for a combined total square footage of 2,325 square feet. Therefore, the Project complies with Planning Code Section 710.

- B. **Floor Area Ratio.** Pursuant to Planning Code Sections 124 and 710 a Floor Area Ratio (FAR) of 1.8 to 1 is permitted within the identified NC-1 Zoning District.

The Project would result in a non-residential Floor Area Ratio (FAR) of approximately 0.51. The subject property is 4,750 square feet in area and the proposed non-residential use size is approximately 2,440 square feet in area, resulting in a non-residential FAR of 0.51. Therefore, the Project complies with Planning Code Section 134.

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that, with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Building systems including mechanical, electrical, and plumbing features may be exempted from this requirement by the Zoning Administrator only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space. Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger. The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to parking ingress or egress. Ground floor non-residential uses in all RC districts shall have a minimum floor-to-floor height of 14 feet.

The Project complies with Planning Code Section 145.1. The subject building will contain an active use, as defined by Section 145.1(b)(2), within the first 25 feet of the subject building along both street frontages (Judah Street and 45th Avenue), ground to floor ceiling heights of at minimum 14 feet in height at the ground floor, a garage opening no greater than 10 feet in width, transparent windows and doors at the ground floor for more than 60 percent of the subject property's street frontage, and locate the building's off-street parking spaces more than 25 feet from the property's street frontage at the grade level.

- D. **Non-Residential Bicycle Parking.** Pursuant to Planning Code Section 155.2 requires one Class 1 bicycle parking space for every 7,500 square feet of commercial occupied floor area and two Class 2 bicycle parking spaces at minimum.

The Project will install one Class 1 bicycle parking space at the basement level of the subject building and three Class 2 bicycle parking spaces along the Judah Street public-right-of-way. Therefore, the Project complies with Planning Code Section 155.2.

- E. **Dwelling Unit Density.** Pursuant to Planning Code Sections 207 and 710 properties within the NC-1 Zoning District are principally permitted to contain one dwelling unit per 800 square feet of lot area or the density permitted in the nearest Residential District, whichever is greater.

The Project complies with Planning Code Sections 207 and 710. While Planning Code Sections 207 and 710 permits a maximum of one dwelling unit per 800 square feet of lot area, or 6 dwelling units, on the subject lot, HOME-SF Projects are eligible for a form-based density as a Development Bonus pursuant to Section 206.3. The Project will construct a total of 20 dwelling units. The additional criteria specified

in 206.3 for the issuance of a HOME-SF Project Authorization have been incorporated as findings of this motion. See Items 11, "HOME-SF Project Authorization Findings."

- F. **Rear Yard.** Planning Code Section 134 requires that properties within the NC-1 Zoning District maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet, at the grade level and any other succeeding levels of the subject building. However, HOME-SF Projects may receive a Zoning Modification in which corner properties are permitted to provide 20 percent of the lot's area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties.

The Project complies with Planning Code Section 134. While Planning Code Section 134 requires a rear yard equal to 25 percent of the lot's depth, or 15 feet, HOME-SF Projects are eligible for a Zoning Modification in which corner properties are permitted to provide 20 percent of the lot's area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties. The Project proposes an interior corner rear yard measuring a total of 957.39 square feet, 42 feet 1 inch in width and 22 feet 9 inches in length, and approximately covers 20 percent of the subject property. The additional criteria specified in 206.3 for the issuance of a HOME-SF Project Authorization have been incorporated as findings of this motion. See Items 11, "HOME-SF Project Authorization Findings."

- G. **Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

All proposed dwelling units will contain a room measuring at minimum 120 square feet in area with required windows or doors facing onto a public street, either Judah Street or 45th Avenue, or a conforming rear yard pursuant to Planning Code Section 134. Therefore, the Project complies with Planning Code Section 140.

- H. **Usable Open Space.** Planning Code Section 135 requires that each dwelling unit within the NC-1 Zoning District contain access to at minimum 100 square feet of private useable open space or at minimum 133 square feet of common useable open space.

The Project will comply with Planning Code Section 135. Each dwelling unit will contain access to at minimum 133 square feet of common usable open space.

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

The subject building will contain 20 Class 1 bicycle parking spaces at the basement level; each dwelling unit will have access to one bicycle parking space. Therefore, the Project complies with Planning Code Section 155.2.

- J. **Off-Street Parking.** Pursuant to Planning Code Section 151.1 a maximum of 1.5 off-street parking spaces for each dwelling unit are permitted.

The Project will comply with this requirement. The subject building will contain a maximum of seven off-street parking spaces and they will be leased separately from the rental fees for dwelling units for the life of the dwelling units, such that potential renters may have the option of renting a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space.

- K. **Building Height.** Pursuant to Planning Code Section 260, the subject building is limited to a maximum height of 40 feet. However, HOME-SF Tier 2 Projects are permitted up to 10 additional feet of height to accommodate one additional story no more than 10 feet in height beyond the property's maximum height limit. Additionally, HOME-SF Tier 2 Projects are permitted an additional five feet in height when an active use is located at the ground floor of a subject building. The additional five feet in height may only be applied at the ground floor to provided 14-foot floor to ceiling heights.

The Project is a HOME-SF Tier 2 proposal with an active use at the ground floor of the subject building, and therefore permitted a maximum height of 55 feet. Ten additional feet are allocated to an additional story and five additional feet are allocated to the ground floor for a floor to ceiling height of at minimum 14 feet. The proposed building will measure approximately 55 feet in height and comply with Planning Code Sections 260 and 206.3 (HOME-SF Project Authorization). The additional criteria specified in 206.3 for the issuance of a HOME-SF Project Authorization have been incorporated as findings of this motion. See Items 11, "HOME-SF Project Authorization Findings."

- L. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 11 points.

The Project submitted a completed Environmental Evaluation Application after January 1, 2018. Therefore, the Project must achieve 100% of the point target established in the TDM Program Standards.

As currently proposed, the Project will achieve its required 11 points through the following TDM measures:

- *Parking Supply*
- *Unbundle Parking*
- *Bicycle Parking (Option C)*
- *On-Site Affordable Housing*

- I. **Inclusionary Affordable Housing Program.** Planning Code Section 206.3 sets forth the requirements for the HOME-SF program, which automatically awards development bonuses such as form-based density and additional height, and allows a project sponsor to seek specified zoning modifications, in exchange for a higher rate of on-site affordable units.

Planning Code Section 206.3(f) sets forth temporary provisions that create three separate HOME-SF Tiers. Each tier requires a set percentage of on-site affordable units that exceeds the amount required by the Inclusionary Housing Ordinance, and provides the Project with either zero, one or two additional stories of height. The HOME-SF Tiers are as follows:

	Form-Based Density	Additional Height Awarded Above Existing Height Limit	On-Site Affordability Requirement
Tier 1: 3-24 units	Yes	5' for active ground floor uses, but no additional stories	20%
Tier 1: 25+ units	Yes	5' for active ground floor uses, but no additional stories	23%
Tier 2: All Projects	Yes	5' for active ground floor uses, plus one additional story up to 10' in height	25%
Tier 3: All Projects	Yes	5' for active ground floor uses, plus two additional stories up to 20' in height	30%

Pursuant to Planning Code Section 206.3(c)(1), the affordable units in a HOME-SF project (HOME-SF units) are restricted for the life of the project, and are subject to the provisions of Planning Code Section 415 and the Procedures Manual, except that project sponsor must provide the specified percentage of the proposed dwelling units as affordable for that tier, with a set proportion of each tier as affordable to low-, middle- and moderate-income households as defined in Section 206.3.

The Project Sponsor has demonstrated that it is eligible for the HOME-SF program as a Tier 2 Project, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program:

Planning Code Section 415,' to satisfy the requirements of the HOME-SF by providing 25% affordable housing on-site, as rental units with a minimum of 10% of the units affordable to low-income households, 8% of the units as affordable to moderate income households, and the remaining 7% of the units affordable to middle-income households as defined by the Planning Code and Procedures Manual. Five units (3 one-bedroom & 2 two-bedroom) of the proposed 20 dwelling units will be affordable units. The Project Sponsor will enter into a Regulatory Agreement with the City which records the number of required affordable units, the tenure of the units, and the term of restriction for the units.

- M. **Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

The Project will construct 20 new dwelling units and therefore is subject to the Child Care Fee. The fee will be paid for prior to the issuance of the first construction document.

7. **HOME-SF Project Authorization Applicability.** Planning Code Section 206.3 lists eight eligibility requirements for HOME-SF Projects.

- A. The Project contains three or more residential units, as defined in Section 102, not including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square footage defined in Section 318, and Density Bonus Units permitted through this Section 206.3, or any other density bonus.

The Project will construct 20 new dwelling units and does not contain any group housing or efficiency dwelling units.

- B. The Project is located in a zoning district that: (A) is not designated as an RH-1 or RH-2 Zoning District; and (B) establishes a maximum dwelling unit density through a ratio of number of units to lot area, including RH-3, RM, RC, C-2, Neighborhood Commercial, Named Neighborhood Commercial, and SoMa Mixed Use Districts; but only if the SoMa Mixed Use District has a density measured by a maximum number of dwelling units per square foot of lot area; (C) is not in the North of Market Residential Special Use District, Planning Code Section 249.5, until the Affordable Housing Incentive Study is completed at which time the Board will review whether the North of Market Residential Special Use District should continue to be excluded from this Program. The Study will explore opportunities to support and encourage the provision of housing at the low, moderate, and middle income range in neighborhoods where density controls have been eliminated. The goal of this analysis is to incentivize increased affordable housing production levels at deeper and wider ranges of AMI and larger unit sizes in these areas through 100% affordable housing development as well as below market rate units within market rate developments; (D) is not located within the boundaries of the Northeastern Waterfront Area Plan south of the centerline of Broadway; and (E) is not located on property under the jurisdiction of the Port of San Francisco.

The subject property is located outside the boundaries of the North of Market Residential Special Use District, outside of the boundaries of the Northeastern Waterfront Area Plan, not within the jurisdiction of the Port of San Francisco, and within the Neighborhood Commercial, Cluster (NC-1) Zoning District which establishes a maximum dwelling unit density through a ratio of number of dwelling units to lot area.

- C. The Project is not seeking and receiving a density or development bonus under the provisions of California Government Code Section 65915, Planning Code Section 207, Section 124(f), Section 202.2(f), 304, or any other State or local program that provides development bonuses.

The Project is not seeking and receiving a density or development bonus under the provisions of California Government Code Section 65915, Planning Code Section 207, Section 124(f), Section 202.2(f), 304, or any other State or local program that provides development bonuses.

- D. The Project includes at least 135% of the Base Density as calculated under Planning Code Section 206.5.

The subject property is located within the NC-1 Zoning District which permits one dwelling unit per 800 square feet of lot area. The subject property measures 4,750 total square feet, and therefore contains a Base Density of 6 dwelling units. The Project will construct 20 new dwelling units, and therefore is 333% of the Base Density permitted by the NC-1 Zoning District at the subject property.

- E. The Project consists of new construction, and excluding any project that includes an addition to an existing structure.

The Project will demolition an existing one-story, commercial building and construct a new five-story, mixed-use building. The Project will not include an addition to the existing structure at the subject property.

- F. The Project complies with the on-site Inclusionary Affordable Housing option set forth in Planning Code Section 415.6; provided however, that the percentage of affordable units and the required affordable sales price or affordable rents set forth in Section 415.6(a) shall be as provided in this Section 206.3.

The Project complies with the on-site Inclusionary Affordable Housing as set forth in Planning Code Section 415.6. The Project will provide five dwelling units or 25% of the Project's total dwelling units as on-site rental affordable units. 10% of the on-site affordable units will be dedicated to an average affordable rent set at 55% of Area Median Income, 8 % of the units will be dedicated to an average affordable rent set at 80% of Area Median Income, and 7 % of the units will be dedicated to an average affordable rent set at 110% of Area Median Income.

- G. If any retail use is demolished or removed, does not include a Formula Retail use, as defined in Section 303.1, unless the retail use demolished or removed was also a Formula Retail Use, or was one of the following uses: Gas Stations, Private or Public Parking Lots, Financial Services, Fringe Financial Services, Self Storage, Motel, Automobile Sales or Rental, Automotive Wash, Mortuaries, Adult Business, Massage Establishment, Medical Cannabis Dispensary, and Tobacco Paraphernalia Establishment, as those uses are defined in Planning Code Section 102.

The Project will demolish an existing one-story, commercial building. However, the subject building was formerly utilized as a gas and service station and last occupied in 2011.

- H. If located north of the centerline of Post Street and east of the centerline of Van Ness Avenue, all otherwise eligible HOME-SF Projects shall only be permitted on:
- (A) lots containing no existing buildings; or
 - (B) lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements, and required setbacks.

The Project site is located south of Post Street and west of Van Ness Avenue.

- I. If the City enacts an ordinance directing the Planning Department to study the creation of a possible area plan wholly or partially located in Supervisorial District 9, HOME-SF Projects shall not be permitted in any area in Supervisorial District 9 listed in the ordinance until such time as the City enacts the area plan.

The Project site is located within Supervisorial District 8.

8. **HOME-SF Project Authorization Eligibility Requirements.** In order to receive the development bonuses granted under Planning Code Section 206.3, a Tier Two HOME-SF Project must meet the following requirements:

- A. Tier Two HOME-SF Projects shall provide 25% of units in the HOME-SF Project as HOME-SF Units. Ten percent of Tier Two HOME-SF Units that are Owned Units shall have an average affordable purchase price set at 80% of Area Median Income; eight percent shall have an average affordable purchase price set at 105% of Area Median Income; and seven percent shall have an average affordable purchase price set at 130% of Area Median Income. Ten percent of HOME-SF Units that are rental units shall have an average affordable rent set at 55% of Area Median Income; eight percent shall have an average affordable rent set at 80% of Area Median Income; and seven percent shall have an average affordable rent set at 110% of Area Median Income.

The Project will provide five dwelling units or 25% of the Project's total dwelling units as on-site rental affordable units and HOME-SF Units. 10% of the on-site affordable units will be dedicated to an average affordable rent set at 55% of Area Median Income, 8 % of the units will be dedicated to an average affordable rent set at 80% of Area Median Income, and 7 % of the units will be dedicated to an average affordable rent set at 110% of Area Median Income.

- B. Demonstrate to the satisfaction of the Environmental Review Officer that the HOME-SF Project does not:
- (a) cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5;
 - (b) create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas; and
 - (c) alter wind in a manner that substantially affects public areas;

The Project will comply with the California Environmental Quality Act (CEQA), will not cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5, will not create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas, and will not alter wind in a manner that substantially affects public areas. The nearest public space is located two blocks north of the subject property, Golden Gate Park.

- C. All HOME-SF units (income-restricted units in HOME-SF projects meeting the requirements of Section 206.3) shall be no smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of May 16, 2017. In addition, notwithstanding any other provision of this Code, HOME-SF projects shall provide a minimum dwelling unit mix of (A) at least 40% two and three bedroom units, including at least 10% three bedroom units, or (B) any unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom. Larger units should be distributed on all floors, and prioritized in spaces adjacent to open spaces or play yards. Units with two or three bedrooms are encouraged to incorporate family friendly amenities. Family friendly amenities shall include, but are not limited to, bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, open space and yards designed for use by children. HOME-SF Projects are not eligible to modify this requirement under Planning Code Section 328 or any other provision of this Code.

The California Tax Credit Allocation Committee requires that one-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. The Project will propose HOME-SF units that meet the minimum unit sizes as set forth by the California Tax Credit Allocation Committee. With the exception of one two-bedroom dwelling unit, all proposed dwelling units meet or exceed the minimum unit sizes as set forth by the California Tax Credit Allocation Committee.

- D. Does not demolish, remove or convert any residential units.

The Project will not demolish, remove, or convert an existing residential unit. The subject property is currently occupied by a vacant commercial building.

- E. Includes at the ground floor level active uses, as defined in Section 145.1, at the same square footages as any neighborhood commercial uses demolished or removed, unless the Planning Commission has granted an exception under Section 328.

The Project will construct a new mixed-use building with a ground floor with an active use equivalent to the total square footage of any former neighborhood serving use to be demolished at the subject property. In particular, the Project will demolish an existing 956 square-foot commercial building formerly utilized as a gas and service station, which is not defined as a neighborhood commercial use, and construct a new mixed-use building with a ground floor containing a total of 2,440 square of commercial space, a lobby, and a garage entry.

- 9. **HOME-SF Project Authorization Development Bonuses and Zoning Modifications.** Pursuant to Planning Code Section 206.3, certain development bonuses and zoning modifications are permitted for HOME-SF Projects.

- A. **Form-Based Density.** Notwithstanding any zoning designation to the contrary, the density of a Tier Two HOME-SF Project shall not be limited by lot area but rather by the applicable requirements including, are not limited to, height, including any additional height allowed by subsections (f)(2)(C)(ii) and (iii), Bulk, Setbacks, Required Open Space, Exposure, and unit mix as well as applicable design guidelines, elements, and area plans of the General Plan and design review, including consistency with the Affordable Housing Bonus Program Design Guidelines, referenced in Section 328, as determined by the Planning Department.

The subject property is located within the NC-1 Zoning District which permits a maximum dwelling unit density equivalent to one dwelling unit per 800 square feet of lot area. The subject property measures 4,750 square feet in total area, and therefore is permitted a maximum of six dwelling units. The Project is receiving a development bonus to provide a form-based density resulting in a total of 20 dwelling units.

- B. **Height.** Up to 10 additional feet above the prescribed height limit are authorized for Tier Two HOME-SF Projects. This additional height may only be used to provide one additional story of no more than 10 feet in height.

The subject property is located within the 40-X Height and Bulk District which permits a maximum building height of 40 feet. The Project is receiving a development bonus of an additional 10 feet of height in order to accommodate an additional story beyond the property's permitted 40-foot building height limit.

- C. **Ground Floor Ceiling Height.** In addition to the permitted height allowed under subsection (f)(2)(C)(ii), Tier Two HOME-SF Projects with active uses on the ground floor as defined in Section 145.1(b)(2) shall receive up to a maximum of five additional feet in height above the height limit. However, the additional five feet may only be applied at the ground floor to provide a 14-foot (floor to ceiling) ceiling height for nonresidential uses, and to allow walk-up dwelling units to be consistent with the Ground Floor Residential Design Guidelines. This additional five feet shall not be granted to projects that already receive such a height increase under Planning Code Section 263.20.

