



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: July 22, 2021

Case No.: 2018-002625CUA
Project Address: 4716-4722 Mission Street
Zoning: Excelsior Outer Mission Street Neighborhood Commercial (NCD) Zoning District
65-A Height and Bulk District
Block/Lots: 6955/014 and 6955/015
Project Sponsor: Eric S. Gonzalez
Stanton Architecture
1501 Mariposa Street, Suite 328
San Francisco, CA 94104
Property Owner: Tortilla Flats LLC
4722 Mission Street
San Francisco, CA 94112
Staff Contact: Jeff Horn – (628) 652-7366
Jeffrey.Horn@sfgov.org

Recommendation: **Approval with Conditions**

Project Description

The Project includes: demolition an existing two-story, approximately 2,500-square-foot mixed-use building with an existing 610 square-foot one-bedroom residential unit and an existing one-story, 440-square-foot commercial building; merge the two lots; and, construct a new six-story, 65-foot-tall, 22,800-square-foot mixed-use residential and commercial building. The proposed project would contain 730 square feet of retail, eight principally-permitted dwelling units and 16 accessory dwelling units, for a total of 24 dwelling units (3 studio units, 14 one-bedroom units, 3 two-bedroom units, and 4 three-bedroom units). The Project would also include 2,985 total square feet of common open space, 25 Class I bicycle parking spaces and four Class II bicycle parking spaces.

Three of the eight principally permitted units will be subject to the inclusionary affordable housing program and the 16 accessory dwelling units will be subject to rent-control.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to

Planning Code Sections 303, 317 and 720 to demolish an existing mixed-use building and an existing one-story commercial building and construct a new six-story mixed-use building with a ground floor retail space, eight principally-permitted dwelling units and 16 accessory dwelling units within the Excelsior Outer Mission Neighborhood Commercial District (NCD) Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.** On May 11, 2020, the Project Sponsor held a pre-application meeting as required by the Planning Department. To date, the Department has not received public comments on the project.
- **Density and Accessory Dwelling Units.** Planning Code Section 720 permits residential uses within the Excelsior Outer Mission Street Neighborhood Commercial District (NCD) at a density of one dwelling unit per 600 square feet of lot area. The Project may achieve a density up to one dwelling per 600 square feet of lot area, or eight units for the subject property with approximately 4,984 square feet of lot area.

The Project proposes a total of 24 dwelling units. The additional density would be achieved through the inclusion of 16 accessory dwelling units within new structure per Planning Code Section 207(c)(4). The Accessory Dwelling units would exceed the Density allowed for the lot, and therefore the project would require waiver from density controls of Section 720. The Zoning Administrator has reviewed the project and the criteria set forth under Planning Code Section 307(l) and has stated an intent to grant the aforementioned density waiver because the proposed project meets the criteria of Planning Code Section 207(c)(4).

The subject lot contains a rental unit, therefore the property owner(s) shall enter into a Regulatory Agreement with the City under subsection 207(c)(4)(H) subjecting the ADU(s) to the San Francisco Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) as a condition of approval of the ADU(s).

- **Inclusionary Affordable Housing.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12.5% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an "Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415" to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project to be eligible for the On-Site Affordable Housing Alternative, the Project must submit an "Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415" to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on August 30, 2020, amended on January 21, 2021. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the

accepted Project Application. A Project Application was accepted on May 9, 2018. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is three units (2 one-bedroom, and 1 three-bedroom) of the 24 total units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

- **Background:** On May 24, 2007, the Planning Commission approved a Conditional Use Authorization (Record No. 2006.0208C/Motion No. 17433) for the demolition of the existing structures at 4716-4722 Mission Street and the new construction of a five-story mixed-use building with eight dwelling units, a commercial-retail space, and eight vehicle parking spaces.
- **Tenant History:** According to Project Sponsor, the existing upper unit is currently rented to tenants and an agreement has been made to relocate the tenants to a slightly larger unit in another building owned by the Project Sponsor within the neighborhood. Pursuant to a search request with the San Francisco Rent Board, there have been no other tenant evictions or tenant buyouts within the past 10 years.
- **Entertainment Commission:** On August 25, 2015, the Entertainment Commission reviewed the Project, and recommended adoption of Noise Attenuation Conditions. These conditions have been included in the Draft Motion.

Environmental Review

On July 14, 2021, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the the Objectives and Policies of the General Plan. The Project would provide 24 dwelling units helping to alleviate San Francisco’s severe housing crisis and provide housing within a transit rich neighborhood. Additionally, the Project would provide three on-site below market rate units and 16 rent-controlled units. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: JULY 22, 2021