The Project complies with Planning Code Section 145.1 and will receive an additional five feet of height to be allocated to the ground floor for the construction of floor to ceiling heights of 15 feet. The ground floor will be composed of two commercial tenant spaces, a residential lobby, and a garage entrance.

- D. **Zoning Modification Rear Yard.** The required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties.

The Project proposes an interior corner rear yard measuring a total of 957.39 square feet, 42 feet 1 inch in width and 22 feet 9 inches in length, and approximately covers 20 percent of the subject property. As such, the Project is receiving a Zoning Modification from the rear yard requirement pursuant to Planning Code Section 134.

10. **HOME-SF Project Authorization Design Review.** Pursuant to Planning Code Section 328, the Planning Commission shall review and evaluate all physical aspects of a HOME-SF Project at a public hearing. The Planning Commission recognizes that most qualifying projects will need to be larger in height and mass than surrounding buildings in order to achieve HOME-SF's affordable housing goals. However, the Planning Commission may, consistent with the Affordable Housing Bonus Program Design Guidelines, and any other applicable design guidelines, and upon recommendation from the Planning Director, make minor modifications to a project to reduce the impacts of such differences in scale. The Planning Commission may require these or other modifications or conditions, or disapprove a project, in order to achieve the objectives and policies of the Affordable Housing Bonus Programs or the purposes of this Code. This review shall be limited to design issues including the following:

A. Bulk and Massing.

The Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. The proposal will construct a new mixed-use building that maximizes the currently underutilized lot by constructing the building to all property lines adjacent to the public-right-of-way while simultaneously respecting the existing building massing and articulation of the immediate neighborhood. The new mixed-use building will respect the existing building massing and articulation of the immediate neighborhood by incorporating three-dimensional building features (i.e. bay windows, recessed windows and doors, awnings) and extending existing neighborhood patterns, utilizing balconies, landscaping, and decks to provide a break in the building massing, and centralizes all roof top features within the subject property to diminish their visibility from the public-right-of-way and adjacent neighbors. Therefore, the Project will comply with the Affordable Housing Bonus Program Design Guidelines.

B. Architectural Treatments, Facade Design, and Building Materials.

The Project will reflect the immediate neighborhood's architectural and design characteristics. The proposal will construct a new mixed-use building that incorporates fine-grain detailing with high-quality and durable materials and utilizes various materials to pronounce building features (i.e. bay windows, commercial entrances) and reduces the building's prominent height and bulk differential to adjacent residential and mixed-use buildings. Additionally, the proposal incorporates balconies, landscaping, and decks to provide a break in the building massing and centralizes all roof top features within the subject property to diminish their visibility from the public-right-of-way and adjacent neighbors. Therefore, the Project will comply with the Affordable Housing Bonus Program Design Guidelines.

C. Design of Lower Floors.

The Project will design a ground floor that enhances the existing pedestrian environment of the immediate neighborhood. The proposal will construct a ground level that is dedicated to commercial tenant spaces, a residential lobby, and garage entrance. The proposed commercial tenant spaces will occupy more than 75 percent of the subject property's street frontage and contain entries that add to the character of the street with design features like landscaping and awnings. The proposed garage entrance will be no more than 30 percent of the width of the subject building's street frontage. Therefore, the Project will comply with the Affordable Housing Bonus Program Design Guidelines.

D. Streetscape and Other Public Improvements.

The Project will redesign the public-right-of-way adjacent to the subject property with the installation of new street trees, Class 2 bicycle parking spaces, planters, decorative paving, and public seating. Additionally, the Project will comply with Planning Code Sections 138.1 (public street trees) and 145.1 (active use). Section 138.1 requires the Project to install at minimum 6 new street trees within the public-right-of-way and Section 145.1 requires the Project to activate the ground floor of the proposed building with elements like transparent windows and doors at the commercial tenant spaces. Therefore, the Project will comply with the Affordable Housing Bonus Program Design Guidelines.

11. HOME-SF Project Authorization Findings. Planning Code Section 328 establishes criteria for the Planning Commission to consider when reviewing applications for HOME-SF Project Authorization. On balance, the project complies with said criteria in that:

- A. The use as proposed will comply with the applicable provisions of this Code and is consistent with the General Plan.

The Project complies with all applicable provisions of the Planning Code and is consistent with the objectives of the General Plan, as outlined in Subsections 6, 12, and 13, respectively.

- B. The use as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project will provide a development that is in conformity with the stated purpose of the NC-1 Zoning District. The Project will construct a new low density, mixed-use building with commercial tenant spaces at the ground floor and residential dwelling units at the remaining upper floors. Furthermore, the proposed commercial tenant spaces will be less than 3,000 square feet and compatible for utilization by a neighborhood serving retail use.

- C. Whether the project would require the demolition of an existing building.

The Project will require the demolition of an existing building. However, the existing building was most recently occupied in 2011 and has since remained vacant. The building was formerly utilized as a gas and service station (d.b.a. "Eugene's Automotive Service").

- D. Whether the project would remove existing commercial or retail uses.

The Project will demolish an existing 956 square-foot, vacant commercial building formerly utilized as a gas and service station, but it will construct a new mixed-use building with a ground floor containing a total of 2,440 square feet of commercial space.

- E. If the project would remove existing commercial or retail uses, how recently the commercial or retail uses were occupied by a tenant or tenants.

The Project will demolish an existing commercial building formerly utilized as a gas and service station which was last occupied in 2011. No commercial tenants will be displaced.

- F. Whether the project includes commercial or retail uses.

The Project will construct a new five-story mixed-use building with 2,440 square feet of commercial space at the ground floor. The proposed 2,440 square feet of commercial space will replace and expand the existing commercial tenant space at the subject property.

- G. Whether there is an adverse impact on the public health, safety, and general welfare due to the loss of commercial or retail uses in the district where the project is located.

No adverse impact on the public health, safety, and general welfare will be presented to the neighborhood due to the demolition of an existing commercial building. The subject building has been vacant since 2011 and has not been maintained since the last occupant utilized the space.

H. Whether any existing commercial or retail use has been designated, or is eligible to be designated, as a Legacy Business under Administrative Code Section 2A.242; or is a formula retail business.

The subject property is occupied by a one-story, commercial building formerly occupied by "Eugene's Automotive Services". The previous occupant of the subject building is not identified as a Formula Retail or a Legacy Business under Administrative Code Section 2A.242.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

Policy 4.6

Encourage an equitable distribution of growth according to infrastructure and site capacity.

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

Policy 11.8

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

OBJECTIVE 12:

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

Policy 12.2

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

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support “smart” regional growth that locates new housing close to jobs and transit.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.2

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

OBJECTIVE 2:

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

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.3

Preserve and promote the mixed commercial-residential character in the neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The Project will demolish an existing underutilized commercial building and construct a new five-story, mixed-use building within a close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing a total of 20 new dwelling units, five of which will be designated as on-site rental affordable dwelling units (25% of the Project's total units). Of the proposed 20 dwelling units, 10 dwelling units will be family friendly units in that they will contain two or more bedrooms and be located near amenities like usable open space (i.e. decks and balconies) and the laundry room. Additional family orientated amenities will also be made available to the future residential tenants of the subject building including bicycle and off-street parking spaces. However, the Project site is well served by public transportation. The subject property is located approximately a block from the intersection of 46th Avenue and Judah Street and two blocks from the intersection of 43rd Avenue and Judah Street which are served by the J-Muni line and NX and N-OWL bus lines.

The Project will design a ground floor that enhances the existing pedestrian environment of the immediate neighborhood and reinforces the existing commercial corridor. The proposal will construct a ground level that is dedicated to commercial tenant spaces, a residential lobby, and garage entrance. The proposed commercial tenant spaces will occupy more than 75 percent of the subject property's street frontage and contain entries that add to the character of the street with design features like landscaping and awnings.

Furthermore, the Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. The development will respect the existing building massing and articulation of the immediate neighborhood by incorporating three-dimensional building features (i.e. bay windows, recessed windows and doors, awnings) and extending existing neighborhood patterns, utilizing balconies, landscaping, and decks to provide a break in the building massing, and centralizes all roof top features within the subject property to diminish their visibility from the public-right-of-way and adjacent neighbors.

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

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

The proposal will not remove or displace an existing neighborhood serving retail uses. The Project site was formerly occupied by an Automotive Use (i.e. gas and service station), not a neighborhood serving retail use, and is currently vacant. The Project will, however, enhance and provide neighborhood serving retail use opportunities, job opportunities, and business opportunities to the residents of the neighborhood. Furthermore, the Project will introduce new patrons to the area, and therefore, strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.

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

The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing underutilized commercial building and construct a new mixed-use building that will contain 20 new dwelling units, five of which will be on-site rental affordable units, and 2,440 square feet of commercial tenant space. The proposed commercial tenant spaces will be no greater than 1,515 square feet and located at the ground floor of the subject building so as to reinforce and enhance the neighborhood serving commercial corridor. Additionally, of the proposed 20 dwelling units, 10 dwelling units will be family friendly dwelling units with two or more bedrooms and located in close proximity to amenities (i.e. usable open space, laundry room, bicycle parking, off-street parking).

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

The Project will not negatively affect the City's supply of affordable housing; no affordable housing units will be removed. Rather, the Project will enhance the City's supply of affordable housing by providing five on-site affordable dwelling units in compliance with Planning Code Section 206.3(f)(2)(B) (HOME-SF Tier 2 Project Authorization).

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located approximately a block from the intersection of 46th Avenue and Judah Street and two blocks from the intersection of 43rd Avenue and Judah Street which are served by the J-Muni

line and NX and N-OWL bus lines. Additionally, the Project will restore approximately 87 feet of curb cut and add a net of five on-street parking spaces to the immediate neighborhood. One new standard curb cut will be constructed along 45th Avenue for access to the proposed seven off-street parking spaces and 21 Class 1 bicycle parking spaces located at the basement level of the subject building.

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

The Project will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector. The subject building was formerly utilized as a gas and service station but has remained vacant since 2011. Instead, the Project will create new business and job opportunities for the residents of the neighborhood.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

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

- 14. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor has submitted a First Source Hiring Affidavit. Prior to the issuance of a Building Permit Application for the proposal, the Project Sponsor will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

15. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
16. The Commission hereby finds that approval of HOME-SF Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES HOME-SF Project Authorization Application No. 2018-000468AHB** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 1, 2019, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 206.3 and 328 HOME-SF Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 7, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 7, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a HOME-SF Project Authorization to demolish an existing one-story commercial building, formerly utilized for the operation of a gas station, and construct a new five-story over basement, 55-foot, approximately 19, 160 square-foot mixed-use building containing a total of 20 dwelling units (10 one-bedroom, 9 two-bedroom, and 1 three-bedroom), 2,440 square feet of commercial space, 7 off-street parking spaces, and 24 bicycle parking spaces located at 3945 Judah Street, Block 1809, Lot 028 pursuant to Planning Code Sections 206.3 and 328 within the NC-1 District and 40-X Height and Bulk District; in general conformance with plans, dated February 1, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-000468AHB and subject to conditions of approval reviewed and approved by the Commission on November 7, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 7, 2019 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
 - A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
 - B. On-site, in a driveway, underground;

- C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- G. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

- 11. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

PARKING AND TRAFFIC

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

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

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

- 13. Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with

any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

- 14. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 24 bicycle parking spaces (20 Class 1 spaces for the residential portion of the Project and one Class 1 and three Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

- 15. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than seven off-street parking spaces.

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

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

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

PROVISIONS

- 17. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

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

- 18. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

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

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

- 20. Regulatory Agreement.** Recipients of development bonuses under this Section 206.3 shall enter into a Regulatory Agreement with the City, as follows.

- A. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.
- B. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.
- C. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
- D. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
 - i. The total number of dwelling units approved for the Housing Project, including the number of HOME-SF Units or other restricted units;
 - ii. A description of the household income group to be accommodated by the HOME-SF Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing HOME-SF Units;
 - iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the HOME-SF Units;
 - iv. Term of use restrictions for the life of the project;
 - v. A schedule for completion and occupancy of HOME-SF Units;
 - vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
 - vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement); and
 - viii. Other provisions to ensure implementation and compliance with this Section.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

- 21. Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.
- A. Number of Required Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Project contains 20 units; therefore, 5 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the five affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
 - B. Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. At least 10 percent of HOME-SF Units that are Rental Units shall have an average affordable purchase price set at 55 % of Area Median Income, 8% shall have an average affordable purchase price set at 80 % of Area Median Income, and 7% shall have an average affordable purchase price set at 110 % of Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
 - C. Unit Mix.** The Project contains ten (10) one-bedroom units, nine (9) two-bedroom units, and one (1) three-bedroom units; therefore, the required affordable unit mix is three (3) one-bedroom units, and two (2) two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
 - D. Unit Location.** The affordable unit(s) shall be designated on a reduced set of plans recorded as part of a Regulatory Agreement and a Notice of Special Restrictions prior to the issuance of the first Construction Document.
 - E. Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 25% of the each phase's total number of dwelling units as on-site affordable units.

- F. **Duration.** Under Planning Code Section 206.3, all HOME-SF units constructed pursuant to Section 206.3 must remain affordable to qualifying households for the life of the project. *For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*

22. Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

- A. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- B. If the units in the building are offered for sale, the affordable unit(s) shall be sold to Qualified Buyer households, as defined in the Procedures Manual, including but not limited to a First-time Homebuyer requirement. The units shall be priced to be affordable to households whose gross annual income, adjusted for household size, does not exceed eighty, (80), one hundred and ten (110) percent or one hundred and thirty (130) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and, (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the

marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.

- C. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- D. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415 to the Planning Department that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- E. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- F. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.
- G. The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

MONITORING - AFTER ENTITLEMENT

23. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section

176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

- 24. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

- 25. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

- 26. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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



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PROPOSED PROJECT
FROM CORNER OF
JUDAH ST. & 45TH AVE.

3945 JUDAH STREET APARTMENTS
BLOCK 1808 LOT 28
SAN FRANCISCO, CA

PLANNING CODE ANALYSIS TABLE

TOPIC / CODE SECTION	REQUIRED / ALLOWED	PROVIDED
ZONING	NC-1 (MIXED-USE RESIDENTIAL / COMMERCIAL)	RESIDENTIAL / COMMERCIAL USE
DENSITY (710) DENSITY BONUS PER HOME-SF (206.3-TIER 2)	1 UNIT PER 800 S.F. UNLIMITED	— 20 RESIDENTIAL UNITS (10) 1-BED / (9) 2-BED / (1) 3-BED
HEIGHT (260.a.1.B) HEIGHT BONUS - COMMERCIAL LEVEL (263.20) HEIGHT BONUS PER HOME-SF (206.3-TIER 2)	40' ALLOWED ABOVE MIDPOINT OF CURB ON JUDAH ST. ADDITIONAL 5' ALLOWED AT GROUND LEVEL COMMERCIAL ADDITIONAL 10' ALLOWED WITH 25% AFFORDABLE UNITS	— — 55' HEIGHT ABOVE MIDPOINT ON JUDAH ST.
HEIGHT (260.b.1.B)	10' -16' EXEMPT. ALLOWED AT ROOF	16'-0" HT. AT ELEVATOR PENTHSE. - 9'-0" AT STAIR PENTHSE.
HT. EXEMPT. AREA (260.b.1.B)	20% OF OVERALL ROOF AREA	20% CUMULATIVE AT STAIRS + ELEVATOR
BULK	X - NO BULK SETBACK REQUIREMT.	MASS REDUCTION SETBACK AT 2ND-5TH LEVELS AT 45TH AVE.
REAR YARD SETBACK (134) REAR YARD SETBACK PER HOME-SF (206.3-TIER 2)	25% OF LOT DEPTH EXCEPTION TO ALLOW 20% OF LOT AREA AT REAR YARD	— 42'-1" X 22'-9" YARD (20% OF LOT AREA)
PRIVATE USABLE OPEN SPACE (135) PRIVATE USABLE OPEN SPACE PER HOME-SF (206.30-TIER 2)	100 S.F. PER UNIT 100 S.F. PER UNIT	— NONE PROVIDED
COMMON USABLE OPEN SPACE (135) COMMON USABLE OPEN SPACE PER HOME-SF (206.3-TIER 2)	133 S.F. PER UNIT 133 S.F. PER UNIT X 20 UNITS = 2,660 S.F.	— 950 S.F. AT REAR YARD / 1,710 S.F. AT ROOF DECK PROVIDED
UNIT EXPOSURE (140) UNIT EXPOSURE PER HOME-SF (206.30-TIER 2)	25' MIN. OUTER COURT DIMENSION IN BOTH DIRECTIONS REDUCED DIM. AT SF-HOME CONFORM. REAR YARD	— 42'-1" X 22'-9" YARD TO PROVIDE LIGHT AND AIR FOR 7 UNITS
VEHICULAR PARKING (155.2.11)	NONE REQUIRED. MAX. 1.5 SPACE PER RESIDENTIAL UNIT	7 PARKING SPACES PROVIDED (INCL. 1 ACCESS. SPACE)
BICYCLE PARKING - CLASS 1 (155.2.11)	1 SPACE PER RESIDENTIAL UNIT	20 CLASS 1 SPACES PROVIDED @ 1 SPACE PER RESID. UNIT
BICYCLE PARKING - CLASS 2 (155.2) BICYCLE PARKING - CLASS 2 (155.2)	1 SPACE PER 20 RESIDENTIAL UNITS 1 SPACE PER 2,500 S.F. RETAIL SPACE (MIN. 2 SPACES)	1 CLASS 2 SPACES PROVIDED @ 1 SPACE PER 20 UNITS 2 CLASS 2 SPACES PROVIDED @ MIN. 2 SPACES PER RETAIL USE
BMR UNITS PER HOME-SF (206.30-TIER 2)	25% PER TIER 2 REQUIREMENTS	5 UNITS PROVIDED - UNITS TO BE SELECTED AT FUTURE DATE
STREET TREES (138.1.c.1)	1 TREE PER 20 FT. OF FRONTAGE	7 NEW STREET TREES PROVIDED

RESIDENTIAL UNIT AREA / BEDROOM COUNT TABLE

UNIT	LEVEL	NET AREA	GROSS AREA	# OF BEDROOMS
UNIT 201	2	925	965	3
UNIT 202	2	700	730	2
UNIT 203	2	700	730	2
UNIT 204	2	450	475	1
UNIT 301	3	455	480	1
UNIT 302	3	700	730	2
UNIT 303	3	450	475	1
UNIT 304	3	450	475	1
UNIT 305	3	470	495	1
UNIT 306	3	450	475	1
UNIT 401	4	455	480	1
UNIT 402	4	700	730	2
UNIT 403	4	700	730	2
UNIT 404	4	700	730	2
UNIT 405	4	450	475	1
UNIT 501	5	455	480	1
UNIT 502	5	700	730	2
UNIT 503	5	680	710	2
UNIT 504	5	645	675	2
UNIT 505	5	450	475	1
TOTAL		11,685	12,245	31

DRAWING INDEX

A0.0	PROJECT DATA
A1.0	EXISTING SITE PLAN
A1.1	SITE PHOTOS
A1.2	PROPOSED SITE PLAN
A2.0	BASEMENT FLOOR PLAN
A2.1	GROUND FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.5	FIFTH FLOOR PLAN
A2.6	ROOF PLAN
A3.1	45TH AVE. ELEVATION
A3.2	JUDAH ST. ELEVATION
A3.3	SOUTH ELEVATION
A3.4	EAST ELEVATION
A4.1	BUILDING SECTION A-A
A4.2	BUILDING SECTION B-B

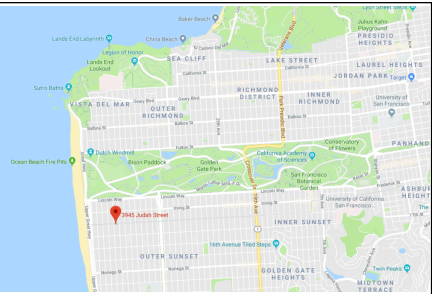
BUILDING AREA CALCULATIONS LOT SIZE: 4,750 S.F.

OCCUPANCY / LEVEL	NET AREA	GROSS AREA	PRIVATE OPEN SPACE	COMMON OPEN SPACE
COMMON REAR YARD	—	—		950
GARAGE - BASEMENT	4,270	4,475	—	—
COMMERCIAL - LEVEL 1	2,325	2,440	—	—
RESIDENTIAL - LEVEL 2	2,775	2,900	—	—
RESIDENTIAL - LEVEL 3	2,975	3,130	—	—
RESIDENTIAL - LEVEL 4	3,005	3,145	—	—
RESIDENTIAL - LEVEL 5	2,930	3,070	—	—
COMMON DECK - ROOF	—	—	—	1,710
TOTAL	18,280	19,160	—	2,660

SCOPE OF WORK

CONSTRUCTION OF A NEW 20 UNIT RESIDENTIAL BUILDING ON FIVE LEVELS ABOVE GROUND LEVEL COMMERCIAL AND BASEMENT GARAGE.

LOCATION MAP



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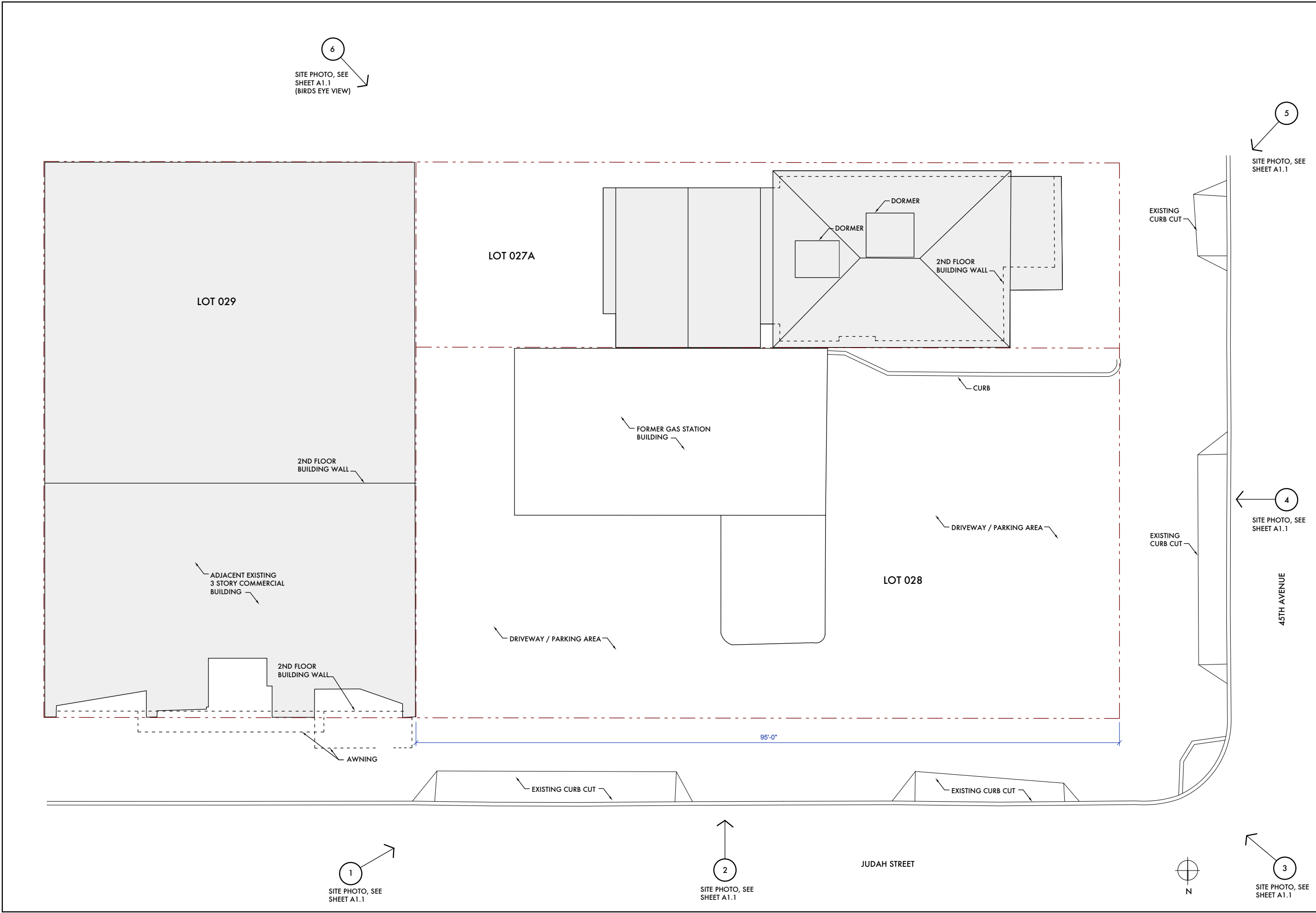
1841 stockton st.
san francisco
california
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PROJECT DATA

3945 JUDAH STREET APARTMENTS
BLOCK 1809 LOT 28
SAN FRANCISCO, CA

DATE: 1 FEB. 2019
SCALE: NONE
DRAWN: ML
SHEET:

A0.0



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1327 mason st.

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california 94133

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f 415 674 9101

EXISTING SITE PLAN

3945 JUDAH STREET APARTMENTS

BLOCK 1809 LOT 28

SAN FRANCISCO, CA

DATE: 14 SEPT. 2017

SCALE: 1/4"=1'-0"

DRAWN: ML

SHEET:

A1.0



1



2



3



4



5



6

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3.1 FEB. 2019 ML

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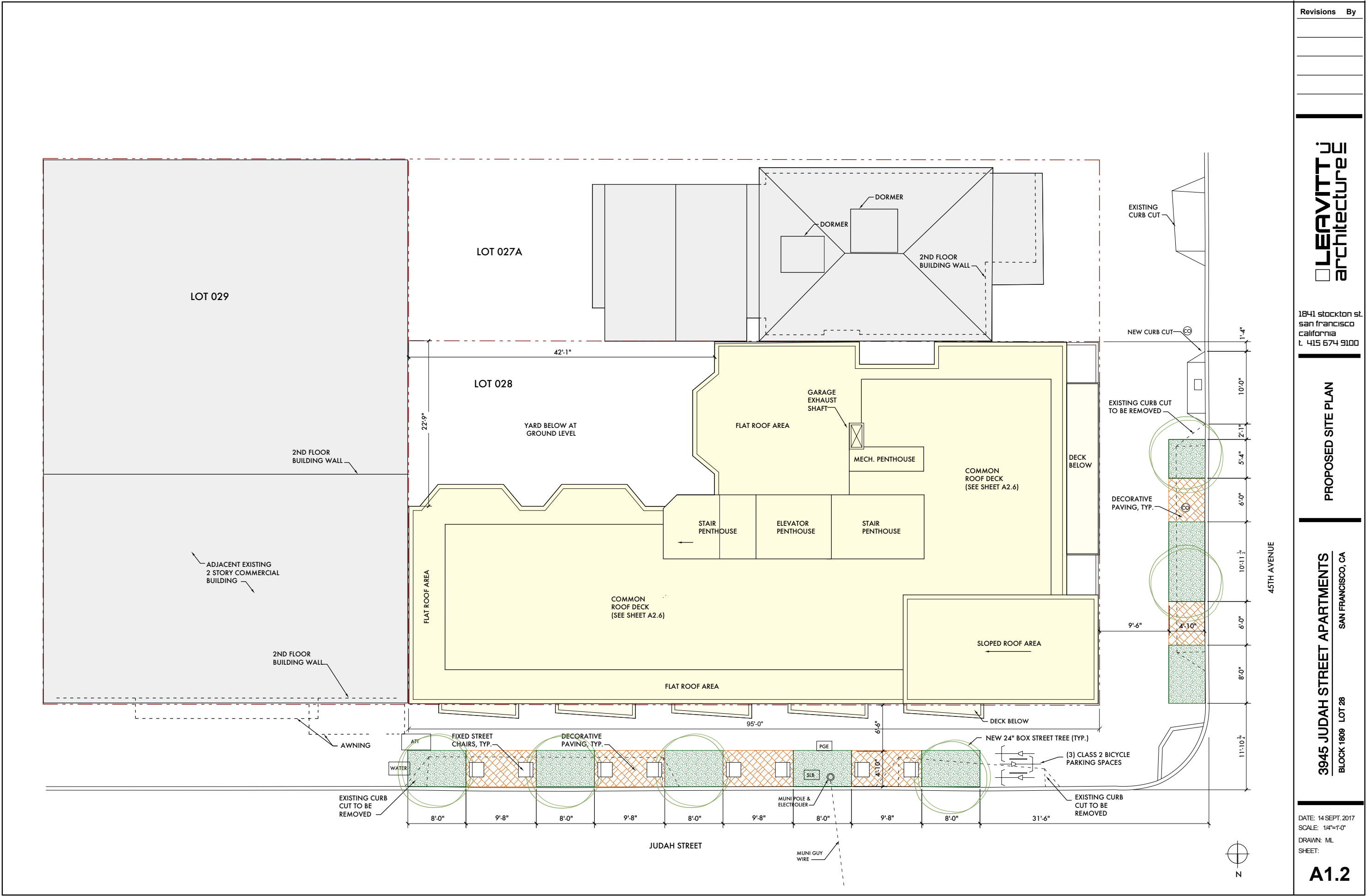
1327 mason st.
san francisco
california 94133
t 415 674 9100
f 415 674 9101

EXISTING SITE PHOTOS

3945 JUDAH STREET APARTMENTS
BLOCK 1809 LOT 28
SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A1.1



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PROPOSED SITE PLAN

3945 JUDAH STREET APARTMENTS

BLOCK 1809 LOT 28

SAN FRANCISCO, CA

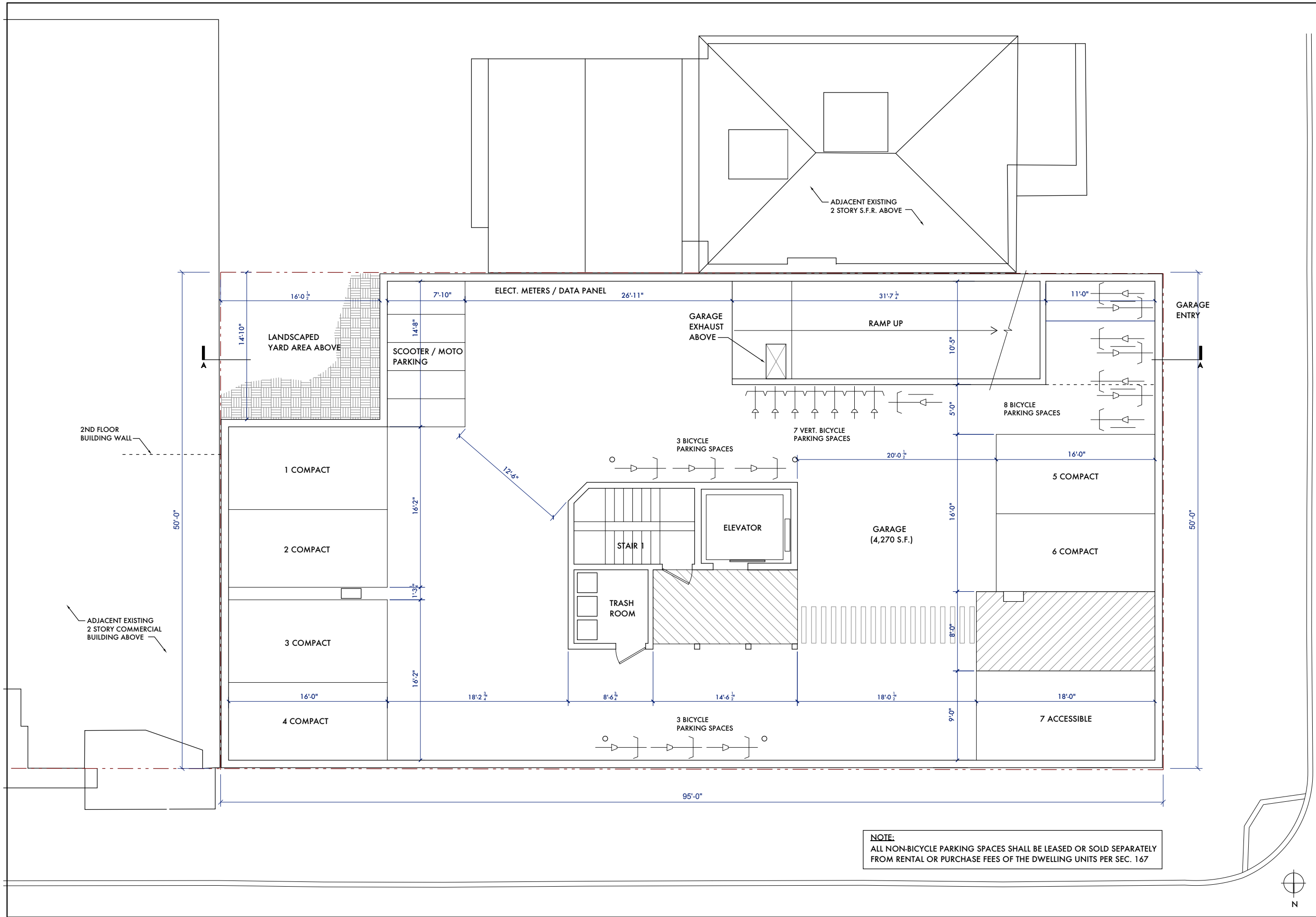
DATE: 14 SEPT. 2017

SCALE: 1/4"=1'-0"

DRAWN: ML

SHEET:

A1.2



NOTE:
ALL NON-BICYCLE PARKING SPACES SHALL BE LEASED OR SOLD SEPARATELY
FROM RENTAL OR PURCHASE FEES OF THE DWELLING UNITS PER SEC. 167

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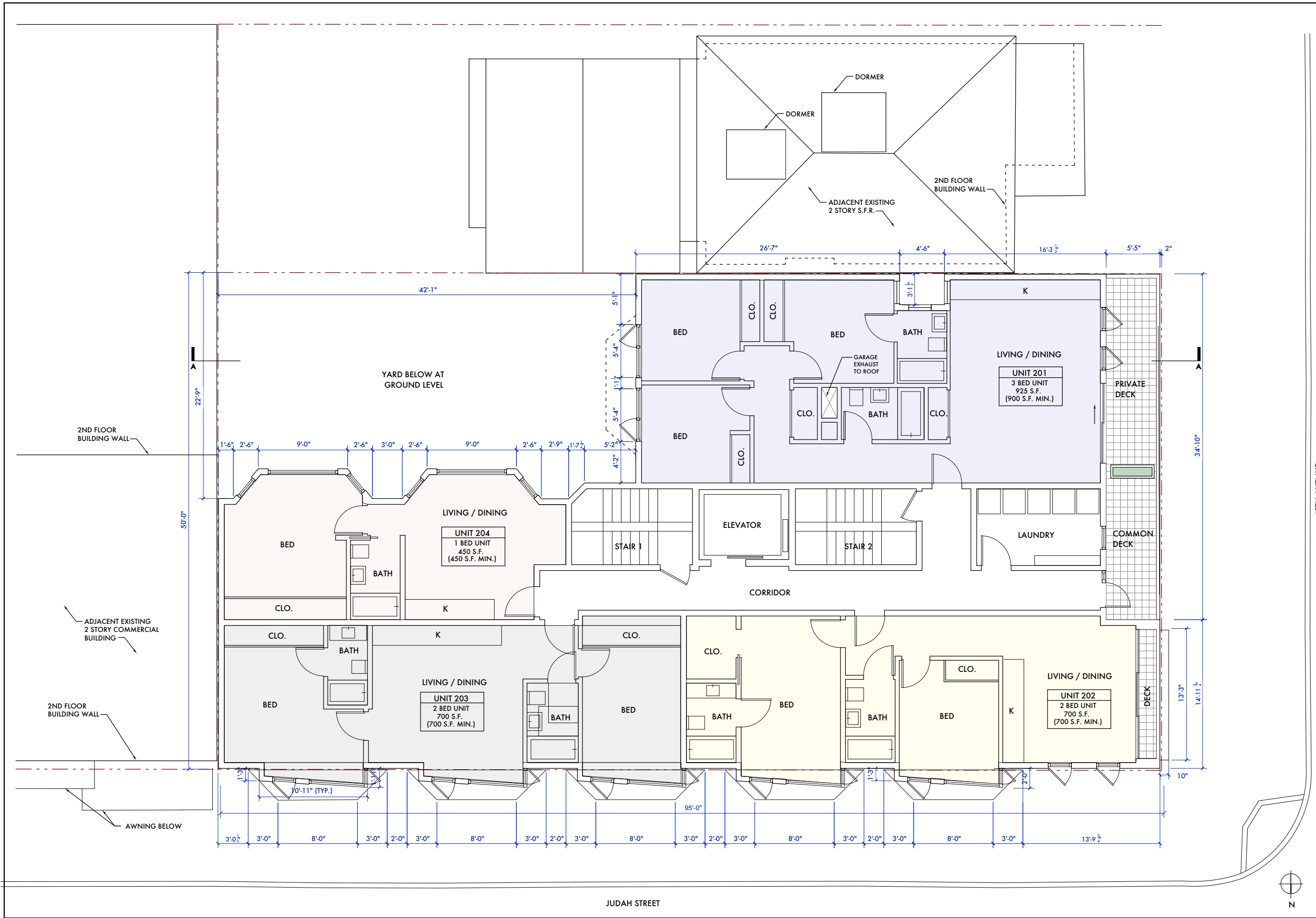
1841 stockton st.
san francisco california 94133
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PROPOSED
BASEMENT PLAN

3945 JUDAH STREET APARTMENTS
BLOCK 1809 LOT 28
SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A2.0



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PROPOSED SECOND
LEVEL PLAN

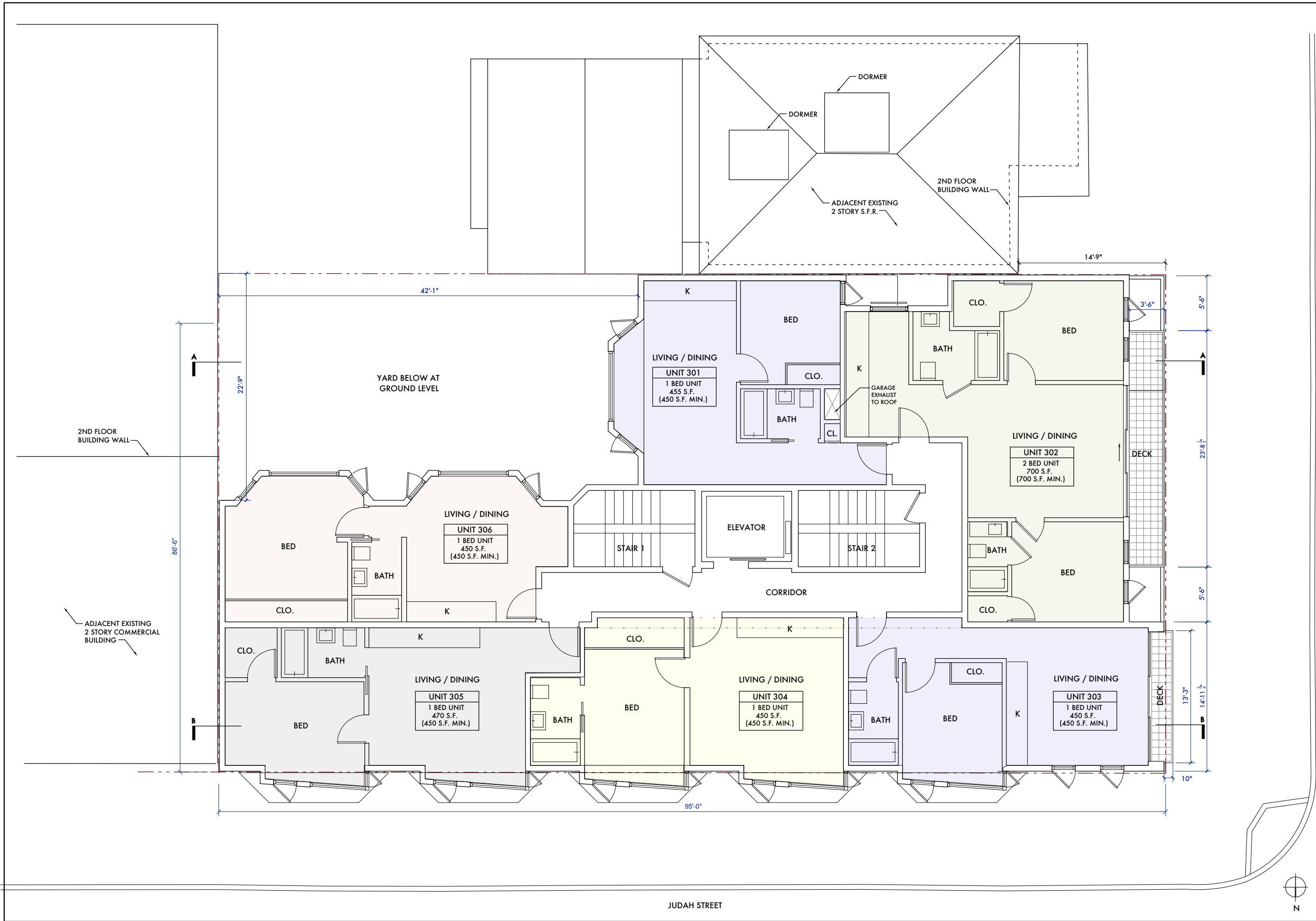
3945 JUDAH STREET APARTMENTS

BLOCK 1809 LOT 28

SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A2.2



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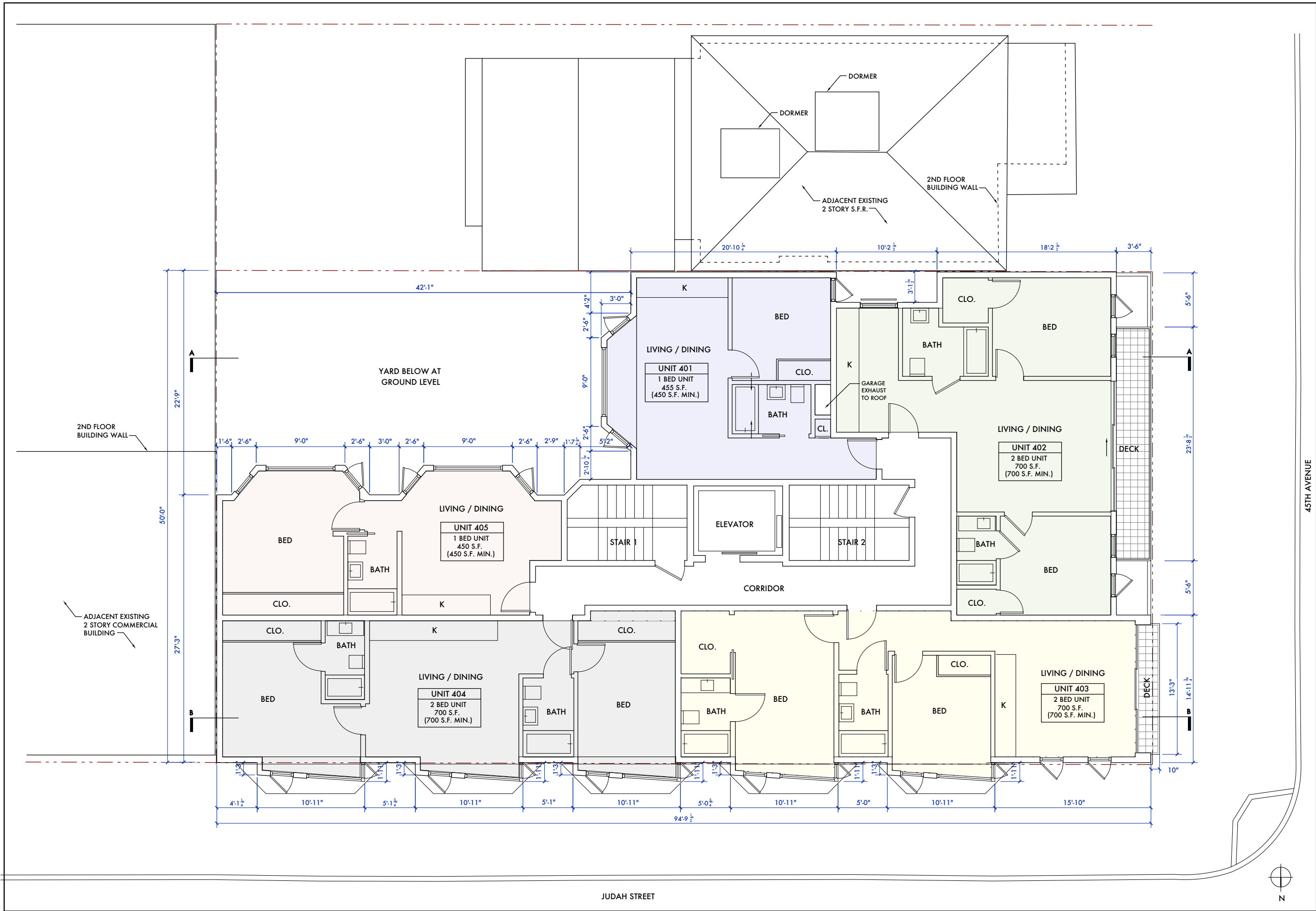
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PROPOSED THIRD
LEVEL PLAN

3945 JUDAH STREET APARTMENTS
BLOCK 1809 LOT 28
SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
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SHEET:

A2.3



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PROPOSED FOURTH
LEVEL PLAN

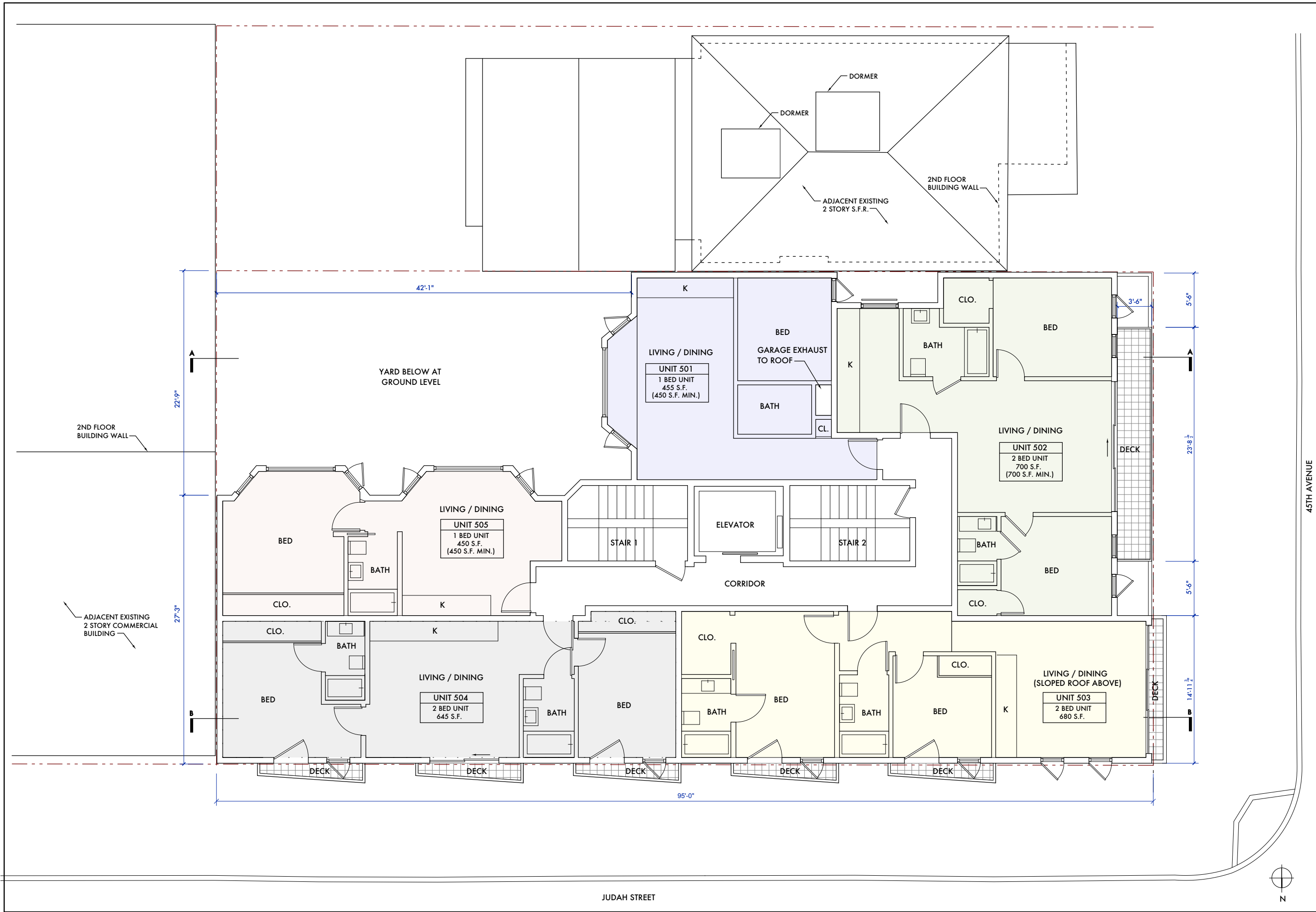
3945 JUDAH STREET APARTMENTS

BLOCK 1809 LOT 28

SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A2.4



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PROPOSED FIFTH
LEVEL PLAN

3945 JUDAH STREET APARTMENTS
BLOCK 1808 LOT 28
SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A2.5



PARTIAL JUDAH AVE. ELEVATION (SEE SHEET A3.2)

45TH AVENUE ELEVATION

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45TH AVENUE ELEVATION

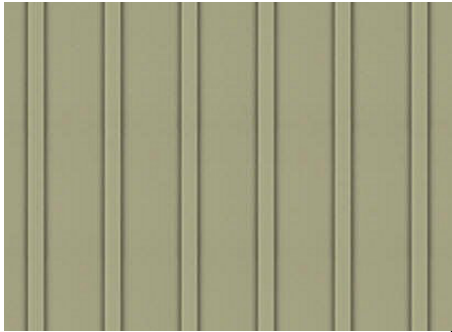
3945 JUDAH STREET APARTMENTS
BLOCK 1809 LOT 28
SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.1



VERTICAL BOARD FORMED CONC.



PAINTED WOOD BOARD AND BATTEN



RECLAIMED WOOD SIDING



DARK ANODIZED ALUMINUM WINDOW

PAINTED BOARD AND BATTEN WOOD SIDING



Revisions By

LEAVITT
architecture

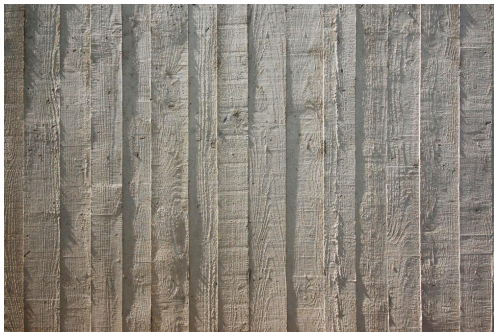
1841 stockton st.
san francisco
california 94133
t. 415 674 9100

JUDAH STREET ELEVATION

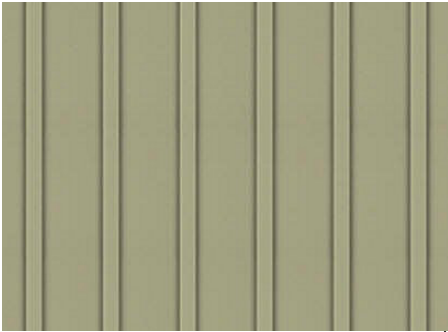
3945 JUDAH STREET APARTMENTS
SAN FRANCISCO, CA
BLOCK 1809 LOT 28

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.2



VERTICAL BOARD FORMED CONC.



PAINTED WOOD BOARD AND BATTEN



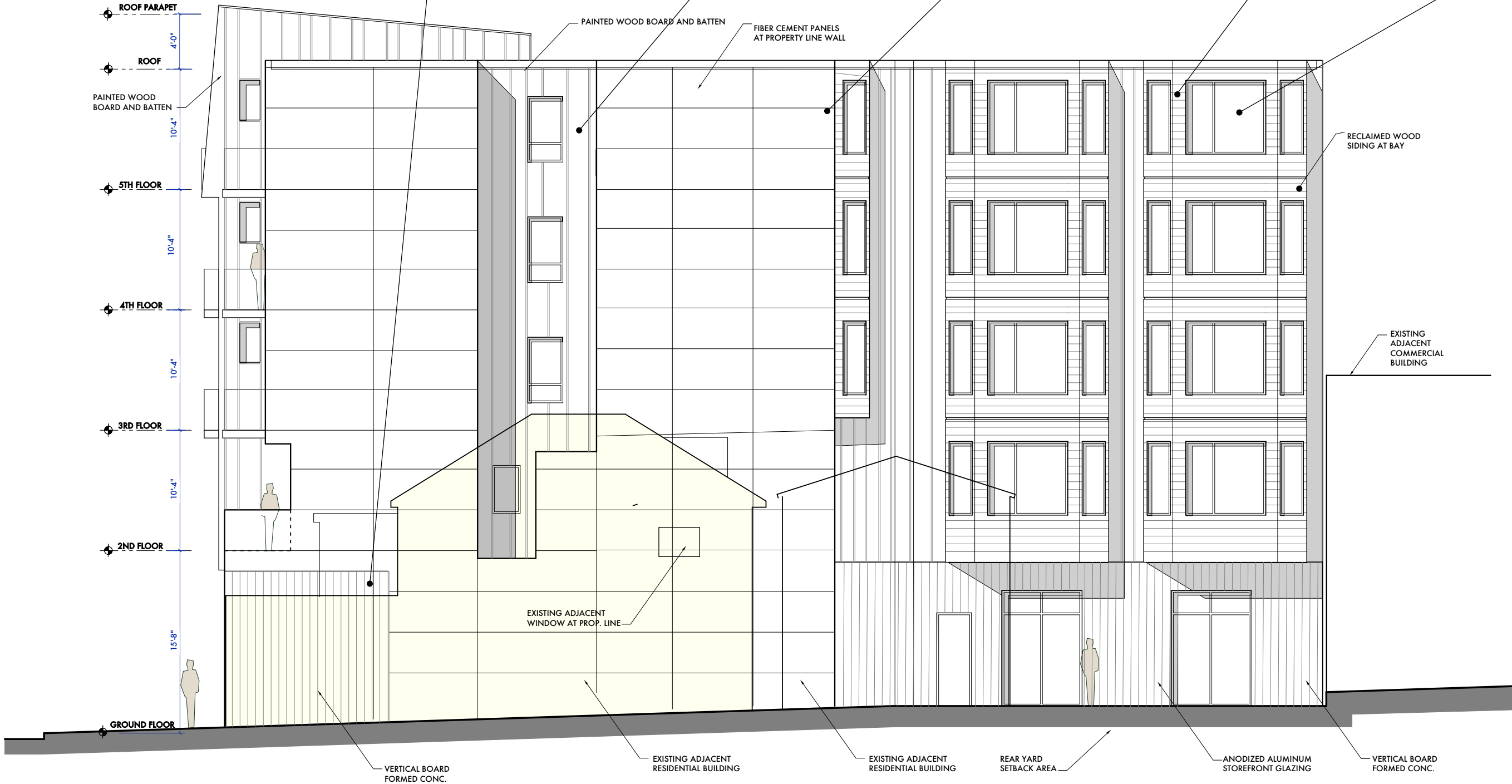
FIBER CEMENT PANELS



RECLAIMED WOOD SIDING
RECLAIMED WOOD SIDING



DARK ANODIZED ALUMINUM WINDOW



Revisions By

LEAVITT
architecture

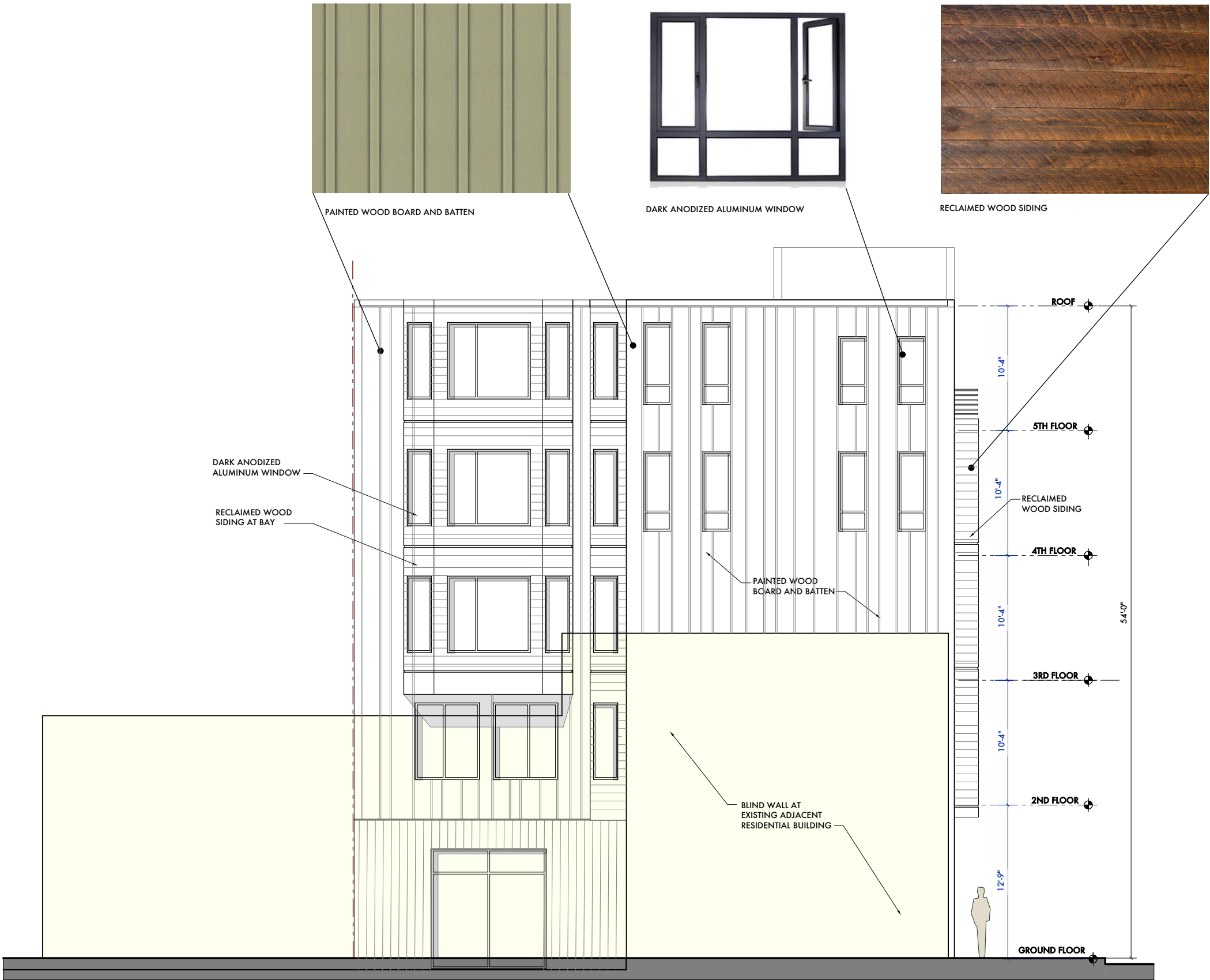
1841 stockton st.
san francisco
california 94133
t. 415 674 9100

SOUTH ELEVATION

3945 JUDAH STREET APARTMENTS
BLOCK 1809 LOT 28
SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.3



Revisions By

LEAVITT
architecture

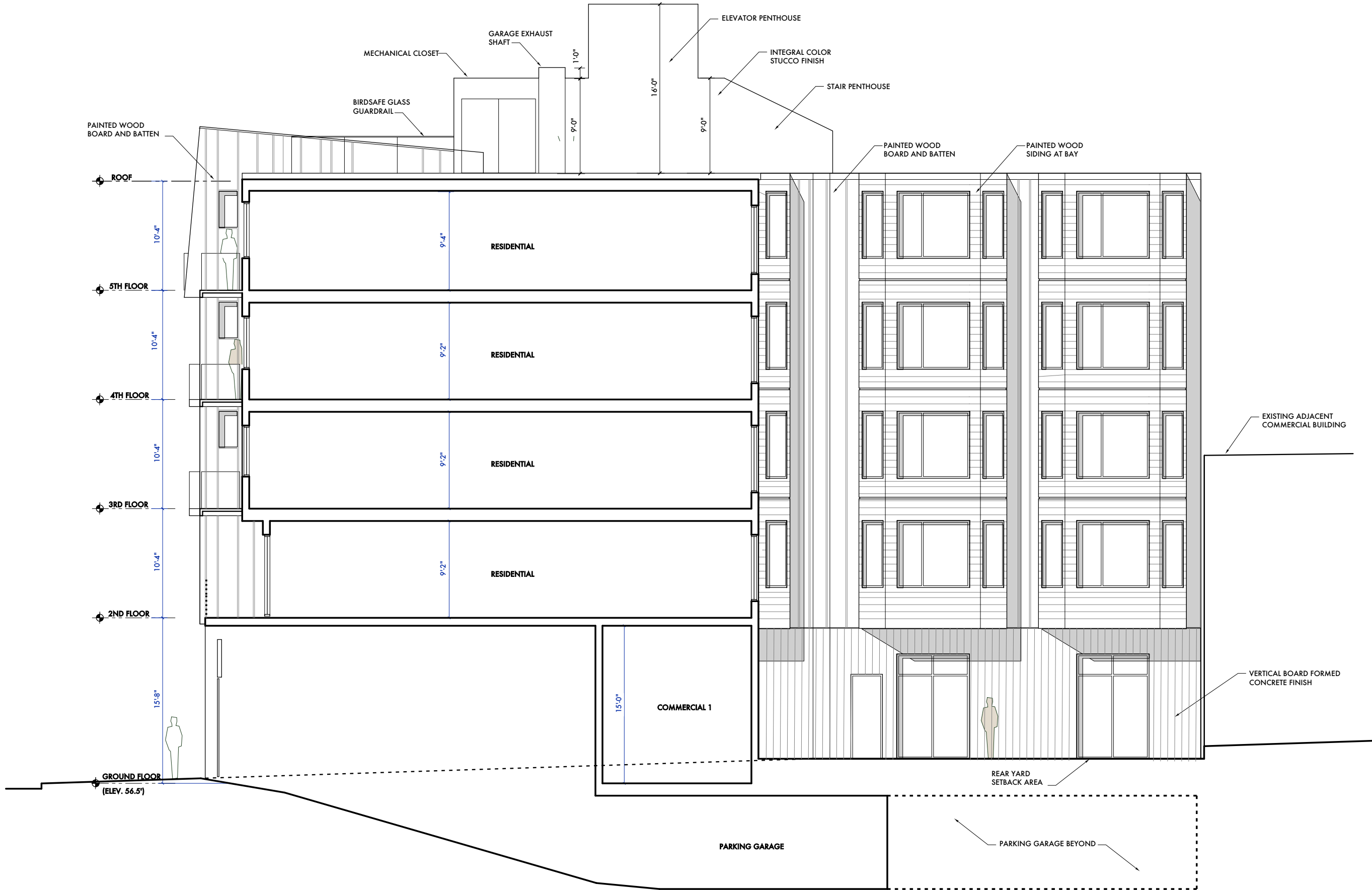
1841 stockton st.
san francisco
california 94133
t. 415 674 9100

EAST ELEVATION

3945 JUDAH STREET APARTMENTS
BLOCK 1809 LOT 28
SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.4



Revisions By



1841 stockton st.
san francisco
california 94133
t. 415 674 9100

BUILDING SECTION A-A

3945 JUDAH STREET APARTMENTS
BLOCK 1808 LOT 28
SAN FRANCISCO, CA

DATE: 14 SEPT. 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3945 JUDAH STREET		1809028
Case No.		Permit No.
2018-000468ENV		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The approximately 4,750-square-foot project site is located on the southeast corner of Judah Street and 45th Avenue, on the block bounded by Judah Street to the north, 44th Avenue to the east, 45th Avenue to the west, and Kirkham Street to the south in the Outer Sunset neighborhood. The project would demolish a single-story, 975-square-foot commercial building and 3,000-square-foot surface parking lot and construct a five-story-over-basement, 55-foot-tall, mixed-use residential building including 20 dwelling units and 2,970 square feet of retail space. The project seeks height and bulk exceptions under the HOME SF program beyond standard NC-1 zoning limits.</p> <p>The proposed building would consist of a basement garage, ground floor retail and residential common open space, and residential uses on floors two through five. The garage would consist of 3,600 square feet of vehicle and bicycle parking accessed via a ramp and curb cut on 45th Avenue. The ground floor would contain 2,325 square feet of retail in the form of two commercial storefronts (one 810 square feet, the other 1,515 square feet), 950 square feet of common open space, and a 195-square-foot residential lobby. A 1,710-square-foot common roof deck is proposed.</p> <p>The project would contain 20 dwelling units on floors two through five, consisting of 10</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input checked="" type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input checked="" type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Megan Calpin

The project meets the criteria for Class 32 exemption – infill development. Technical information to support the exemption is available in file 2018-000468ENV. The project is consistent with project site zoning. The NC-1 (Neighborhood Commercial, Cluster) permits residential and retail uses. The proposed 55-foot-tall building is permitted in the 40-X height district based on the HOME SF density bonus program. The 4,750 square foot developed site is in an urban area surrounded by urban uses and has no value as habitat for endangered, rare or threatened species. The project would not result in significant impacts to

CONTINUED ON ADDITIONAL PAGE

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated 07/23/2018 b. Other (specify): Reclassify to Category C as per PTR form signed on 7/23/18 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Michelle A Taylor	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Megan Calpin 05/13/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Full Project Description

The approximately 4,750-square-foot project site is located on the southeast corner of Judah Street and 45th Avenue, on the block bounded by Judah Street to the north, 44th Avenue to the east, 45th Avenue to the west, and Kirkham Street to the south in the Outer Sunset neighborhood. The project would demolish a single-story, 975-square-foot commercial building and 3,000-square-foot surface parking lot and construct a five-story-over-basement, 55-foot-tall, mixed-use residential building including 20 dwelling units and 2,970 square feet of retail space. The project seeks height and bulk exceptions under the HOME SF program beyond standard NC-1 zoning limits.

The proposed building would consist of a basement garage, ground floor retail and residential common open space, and residential uses on floors two through five. The garage would consist of 3,600 square feet of vehicle and bicycle parking accessed via a ramp and curb cut on 45th Avenue. The ground floor would contain 2,325 square feet of retail in the form of two commercial storefronts (one 810 square feet, the other 1,515 square feet), 950 square feet of common open space, and a 195-square-foot residential lobby. A 1,710-square-foot common roof deck is proposed.

The project would contain 20 dwelling units on floors two through five, consisting of 10 one-bedrooms, nine two-bedrooms, and one three-bedroom units. The average size of a one-bedroom unit would be 450 square feet, the average two-bedroom unit would be 700 square feet, and the three-bedroom unit would be 900 square feet. In compliance with the HOME-SF tier 2 requirements, the project would include five (25 percent) on-site affordable dwelling units. The proposed project would include 20 Class 1 bicycle parking spaces in the grade garage. The below grade garage would also provide seven vehicle parking spaces, including one Americans with Disability Act-accessible space.

CEQA Impacts Continued

The project meets the criteria for Class 32 exemption – infill development. Technical information to support the exemption is available in file 2018-000468ENV. The project is consistent with project site zoning. The NC-1 (Neighborhood Commercial, Cluster) permits residential and retail uses. The proposed 55-foot-tall building is permitted in the 40-X height district based on the HOME SF density bonus program. The 4,750 square foot developed site is in an urban area surrounded by urban uses and has no value as habitat for endangered, rare or threatened species. The project would not result in significant impacts to traffic, noise, air quality, or water quality.

Transportation and Circulation. San Francisco Planning Department, Eligibility Checklist: CEQA Section 21099—Modernization of Transportation Analysis for 3945 Judah Street, August 22, 2018. The residential and retail VMT analysis concluded that the project meets the VMT screening criteria and would not result in significant transportation impacts individually or under cumulative conditions.

Noise. Construction noise associated with the proposed project would include shoring, excavation, concrete work, the drilling of piers, and new construction. Construction noise would be limited in duration and would not include any heavy impact equipment. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Based on compliance with the Noise Ordinance and the limited duration of impact activities, project construction would not result in a significant noise impact.

Air Quality. The proposed project is not located in the Air Pollutant Exposure Zone and is therefore not subject to the public health department's article 38 ordinance. The proposed project's construction would be limited in duration and scale and would not require construction air quality mitigation. The proposed building would not include an emergency generator.

Water Quality. The site would be served by all required utilities and public services. Water-efficient fixtures would be incorporated as required by Title 24 of the California Code of Regulations and the City's Green Building Ordinance. The project's water supply demand would constitute a negligible increase relative to the existing and projected water supply demand for the city as a whole and is accounted for in the SFPUC's Urban Water Management Plan, which addresses water demand and supply through 2040. As such, sufficient water supplies are available to serve the proposed project in normal, dry, and multiple dry years, and the proposed project would not require or result in the relocation or construction of new or expanded water facilities the construction or relocation of which could cause significant environmental effects.

Archeological Resources. San Francisco Planning Department, Preliminary Archeological Review, 3945 Judah Street, July 26, 2018. The proposed project would include excavation of up to 16 feet in depth. Department staff found no archeological effects are anticipated by the proposed construction.

Hazardous Materials. San Francisco Department of Public Health, Environmental Health, Additional Phase II Work Plan Request, 3945 Judah Street, EHB-SAM No. SMED: 1760, January 8, 2019. Harris & Lee Environmental Sciences, LLC, Phase 1 Environmental Site Assessment of 3945 Judah Street, July 16, 2013. The project sponsor submitted an application to the health department's Maher program. The sponsor must comply with applicable health department requirements for any site cleanup or soil remediation prior to construction.

Exceptions: None of the exceptions in CEQA Guidelines section 15300.2 apply to the proposed project.

Neighborhood Notice. September 6, 2018. Public comments related to transportation, geology, shadow, air quality, and water quality were received and were taken into consideration in the environmental review of the proposed project.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3945 JUDAH STREET		1809/028
Case No.	Previous Building Permit No.	New Building Permit No.
2018-000468PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	7/17/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	3945 Judah Street	
Block/Lot:	Cross Streets:	
1809/028	45th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-000468ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration
		<input checked="" type="radio"/> Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	09/14/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC (dated May 2016)	
Proposed Project Scope: Construct 20 residential units above ground level retail and underground parking garage. The project will utilize the HomeSF program to increase height and density beyond what is allowed per standard NC-1 zoning.	

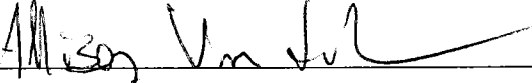
PRESERVATION TEAM REVIEW:				
Category:		<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to Planning Department records and the Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC, 3945 Judah Street is a gas station located in the Outer Sunset neighborhood. Built in 1950 as an Associated, or "Flying A", gas station with automobile service shop, the building was designed by the Associated Oil Company and constructed by Campbell Construction and Equipment Company. The subject property is located at the southeast corner of Judah Street and 45th Avenue and features generous front and side setbacks, along with driveway entrances at both street frontages. The building is a single-story, medal-clad, box-type gas station with modest Streamline Moderne elements including a flat roof and an integrated canopy with rounded corners and horizontal banding. The building features a wide metal roll up door at the Judah Street (north) elevation and two plate glass windows at the northwest corner of the building. At the north end of the structure is a corrugated metal addition partially covered with tarps. Changes to the building are not well documented; however, a visual inspection of the property suggests the building has undergone several exterior alterations, including the removal of original Associated signage (likely 1976), installation of neon sign for Olympian Oil (1976), re-roofing (1988), removal of gas pumps (date unknown), addition of canopy support beams (date unknown), and construction of metal corrugated addition east of the automotive repair shop (date unknown).

The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. No person associated with the building is significant to history and therefore the property does not appear significant under Criterion 2. Architecturally, the subject building does not represent an exceptional example of the box-type gas station. Additionally, it does not represent a noteworthy example of the Associated Oil Company gas station type, which often featured faceted towers and distinctive "Flying A" signage. Although the original plans for the subject building included a tower, it does not appear that it was incorporated into the final construction of the building. Additionally, the building has undergone several alterations, including removal of signage and gas pumps. Furthermore, the subject building is not associated with a master architect or builder. Therefore, it is not eligible for listing under Criterion 3. The subject building is not significant under Criterion (continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/23/2018

3945 Judah Street, San Francisco
Preservation Team Review Form, Comments

(continued)

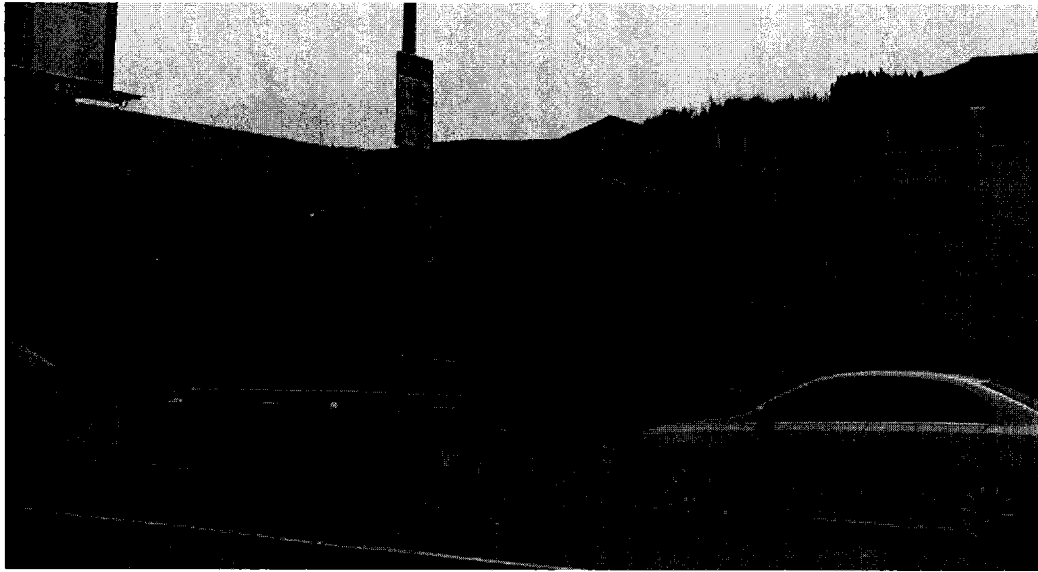
4, since the significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in an eligible historic district. The building stock on this portion of Judah Street and 45th Avenue is primarily comprised of a mix of small-scale commercial and residential buildings built between 1907 and 1958, with the majority of the buildings constructed in the 1940's. 3945 Judah Street and the neighboring building stock do not possess sufficient architectural, historical significance or cohesion to identify as a historic district.

PART I HISTORICAL RESOURCE EVALUATION

3945 JUDAH STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3945 JUDAH ST
RECORD NO.: 2018-000468AHB

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

Reception:
415.558.6378

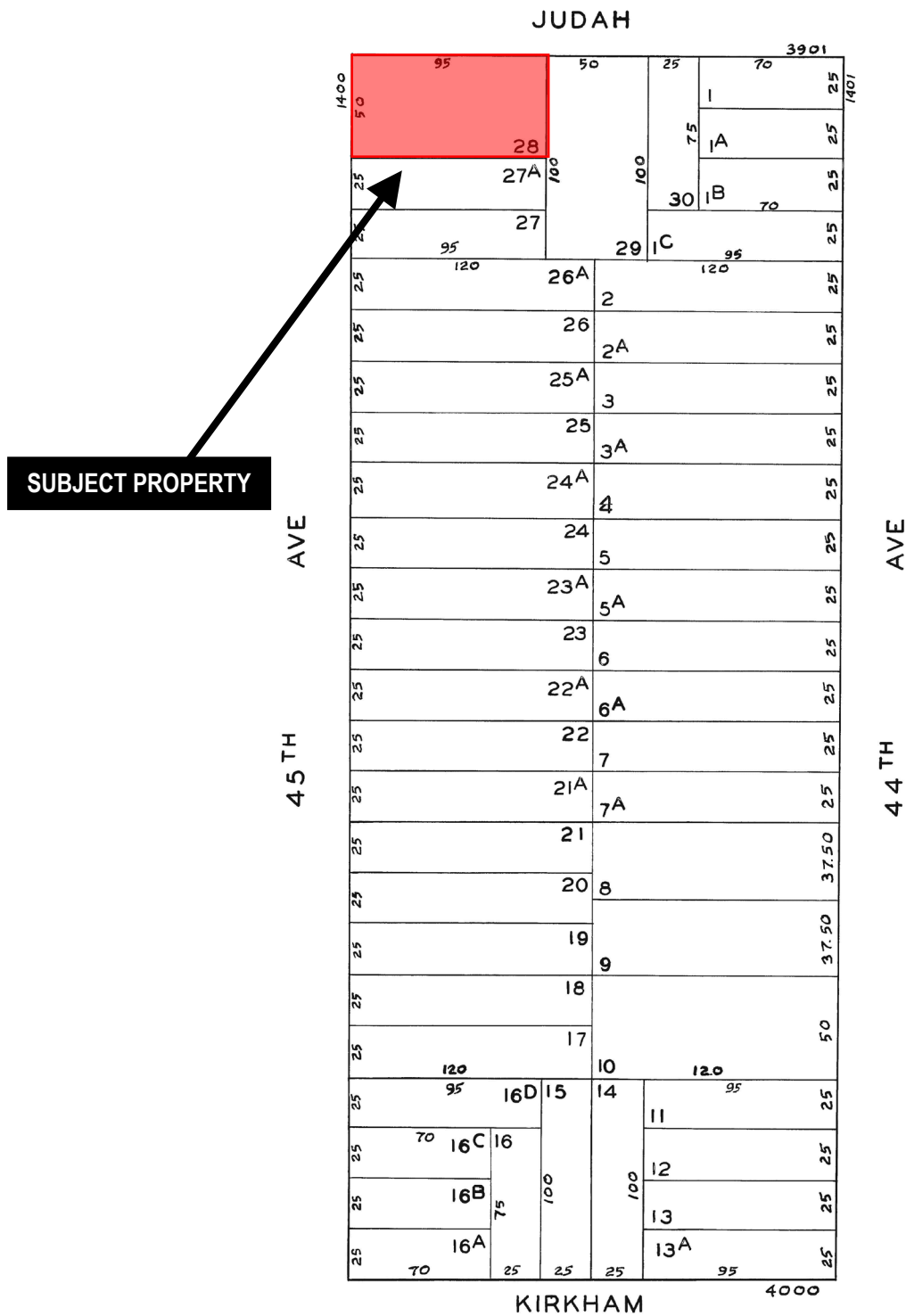
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	3,000	4,475	1,475
Residential GSF	0	12,245	12,245
Retail/Commercial GSF	0	2,440	2,440
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space	N/A	N/A	N/A
Other ()			
TOTAL GSF		19,160	19,160
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	5	5
Dwelling Units - Market Rate	0	15	15
Dwelling Units - Total	0	20	20
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	1	1	1
Number of Stories	1	5	4
Parking Spaces	10	7	-3
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	0	24	24
Car Share Spaces	N/A	N/A	N/A
Other ()			

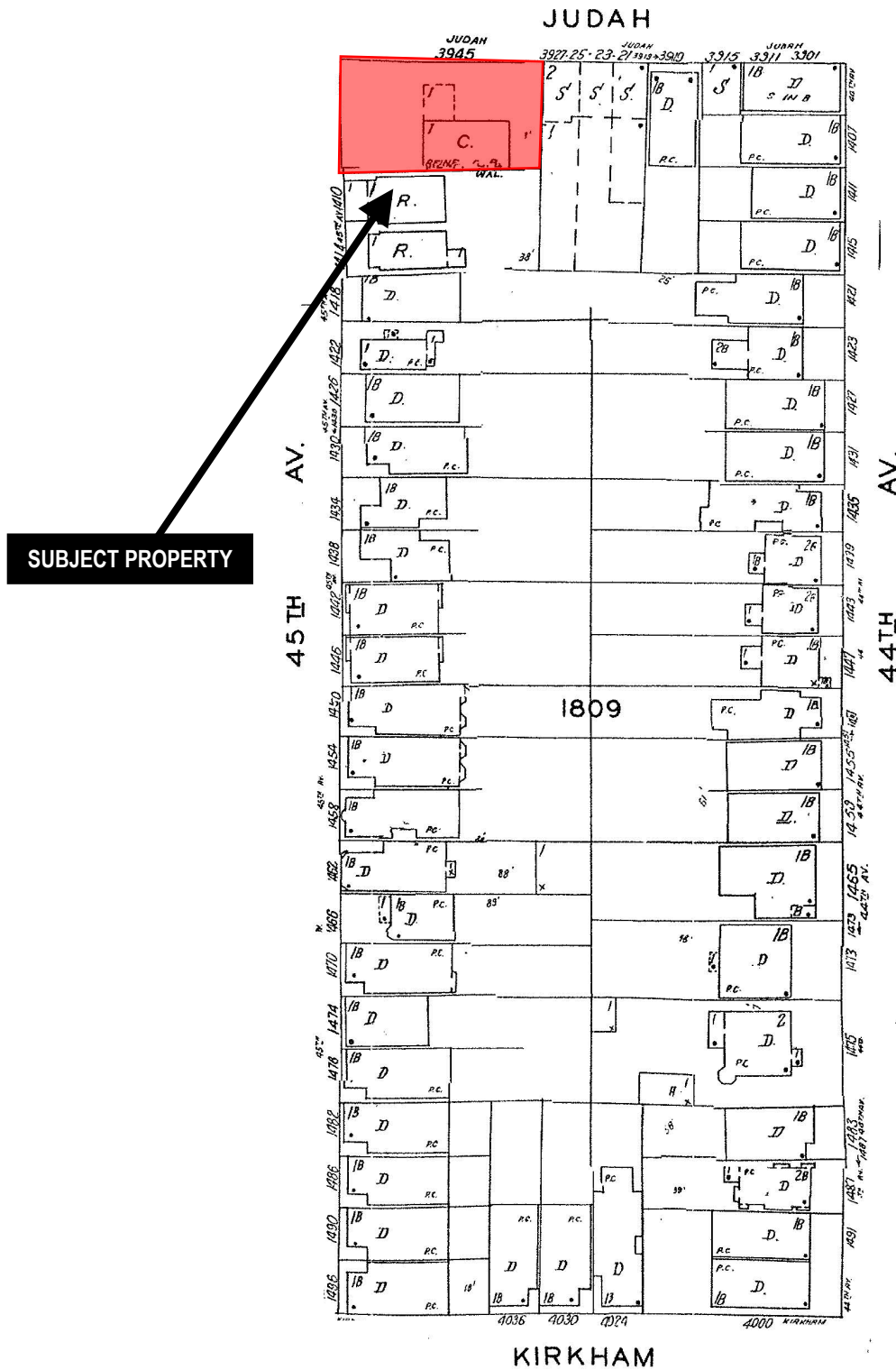
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	10	10
Two Bedroom Units	0	9	9
Three Bedroom (or +) Units	0	1	1
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Parcel Map



HOME-SF Project Authorization
2018-000468AHB
3945 Judah Street

Sanborn Map*



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



HOME-SF Project Authorization
2018-000468AHB
3945 Judah Street

Aerial Photo

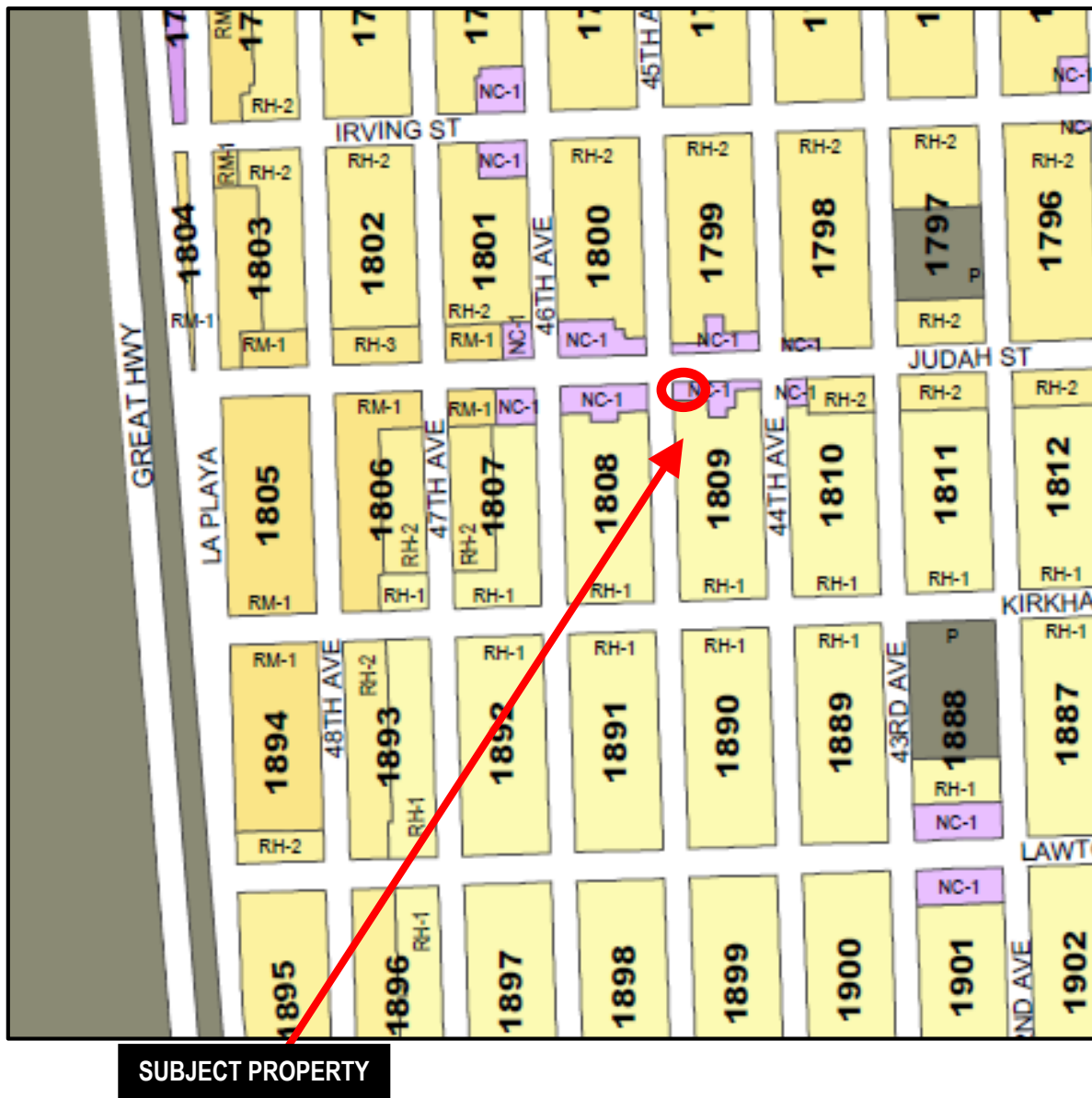


SUBJECT PROPERTY



HOME-SF Project Authorization
2018-000468AHB
3945 Judah Street

Zoning Map



HOME-SF Project Authorization
2018-000468AHB
3945 Judah Street

Site Photo- View 1 (Judah Street)



HOME-SF Project Authorization
2018-000468AHB
3945 Judah Street

Site Photo- View 2 (45th Avenue)





HOME-SF

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

The HOME-SF program is San Francisco's local density bonus program.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. 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415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS HOME-SF?

The HOME-SF program is San Francisco's local density bonus program. HOME-SF requires that 20 - 30% of the residential units be affordable, offers project sponsors priority processing, relief from density controls, and up to two extra stories of height. This program also offers a set menu of concessions, incentives and waivers project sponsors may choose from. The HOME-SF Program includes a number of location and project-specific eligibility criteria, outlined below, and is not currently available in zoning districts with no density limits.

WHAT ARE THE BENEFITS OF HOME-SF?

Priority processing for HOME-SF projects.

Development Bonuses:

- Form Based Density
- Up to two additional stories of height above the existing height limit, plus an additional five feet in height for projects that provide walk-up residential uses or 14 foot ground floor ceiling heights for nonresidential uses

Zoning Modifications:

- Rear Yard – the required rear yard may be reduced to no less than 20% of lot depth or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner, provided that each horizontal dimension is at least 15 feet and the open space is contiguous to existing midblock open space.
- Exposure – dwelling unit exposure requirements may be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension.
- Parking – up to a 50% reduction of required residential and commercial parking may be granted.
- Loading – off-street loading spaces under Section 152 would not be required.
- Open Space – up to a 5% reduction in required common open space is allowed
- Additional Open Space – an additional 5% reduction in open space is allowed in addition to the reduction above.

IS MY PROJECT ELIGIBLE FOR HOME-SF?

Eligibility - Project Features:

- The project consists of new construction and does not propose additions to existing buildings;
- Provide three or more dwelling units (not including group housing or efficiency units)
- Provide a dwelling unit mix that meets either of the following criteria:
 1. Includes 40% large units (2-bedroom or more), with at least 10% 3-bedroom units; or
 2. Includes 50% large units (2-bedroom or more) with some three bedroom units
- Includes active ground floor uses at the same square footages as any neighborhood commercial uses to be demolished or removed from the site
- Includes at least 135% of the base density as calculated in Planning Code Section 206.5
- Does not demolish any residential units
- Is not seeking or receiving any additional state or local development bonuses
- Does not cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5, create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas; or alter wind in a manner that substantially affects public areas

Tier Levels	Affordability Levels
Tier 1 (24 units or less)	20% affordable
Tier 1 (25+ units)	23% affordable
Tier 2	25% affordable
Tier 3	30% affordable

Eligibility - Project Location:

- Must be located in a Zoning District that establishes a maximum dwelling unit density through a ratio of number of units to lot area;
- Must not be located in the RH-1 or RH-2 Zoning District, North of Market Residential Special Use District, or the Northeastern Waterfront Area Plan south of the centerline of Broadway.
- Must not be located on property under the jurisdiction of the Port of San Francisco
- If located north of Post Street and east of Van Ness Avenue, only the following sites are eligible:
 1. lots containing no existing buildings; or
 2. lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements and required setbacks.

Fees

Please refer to the [Planning Department Fee Schedule](#) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recodation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



HOME-SF

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 3945 Judah Street

Block/Lot(s): 1809/028

Project Description:

Please indicate if your project proposes rental or ownership units

☒ Rental Units ☐ Ownership Units

Please list out the proposed number of units for the following:

(A) Proposed total number of units in project: 20

Affordable Units:

Affordability Level	HOME-SF Requirement				Number of HOME-SF Units Proposed (B)	% of Project (B / A)
	Tier 1 (>24 units)	Tier 1 (25+ units)	Tier 2	Tier 3		
55% AMI (Rental)	10%	10%	10%	10%	2	10%
80% AMI (Rental)	5%	8%	8%	10%	2	8%
110% AMI (Rental)	5%	5%	7%	10%	1	7%
80% AMI (Owner)	10%	10%	10%	10%		
105% AMI (Owner)	5%	8%	8%	10%		
130% AMI (Owner)	5%	5%	7%	10%		

Unit Mix:

(C) Proposed total number of bedrooms in project: 31

Unit Type	(D) # of <u>units</u> in proposed project	% of each unit type in Project (D / A)	(E) Total # of <u>bedrooms</u> in each unit type	% of bedrooms in project, by unit type (E/C)
Studios or 1-bedroom units	10	50%	10	32%
2-bedroom units	9	45%	18	58%
3-bedroom units	1	5%	3	10%
<u> </u> -bedroom units				

Family Friendly Amenities:

Please describe the family friendly amenities and features that your project would provide, which may include but are not limited to cargo bicycle parking, onsite stroller storage, or open space designed for the use of children.

Laundry room located adjacent to the three-bedroom unit. Shared open space at the second level deck adjacent to laundry room. Open space at the roof deck. Elevator access to the rear yard, second level deck, and roof deck area.

Zoning Modifications:

HOME-SF Projects are eligible for all of the following zoning modifications. Please select the modifications that the project seeks below.

☒ **Rear yard**

The required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet and that the open area is wholly or partially contiguous to the existing mid-block open space, if any, formed by the rear yards of adjacent properties.

☐ **Dwelling Unit Exposure**

The dwelling unit exposure requirements of Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.

☐ **Off-Street Loading**

Off-street loading spaces per Section 152 shall not be required.

☐ **Automobile Parking**

Residential and commercial parking requirements per Section 151 or any applicable special use district may be reduced by up to 75%.

☐ **Inner Courts as Open Space**

Projects may provide an inner court that is at least 25 feet in every horizontal dimension, with no restriction on the heights of adjacent walls. All area within such an inner court shall qualify as common open space per Section 135.

☐ **Open Space (1):**

Common open space provided per Section 135 or any applicable special use district may be reduced up to 10%.

☐ **Additional Open Space (2):**

Common open space provided per Section 135 or any applicable special use district may be reduced up to an additional 5%, beyond the 5% provided in the subsection above.

Development Bonuses

Is the project seeking any of the following height bonuses? If so, please select below.

☐ **Tier 1**

No additional height above the height allowed in the project's height district.

☒ **Tier 2**

Up to 10 additional feet above the height allowed in the project's height district. This additional height may only be used to provide one additional 10-foot story to the project.

☐ **Tier 3**

Up to 20 additional feet above the height allowed in the project's height district. This additional height may only be used to provide two additional 10-foot stories to the project.

☒ **Additional 5 feet to be used on ground floor**

Projects with active uses on the ground floor may receive up to a maximum of five additional feet in height above the height limit, in addition to any additional height described in the adjacent section. The additional five feet may only be applied at the ground floor to provide a 14-foot (floor to ceiling) ceiling height for nonresidential uses, or to allow walk-up dwelling units to be consistent with the Ground Floor Residential Design Guidelines.

Exceptions:

Pursuant to Planning Code Section 328(d), the Planning Commission may grant minor exceptions in addition to the development bonuses granted to the project in Section 206.3(d) to allow building mass to shift to appropriately respond to surrounding context. Indicate if the project seeks any additional Planning Code exceptions, and describe how granting the exception would allow the proposed building mass to appropriately respond to the surrounding context.

☐ Exception from residential usable open space requirements per Section 135, or any applicable special use district.

☐ Exception from satisfaction of loading requirements per Section 152.1, or any applicable special use district.

☐ Exception for rear yards, pursuant to the requirements of Section 134, or any applicable special use district.

☐ Modification of other Code requirements that could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.
(Please describe below)

☐ Exception from dwelling unit exposure requirements of Section 140, or any applicable special use district

☐ Exception from satisfaction of accessory parking requirements per Section 152.1, or any applicable special use district.

☐ Exception from active ground floor use requirements under 145.1(c)(3).

URBAN DESIGN FINDINGS FOR HOME-SF PROJECTS

Pursuant to Planning Code Section 328, the Planning Commission has discretion to make minor modifications to the building to reduce the impact of mass/bulk.

1. Describe how the bulk and massing of the building is consistent with the Affordable Housing Bonus Program Design Guidelines

See attachment.

2. Describe how building design elements including, but not limited to architectural treatments, facade design, and building materials, are consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.

See attachment.

3. Describe how the design of lower floors, including building setback areas, commercial space, townhomes, entries, utilities, and parking and loading access is consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.

See attachment.

4. Describe how required streetscape and other public improvements such as tree planting, street furniture, and lighting are consistent with the Better Streets Plan, and any other applicable design guidelines.

See attachment.

ADDITIONAL FINDINGS FOR HOME-SF PROJECTS

Pursuant to Planning Code Section 328, HOME-SF projects are required to make the following findings regarding existing commercial uses on the project site.

1. Would the project require the demolition of an existing building?

☒ Yes ☐ No

If so, please describe:

See attachment.

2. Would the project remove existing commercial or retail uses?

☒ Yes ☐ No

If so, please describe below how recent the commercial or retail uses were occupied by a tenant or tenants Please also include if any of the existing commercial or retail uses are formula retail, or if the tenant(s) have been designated as a Legacy Businesses or if they are eligible for a Legacy Business designation under Administrative Code Section 2A.242.

See attachment.

3. Does the project propose any commercial or retail uses?

☒ Yes ☐ No

If so, please describe:

See attachment.

4. Would the project result in an adverse impact on public health, safety and general welfare due to the loss of commercial or retail sales in the District where the project is located?

☐ Yes ☒ No

If so, please describe:

See attachment.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Brendan Quinlan

Signature

BRENDAN QUINLAN

Name (Printed)

10-25-19

Date

PROJECT SPONSOR

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

415-412-0920

Phone

QUINLANZ@COMCAST.NET

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT TO HOME-SF SUPPLEMENTAL APPLICATION
for
Mixed-Use Development at 3945 Judah Street , San Francisco, California
(Block 1809, Lot 028)

EXCEPTIONS PER PLANNING CODE SECTION 303(t), (page 4):

Exception for rear yards, pursuant to the requirement of Section 134, or any applicable special use district:

The project seeks an exception to the 20% rear yard requirement allowed by the HOME-SF modification to Section 134 of the Planning Code. Based on the surrounding context, the project architect feels that the massing of the proposed structure would show greater sensitivity to that context by dividing the 20% setback requirement between both a rear yard, as well as front yard setback area.

The project site occupies a corner that sits at the intersection of a wide, transit oriented and predominantly commercial street (Judah Street), and a narrower, lower scale residential street (45th Avenue). The main massing of the homes along 45th Avenue adhere to a consistent setback of 15 feet from their front property lines. They are generally two stories in height, with roof peaks of approximately 23 feet.

The proposed project seeks to respond to the discrete nature of each street frontage while maintaining a visually coherent overall design. Additionally, the project seeks to create a dialogue between the useable open spaces it is providing at the front yard setback, and those found in the public realm at the existing street level.

Towards achieving these goals, the project proposes setting the residential portion of the building back 15 feet for approximately 75% of its 45th Avenue frontage, in the area immediately adjacent to the homes along 45th Avenue. This setback occurs at the second level of the building, allowing the retail space below to extend to the front property line at the sidewalk level and engage with pedestrian traffic.

The setback creates useable outdoor areas for the residents of the building, in a location that will receive abundant direct sunlight. Both public and private useable outdoor decks will be created; the private deck will be for the use of a three-bedroom, family sized unit that opens directly to the deck. Because the deck area will only be approximately 15 feet above sidewalk level, both a visual and practical connection will be established to the surrounding context. The distance will be close enough that residents on the deck level can connect with people at the street level.

By utilizing this front yard setback area, a proportional reduction in the rear yard area is being requested. Per HOME-SF Zoning Modifications, corner properties are allowed to use the interior corner of the property to meet the minimum rear yard requirement, with a minimum dimension of 15 feet in both directions (based on lot dimensions). The project proposes to create a rear yard of 15 X 29 feet, representing approximately half of the required 20% area (the other half made up by the front yard setback). The proposed rear yard would be wholly contiguous with the existing mid-block yard immediately adjacent to the south. To the east, a full lot coverage commercial building exists in the area immediately adjacent to the proposed rear yard.

It should also be noted that the proposed building is to the north of any adjacent residential buildings and would therefore cast very little, or no shadow on them.

Exception from dwelling unit exposure requirements of Section 140, or any applicable special use district:

The project seeks an exception from the dwelling unit exposure requirements of Section 140(a)(2), as modified by the HOME-SF Zoning Modifications. The Zoning Modifications allow for the elimination of the requirement that the building must expand in every horizontal dimension at each subsequent floor above the yard level. The project seeks to utilize this exception and request an exemption from the "...minimum 25 feet in every horizontal dimension" requirement. As noted above, the proposed rear yard would be 15 X 29 feet and contiguous with the existing mid-block open space. Only by allowing this exception can the front yard setback (in response to the neighboring context) be realized.

Please note that plans reflecting the above descriptions were reviewed by the Staff Architect in November of 2017 and found to be appropriate in terms of general massing, rear yard location, and materials.

URBAN DESIGN CONDITIONAL USE FINDINGS FOR HOME-SF PROGRAM (page 5):

1. Describe how the bulk and massing of the building is consistent with the Affordable Housing Bonus Program Design Guidelines.

Per item B1 of the Guidelines, the new building envelope will extend to the lot line at both street frontages at the ground level, in keeping with the established neighborhood pattern. The main building mass and presence will be along the Judah Street frontage in response to the additional width of Judah Street and its role as a transit corridor. For similar reasons, the residential building entrance will also be along this side.

At the 45th Avenue frontage the upper, residential levels of the structure will be set back 15 feet in order to align with the set back facades of the residential structures to the project's south. This setback will allow the creation of a common useable open space approximately 15 feet above street level and directly opposite active sidewalk uses associated with the *Outerlands* restaurant immediately to the west.

This 15 foot setback along the 45th Avenue frontage does not occur at the building's corner where 45th Avenue intersects with Judah Street. Instead, the building's full height running along Judah Street terminates in a tower element at the corner, providing an identifiable, sculpted element defining the corner. Per item T1, this sculptural element is achieved without sacrificing buildable square footage for the residential portion of the project, by dividing the required 20% setback area approximately equally between the front deck and rear yard of the project.

The front setback also results in the reduction of the discrepancy between the proposed structure's height and that of the existing homes to the south. Per item T2, the setback allows the south facing wall of the tower element to be enlivened through the use of fenestration. The rear yard setback, as well as a light court between the front and rear setbacks serves to break the north facing elevation into a series of smaller, distinct elements. These are also enlivened with fenestration and differentiation of materials.

Similarly, at the east elevation above the neighboring commercial building a deck area has been created at the uppermost level, allowing the proposed building to both step down next to its lower neighbor and provide an east facing wall with operable fenestration. Additional property line fenestration in the east façade, and the rear yard setback area serve to reduce the bulk and enliven the elevation, which will utilize the same rich material finishes as the Judah Street elevation.

2. Describe how the building design elements including, but not limited to architectural treatments, façade design, and building materials are consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.

Per item B2, the building will employ several areas of three-dimensional detailing. All of the buildings materials will have three-dimensional qualities, from standing seam metal siding, to reclaimed wood and board formed concrete. A series of bay projections along Judah Street will have recessed window elements within them, and additional punched windows in the façade will include metal surrounds. A projecting canopy at the building entry signifies the entry's importance and helps to give pedestrian scale to the overall façade.

Per item B3, the building's longer façade along Judah Street will have individual elements (bay windows) and massing breaks that create a rhythm that visually

minimizes the overall massing. As discussed above, the 45th Avenue frontage will employ a significant setback above the ground level that visually breaks the composition of the building into distinct elements.

Per item B5, the proposed building is articulated through the use of materials and textures evocative of its particular Outer Sunset context and proximity to Ocean Beach. Reclaimed wood siding, Cor-ten steel, and board formed concrete will create an authentic, coastal vernacular architecture. Individual building elements and fenestration are also consistent in scale with neighboring structures, per item T3.

Also per item T3, the Cor-ten steel will be installed with projecting standing seams running vertically along the body of the building. The material itself will be used in varying widths in order to create a more visually engaging, yet casual feel. Likewise, the reclaimed wood siding and board formed concrete will provide a fine-grained level of detail, each piece unique in its particular form.

3. Describe how the design of lower floors, including building setback areas, townhomes, entries, utilities, and parking and loading access is consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.

Per item G1, the ground level commercial uses will activate the pedestrian experience at both the Judah Street and 45th Avenue frontages, with extensive glass lines and ceiling heights of 11 to 14 feet. Per item G2, all parking will be underground to better utilize street level space for commercial uses. Additionally, the entry to the underground parking garage will be off of 45th Avenue, away from the intersection with Judah Street in order to alleviate potential traffic flow issues. Per item G3, only 7% of the width of the ground floor is devoted to the garage entry, and blank walls comprise another 7%.

Per item G4, 82% (of a suggested 75%) of the proposed project's frontage at the ground floor area is occupied by retail uses. The interior finished elevations of each of the two retail spaces are at differing levels, in response to the exterior sidewalk height immediately adjacent to each, as per item G8. This will allow the retail spaces to be visible at pedestrian eye level. No mirrored or tinted glazing will be used at these storefronts, per item G4.

Per item G5, the building entry will be clearly identifiable by virtue of its generous size, recessed placement, and projecting canopy. It is also made more significant via its location beneath the center of three projecting bays, flanked on either side by similar bays. Service functions including bicycle and vehicular parking, trash, and utility meters will be located below grade in order to best utilize ground level frontages.

Per item G6, the garage entry will be de-emphasized. It is located as far as possible to the south along 45th Avenue in order to both allow a contiguous

ground level glass line at the corner retail space, and to help to alleviate potential traffic flow and pedestrian conflicts at the corner of Judah Street and 45th Avenue. In contrast to the large, transparent retail storefronts, set off by board formed concrete piers, the garage door will be consciously non-descript.

4. Describe how required streetscape and other public improvements such as tree planting, street furniture, and lighting are consistent with the Better Streets Plan, and any other applicable design guidelines.

The current site lacks any street trees or planted areas in the public way, and contains three existing curb cuts adding up to approximately 97 lineal feet of sidewalk frontage. The proposed project will remove all of the existing curb cuts and create one new, ten-foot wide curb cut at the southwest corner of the site.

By removing the curb cuts, the new sidewalk area will be able to provide planting areas for seven new, drought tolerant street trees per item 6.1 of the Better Streets Plan. Understory plantings tree wells will consist of drought tolerant ground cover. Per the BSP, above ground landscaping will also be used, with permanent freestanding planters located adjacent to the proposed building on both street frontages.

Per item 6.2 of the BSP, areas of permeable paving will be created between the tree wells in order to create areas of groundwater recharge through infiltration. These areas will be composed of a permeable unit paver block system with joint gaps, set on crushed granite.

The current site has just one light pole, located approximately at the mid-point of the Judah Street frontage. The light from this pole is intended to mainly illuminate the roadway for vehicular traffic. Per item 6.3 of the BSP, the proposed project will supplement the existing light with pedestrian level lighting focused on illuminating the sidewalk areas adjacent to the project. The new lighting will be attached to the walls of the proposed building at a height of 12-15 feet, and will be focused downward in an effort to eliminate sky glow. Approximately 12 of these wall mounted fixtures will be distributed evenly around the building's two street frontages.

As mentioned above, a unit paver block system will be used between tree wells on both street frontages. This paver system follows the recommendations of both item 6.2, as well as item 6.4 of the BSP regarding paving systems.

Per item 6.5, class II bicycle racks will be installed between street trees in order to help cluster amenities into a definable zone. Benches may be added in this zone as well pending discussions with neighbors and neighborhood groups. Depending upon the future tenants of the ground level retail spaces, café seating and/or merchandise displays may also help to enliven the pedestrian experience adjacent to the project.

Per item 6.6, utility laterals will be coordinated with street trees and other amenities so that the laterals will not constrain the amenities' optimal placements. The proposed driveway will also follow item 6.6 recommendations by being located to minimize impact on pedestrian use of the sidewalk on the more heavily travelled portions.

**SMALL BUSINESS CONDITIONAL USE FINDINGS FOR HOME-SF PROGRAM
(page 6):**

1. Will the project require the demolition of an existing building?

Yes, the project will require the demolition of an existing 975 square foot, single story former service station structure.

2. Will the project remove existing commercial or retail uses? If yes, please describe how recently the commercial uses were occupied by a tenant or tenants. Please also include if any of the existing commercial or retail uses are formula retail, or if the tenant(s) have been designated as a Legacy Business or if they are eligible for a Legacy Business designation under Administrative Code Section 2A.242.

Yes, the project will remove the vacant gasoline service station currently occupying the site. The service station has been out of business and vacant for at least the previous 7 years.

3. Does the project propose any commercial uses? If yes, please describe:

Yes, the project proposes two ground level commercial spaces of sizes conducive to the operation of neighborhood serving retail uses. The larger space is located at the corner of Judah Street and 45th Avenue and contains 2,145 square feet of area, with a ceiling height of 14 feet. The smaller space is located at eastern end of the building along Judah Street and contains 825 square feet of area, with a ceiling height of 11 feet. Both commercial storefronts have abundant glazed areas at the street façade.

4. Will the project result in an adverse impact on public health, safety and general welfare due to the loss of commercial uses in the District where the project is located? Please describe:

No, the project will actually create a net gain in the amount of commercial uses in the District, relative the existing use. Therefore, the impact on public health, safety and general welfare will be a positive one.



Victoria Lewis
San Francisco Planning Dept.

RE: 3945 Judah Street

04/04/2018

Dear Victoria,

This letter authorizes Michael Leavitt of Leavitt Architecture to act on my behalf and be my authorized agent in connection with the proposed project at 3945 Judah Street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brendan Quinlan', with a long horizontal flourish extending to the right.

Brendan Quinlan

2/28/2018
Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 3145 Judah St. cross street(s) 45th Ave. (Block/Lot#: 1809/28; Zoning: NK-1), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☒ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: Remove existing structure and construct a new, 20 unit residential building above ground level commercial space.

Existing # of dwelling units:	9	Proposed:	20	Permitted:	unlimited
Existing bldg square footage:	975	Proposed:	18375	Permitted:	unlimited
Existing # of stories:	1	Proposed:	5	Permitted:	6
Existing bldg height:	13'	Proposed:	55'	Permitted:	65'
Existing bldg depth:	50'	Proposed:	50'	Permitted:	50'

MEETING INFORMATION:

Property Owner(s) name(s): Brendan Quinlan
Project Sponsor(s): Michael Leavitt, Leavitt Architecture, Inc.
Contact information (email/phone): michael@leavittarchitecture.com
Meeting Address*: 3145 Judah St.
Date of meeting: March 14, 2018
Time of meeting*: 6pm - 7pm

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Pre-Application Meeting Sign-in Sheet

Meeting Date: 3/14/2018
 Meeting Time: 6PM
 Meeting Address: 3945 JUDAH ST.
 Project Address: SAME
 Property Owner Name: BRENDAN GUNLAN
 Project Sponsor/Representative: LEAVITT ARCHITECTURE INC.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Steven Watson other avenues		(415) 661-7475	steven@otheravenues.com	<input checked="" type="checkbox"/>
2. Emily Huston other Avenues		(415) 661-7475	emily@otheravenues.com	<input checked="" type="checkbox"/>
3. Xing Wang	4th Ave	(415) 939-8776	XingWang100@yahoo.com	<input type="checkbox"/>
4. JOSEPH Zielinski	SCABREEZECAFE 3940 JUDAH ST.	(415) 949-5826	JOSEPHZielinski@ME.COM	<input type="checkbox"/>
5. Alina Lee	41st AVE	(415) 350-1825	adidid1688@gmail.com	<input type="checkbox"/>
6. SAMMY AU	45th AVE	(415) 640-7546	SAMMY.AU@SANTA	<input type="checkbox"/> DID NOT REC. NOTIFICATION
7. Rosi Ghani	45TH AVE	415-959-6166	OPPOSED	<input type="checkbox"/> NOT RECEIVED
8. Salvador Lopez	4019 Judah st	510-207-2551	sal@sfcclias.com	<input type="checkbox"/>
9. DAN & KATIE Nickerson	1451 45th Ave	415 713 0165	katie521@pacbell.net	<input type="checkbox"/>
10. Chi Le	1414 45th AVE	(415) 269-4224	Chi.le65@yahoo.com	<input type="checkbox"/>
11. CINDY AU	45th AVE	(415) 664-9908	OPPOSED	<input type="checkbox"/> DID NOT RECEIVE MAIL
12. Victor In	45th AVE	(415) 678-1289	OPPOSED	<input type="checkbox"/> DID NOT RECEIVE MAIL
13. S.K.S. Wan	45th Ave	(415) 564-1654	sksw2016@gmail.com	<input checked="" type="checkbox"/>
14. MARY WONG	45th AVE	(415) 661-1298	OPPOSED	<input type="checkbox"/> DID NOT REC. NOTIFICATION
15. EMILY LUO	1410 45th AVE	(415) 504-6173	OPPOSED	<input type="checkbox"/> DID NOT REC. NOTIFICATION
16. Lauren Lai	3919 Judah Street	(415) 632-8577	lakai@ucdavis.edu	<input checked="" type="checkbox"/>
17. Cory Lai	3919 Judah Street	(415) 254-2007	corypicasso@yahoo.com	<input checked="" type="checkbox"/>
18. Timmy Wong	1418 45th AVE	415 731 7833	N/A	<input type="checkbox"/> DID NOT REC. NOTIFICATION

CONT'

Pre-Application Meeting Sign-in Sheet

Meeting Date: 3/14/18
 Meeting Time: 6 PM
 Meeting Address: 3945 JUDAH ST.
 Project Address: 3945 JUDAH ST.
 Property Owner Name: BRENDAN QUINLAN
 Project Sponsor/Representative: HEAVITT ARCHITECTURE

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
19 Alexis Joseph	1466-45th	415-378-7385	alexispetty@gmail	<input checked="" type="checkbox"/> OPPOSED
20 Care for Making	4037 Judah		info@careformaking	<input type="checkbox"/> OPPOSED
21 AUGUST NAVARRO	1466 45TH	610 368 2405	AUGUST NAVARRO @ GMAIL.COM	<input checked="" type="checkbox"/> OPPOSED
22 BEN WONG	1426-45TH	415-310-3216	benwong320@gmail.com	<input checked="" type="checkbox"/> OPPOSED
23 Matt Wright	1359 48th Ave		mattw@me.com	<input checked="" type="checkbox"/> OPPOSED
24 Xuhang Luo	1410 45th Ave	(415) 317-5798	Xu2hong@yahoo.com	<input type="checkbox"/> OPPOSED
25 Hao Chen	121	(415) 613-5155	hao6chen@yahoo.com	<input type="checkbox"/> OPPOSED
26 LEUNG, EUGENE	1430-45TH AVE	(415) 664-3980	NA	<input type="checkbox"/> OPPOSED DID NOT REC. NOTIFICATION
27 LEUNG, HUNG	1430-45TH AVE	(415) 664-3980	NA	<input type="checkbox"/> OPPOSED DID NOT REC. NOTIFICATION
28 Hoi Tam	1414 45TH AVE	(415) 269-9224	N/A	<input type="checkbox"/> OPPOSED
29 DAVID AMBRUSTER	1462 45 AVE		david.ambruster@earthlink.net	<input type="checkbox"/> OPPOSED
30 Joe Meser	3915 Lewton St		joe.meser@gmail.com	<input type="checkbox"/> OPPOSED
31				<input type="checkbox"/>
32				<input type="checkbox"/>
33				<input type="checkbox"/>
34				<input type="checkbox"/>
35				<input type="checkbox"/>
36				<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: 3/14/18
 Meeting Time: 6pm - 7:30 pm
 Meeting Address: 3945 Judah St., S.F.
 Project Address: 3945 Judah St., S.F.
 Property Owner Name: Brendan Guinan
 Project Sponsor/Representative: Michael Leavitt, Architect

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):
Several people concerned about not receiving notification packet.

Project Sponsor Response: Notification materials were mailed per Planning Dept. requirements. An additional, more widespread mailing will be sent prior to the CU hearing date.

Question/Concern #2: Several people concerned about lack of adequate parking proposed.

Project Sponsor Response: Project is along a transit corridor and the City is encouraging more people to give up personal vehicles. It was also explained that in addition to 7 parking spaces, 5 or 6 would be created on street through the removal of existing curb cuts.

Question/Concern #3: (Xu Hong) Will there be a lot of noise & debris during construction? How long will construction take?

Project Sponsor Response: Project hours will be Monday through Saturday, 7am - 6pm. Debris will be properly removed from the site & netting will be used over scaffolding to prevent debris from falling into yards.

Question/Concern #4: Several people asked how high the building would be.

Project Sponsor Response: Proposed building is 55' per Planning measurement. The allowable height w/ bonuses could be higher but we felt 55' was appropriate to the neighborhood.

Affidavit for Notification Material Preparation

Notification Map, Mailing List, and Mailing Labels

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, Celeste Marshall, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, February 23, 2018 in San Francisco.
Date

Celeste Marshall

Signature

Celeste Marshall

Name (Print), Title

Agent - Notificationmaps.com LLC

Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession)

3945 Judah Street

Project Address

1809-028

Block / Lot

Abutting Map
3945 Judah St



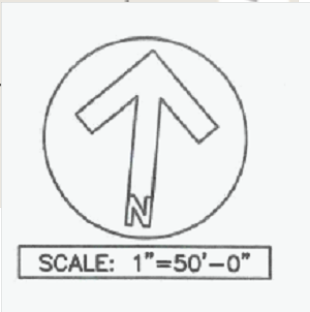
NotificationMaps.com

Radius Maps Owner and Occupant Lists Mailing Services

866.752.6266 toll free
949.613.8341 fax
sales@notificationmaps.com

Mailing Address Only:
668 N Coast Hwy #401
Laguna Beach, CA 92651

www.notificationmaps.com



BLOCK/LOT	TYPE	NAME	ADDRESS	CITY	STATE	ZIP
1799 -018	OWNER	OTHER AVENUES FOOD STORE	3930 JUDAH ST	SAN FRANCISCO	CA	94122-1121
1799 -020	OWNER	WONG LINDA	1344 BALBOA ST APT 1	SAN FRANCISCO	CA	94118-3546
1799 -020	BUSINESS OWNER	BUSINESS OWNER	3940 JUDAH ST	SAN FRANCISCO	CA	94122-1121
1799 -020	BUSINESS OWNER	BUSINESS OWNER	3944 JUDAH ST	SAN FRANCISCO	CA	94122-1121
1799 -020	BUSINESS OWNER	BUSINESS OWNER	3950 JUDAH ST	SAN FRANCISCO	CA	94122-1121
1800 -030	OWNER	TOY JAMES	4045 KIRKHAM ST	SAN FRANCISCO	CA	94122-2942
1800 -030	RESIDENT	RESIDENT	4000 JUDAH ST APT 1	SAN FRANCISCO	CA	94122-1154
1800 -030	RESIDENT	RESIDENT	4000 JUDAH ST APT 2	SAN FRANCISCO	CA	94122-1154
1800 -030	RESIDENT	RESIDENT	4000 JUDAH ST APT 3	SAN FRANCISCO	CA	94122-1154
1800 -030	RESIDENT	RESIDENT	4000 JUDAH ST APT 4	SAN FRANCISCO	CA	94122-1154
1800 -030	RESIDENT	RESIDENT	4000 JUDAH ST APT 5	SAN FRANCISCO	CA	94122-1154
1800 -030	RESIDENT	RESIDENT	4000 JUDAH ST APT 6	SAN FRANCISCO	CA	94122-1154
1808 -001	OWNER	LEE KAI MAN	877 DARIEN WAY	SAN FRANCISCO	CA	94127-2501
1808 -001	BUSINESS OWNER	BUSINESS OWNER	4001 JUDAH ST	SAN FRANCISCO	CA	94122-1122
1808 -001	BUSINESS OWNER	BUSINESS OWNER	4005 JUDAH ST	SAN FRANCISCO	CA	94122-1122
1809 -027A	OWNER	WAN LEE HING	2408 SANTIAGO ST	SAN FRANCISCO	CA	94116-1643
1809 -027A	RESIDENT	RESIDENT	1410 45TH AVE	SAN FRANCISCO	CA	94122-2935
1809 -028	OWNER	QUINLAN BRENDAN	63 WAWONA ST	SAN FRANCISCO	CA	94127-1118
1809 -028	BUSINESS OWNER	BUSINESS OWNER	3945 JUDAH ST	SAN FRANCISCO	CA	94122-1120
1809 -029	OWNER	SOON FRANK T	437 18TH AVE	SAN FRANCISCO	CA	94121-3108
1809 -029	BUSINESS OWNER	BUSINESS OWNER	3921 JUDAH ST	SAN FRANCISCO	CA	94122-1120
1809 -029	BUSINESS OWNER	BUSINESS OWNER	3923 JUDAH ST	SAN FRANCISCO	CA	94122-1120
1809 -029	BUSINESS OWNER	BUSINESS OWNER	3925 JUDAH ST	SAN FRANCISCO	CA	94122-1120
1809 -029	BUSINESS OWNER	BUSINESS OWNER	3927 JUDAH ST	SAN FRANCISCO	CA	94122-1120

Abutting Map
3945 Judah St



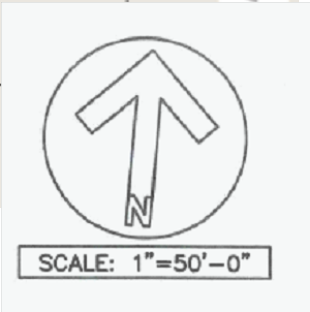
NotificationMaps.com

Radius Maps Owner and Occupant Lists Mailing Services

866.752.6266 toll free
949.613.8341 fax
sales@notificationmaps.com

Mailing Address Only:
668 N Coast Hwy #401
Laguna Beach, CA 92651

www.notificationmaps.com



Upper Sunset Neighborhood List

Type	APN	Name	Address	City	State	ZIP
Neighborhood		Greater West Portal Neighborhood Assn.	P.O. Box 27116	San Francisco	CA	94127
Neighborhood		Anni Chung Self-Help for the Elderly	407 Sansome Street	San Francisco	CA	94111
Neighborhood		Brent Plater Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103
Neighborhood		Flo Kimmerling Mid-Sunset Neighborhood Association	1282 26th Avenue	San Francisco	CA	94122
Neighborhood		Katy Tang Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689
Neighborhood		_ _ SPEAK (Sunset-Parkside Education and Action Committee)	1329 7th Ave	San Francisco	CA	94122
Neighborhood		Francesca Panullo Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112
Neighborhood		Deborah Fischer-Brown Saint Ignatius Neighbrhood Association	2151 39th Ave	San Francisco	CA	94116
Neighborhood		Joseph Smooke Housing Rights Committee of San Francisco	4301 Geary Boulevard	San Francisco	CA	94118
Neighborhood		Susan Pfeifer Outer Sunset/Parkside Residents Association (OSPRA)	1846 Great Highway	San Francisco	CA	94122

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco
Planning**

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

10-15-2019

Date

I, BRENDAN QUINLAN,
do hereby declare as follows:

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

3945 JUDAH ST

Address

1809 / 028

Block / Lot

The subject property is located within the following Zoning District:

NC-1

Zoning District

40-X

Height and Bulk District

Special Use District, if applicable

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

☐ Yes ☒ No

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

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

2018-000468 AHB

Planning Case Number

2014 1231 4770

Building Permit Number

This project requires the following approval:

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

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

GABRIELA PANTOJA

Planner Name

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

07/05/2018

Date

The project contains 20 total dwelling units and/or group housing rooms.

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☒ Yes TIER 2 ☐ No

(If yes, please indicate HOME-SF Tier)

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

☐ Yes ☒ No

C Please indicate the tenure of the project.

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

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

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

☐ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)

☒ On-site Affordable Housing Alternative (Planning Code Sections 415.6)

☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)

☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units
(Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)

☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)

☐ Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

25% / HOME-SF TIER 2
On-site, off-site or fee rate as a percentage

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

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
20			10	9	1

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

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

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
20			10	9	1

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	2	10%	55%
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	2	8%	80%
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	1	7%	110%

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

Number of Affordable Units to be Located OFF-SITE:

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

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

UNIT MIX TABLES: CONTINUED

- ☐ **Combination of payment of a fee, on-site affordable units, or off-site affordable units** with the following distribution:

Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

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

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

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☐ Yes ☒ No

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

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

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

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
<input checked="" type="checkbox"/>					

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT3945 JUAN ST LLC

Company Name

BRENDAN QUINLAN

Name (Print) of Contact Person

63 WAWONA ST

Address

SAN FRANCISCO, CA 94127

City, State, Zip

415-412-0920

Phone / Fax

QUINLANZ@COMCAST.NET

Email

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

Sign Here

Signature:



Name (Print), Title:

BRENDAN QUINLAN

Executed on this day in:

Location:

SAN FRANCISCO

Date:

10-15-2019**Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)**

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:



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

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR **Anti-Discriminatory Housing Policy**

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

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

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

HOW IS THIS INFORMATION USED?

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

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

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

WHAT PART OF THE POLICY IS BEING REVIEWED?

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

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

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

INSTRUCTIONS:

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

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

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

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

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

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

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

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 3945 JUDAH ST LLC	
PROPERTY OWNER'S ADDRESS: 63 WAWONA ST SAN FRANCISCO, CA 94127	TELEPHONE: (415) 412-0920 EMAIL: QUINLANZ@COMCAST.NET

APPLICANT'S NAME: 3945 JUDAH ST LLC		Same as Above <input checked="" type="checkbox"/>
APPLICANT'S ADDRESS: 63 WAWONA ST SAN FRANCISCO, CA 94127	TELEPHONE: (415) 412-0920 EMAIL: QUINLANZ@COMCAST.NET	

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT: 3945 JUDAH ST		ZIP CODE: 94122
CROSS STREETS: 44 TH AVE & 45 TH AVE		
ASSESSORS BLOCK/LOT: 1809 / 028	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:

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

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California?

☐ YES ☒ NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest?

☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?

☐ YES ☐ NO

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

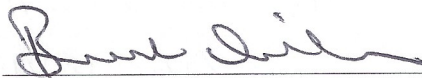
Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: 10-15-2019

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

AUTHORIZED AGENT

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

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



AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM Administrative Code Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS 3945 JUDAH ST		BLOCK/LOT(S) 1809/028
BUILDING PERMIT APPLICATION NO. 201412314770	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)
PROJECT SPONSOR 3945 JUDAH ST LLC	MAIN CONTACT BRENDAN QUINLAN	PHONE 415-412-0920
ADDRESS 63 WAWONA ST		
CITY, STATE, ZIP SAN FRANCISCO, CA 94127		EMAIL QUINLANZ@COMCAST.NET
ESTIMATED RESIDENTIAL UNITS 20	ESTIMATED SQ FT COMMERCIAL SPACE 2,300	ESTIMATED HEIGHT/FLOORS 55 FT / 5 FLOORS
ESTIMATED CONSTRUCTION COST		
ANTICIPATED START DATE 1ST QUARTER 2020		

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input checked="" type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
<p>NOTES:</p> <ul style="list-style-type: none"> If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department. If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83. For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection. 	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

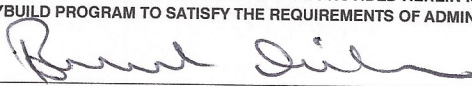
Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer	\$ 30/HR		2
Boilermaker				Operating Engineer			
Bricklayer				Painter	\$ 35/HR		6
Carpenter	\$ 50/HR		6	Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer	\$ 35/HR		8	Plumber and Pipefitter	\$ 50/HR		4
Electrician	\$ 50/HR		4	Roofer/Water proofer	\$ 45/HR		4
Elevator Constructor	\$ 50/HR		2	Sheet Metal Worker	\$ 45/HR		2
Floor Coverer	\$ 35/HR		3	Sprinkler Fitter	\$ 45/HR		3
Glazier	\$ 40/HR		2	Taper	\$ 35/HR		2
Heat & Frost Insulator				Tile Layer/Finisher	\$ 35/HR		3
Ironworker	\$ 50/HR		3	Other:			
		TOTAL:	28			TOTAL:	26

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?
3. Will hiring and retention goals for apprentices be established?
4. What is the estimated number of local residents to be hired?

YES NO
☒ ☐
☐ ☒
☐ ☒
30

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
BRENDAN QUINLAN	QUINLANZ@CONCAST.NET	415-412-0920
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		10-15-19 (DATE)

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

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