Case No.: 2018-002625CUA
Project Address: 4716-4722 Mission Street
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65-A Height and Bulk District
Block/Lots: 6955/014 and 6955/015
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ADOPTING FINDINGS RELATING TO APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 317, AND 720 TO ALLOW DEMOLITION OF AN EXISTING TWO-STORY MIXED-USE BUILDING WITH ONE RESIDENTIAL UNIT AND AN EXISTING ONE-STORY COMMERCIAL BUILDING AND TO CONSTRUCT A NEW SIX-STORY, 65-FOOT-TALL, 22,800-SQUARE-FOOT MIXED-USE BUILDING CONTAINING A 730 SQUARE FOOT GROUND FLOOR RETAIL SPACE, EIGHT DWELLING UNITS AND 16 ACCESSORY DWELLING UNITS LOCATED AT 4716-4722 MISSION STREET, LOTS 014 AND 015 IN ASSESSOR'S BLOCK 6955, WITHIN THE EXCELSIOR-OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 9, 2018, Eric S. Gonzalez of Stanton Architecture (hereinafter “Project Sponsor”) filed Application No. 2018-002625PRJ (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for Conditional Use Authorization to allow demolition of an existing two-story mixed-use building with one residential unit and an existing one-story commercial building and to construct a new six-story, 65-foot-tall, 22,800-square-foot mixed-use building containing a 730 square foot ground floor retail space, eight principally-permitted dwelling units and 16 accessory dwelling units (hereinafter “Project”) at 4716-4722 Mission Street, Block 6955, Lots 014 and 015 (hereinafter “Project Site”).

On July 14, 2021, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

On July 22, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-002625CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-002625CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-002625CUA, 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.

Project Description. The Project includes: demolition an existing two-story, approximately 2,500-square-foot mixed-use building with a 610 square-foot one-bedroom residential unit and an existing one-story, 440-square-foot commercial building; merger of the two lots; and, new construction of a six-story, 65-foot-tall, 22,800-square-foot mixed-use residential and commercial building. The Project would contain 730 square feet of ground floor retail and 25 dwelling units (eight principally permitted dwelling units and 16 accessory dwelling units (ADUs)). The unit types include three studios, 14 one-bedroom, three two-bedroom, and four two-bedroom units. The Project would also include 2,985 total square feet of common open space, 25 Class I bicycle parking spaces and four Class II bicycle parking spaces. Three of the eight principally permitted units will be subject to the inclusionary affordable housing program and the 16 Accessory dwelling units will rent-controlled.

2. Site Description and Present Use. The Project site consist of two lots located midblock on the west side of Mission Street, between Leo and Ruth Streets within the Excelsior Outer Mission Neighborhood Commercial District (NCD) Zoning District and a 65-A Height and Bulk District. 4720-4722 Mission Street is 2,500 square foot lot developed with an approximately 2,500 square foot, two-story mixed-use building constructed circa 1900, containing a contractor's office at the ground floor and a 610 square foot, one-bedroom residential unit at the 2nd floor and a 556 square foot storage building at the rear of the property. 4716 Mission Street is a 2,487 square foot lot developed with a one-story, 440 square foot, vacant commercial building constructed circa 1900. The Project site is a relatively flat lot with a combined area of approximately 4,987 square feet, frontage of 50 feet on Mission Street, and an average depth of 100 feet.

3. Surrounding Properties and Neighborhood. The Excelsior Outer Mission NCD Zoning District is located along Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line, and is predominantly mixed-use in character, with street-fronting retail business on the ground floor and housing on upper floors. There is a mix of goods and services offered in the district intended to serve both residents of the area as well as visitors from other neighborhoods. Both properties adjacent to the project are developed with three-story mixed-use building with ground floor commercial and residential uses on the upper floors. Surrounding the Excelsior Outer Mission NCD are residential zoning districts, predominantly the RH-1 Zoning District, consisting of single-family residences, along with some small pockets of the RH-2 Zoning District.

4. Public Outreach and Comments. On May 11, 2020, the Project Sponsor held a pre-application meeting as required by the Planning Department. To date, the Department has received one letter in support of the Project.

5. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use and Density.** Planning Code Section 720 permits residential uses within the Excelsior Outer

Mission Street Neighborhood Commercial District (NCD) at a density of one dwelling unit per 600 square feet of lot area. Planning Code Section 720 principally permits general retail sales and service uses at the ground floor.

The Project may achieve a density up to one dwelling per 600 square feet of lot area, or eight units for the subject property with approximately 4,984 square feet of lot area. The Project proposes a total of 24 dwelling units. Additionally, the Project proposes to construct an Accessory Dwelling Unit at the ground floor of the new structure per Section 207(c)(4) and 307(l). The Accessory Dwelling Units would exceed the Density allowed for the lot; therefore, the Project would require a waiver from density controls of Section 720. The Zoning Administrator has reviewed the criteria set forth under Planning Code Section 307(l) and has stated an intent to grant the aforementioned waiver because the Project meets the criteria of Planning Code Section 207(c)(4). The Project also proposes a ground-floor storefront to be occupied by Retail Sales and Service uses.

- B. Development of Large Lots in NC Districts.** Planning Code Section 121.1 requires Conditional Use Authorization for the development of a lot larger than 10,000 square feet within the Excelsior Outer Mission Street NCD.

The Project proposes a lot area of 4,984 square feet through a merger of two existing lots, which is a principally permitted total lot area.

- C. Non-Residential Use Size.** Planning Code Section 121.2 states that non-residential uses within the Excelsior Outer Mission Street NCD require Conditional Use Authorization if larger than 5,999 square feet in size.

The Project proposes one non-residential space that is 760 square feet in area, which is a principally permitted size.

- D. Basic Floor Area Ratio.** Planning Code Section 124 allows a Floor Area Ratio (FAR) of up to 3.6 to 1 within the Excelsior Outer Mission Street NCD. The Project Site has an area of approximately 4,984 square feet; therefore, the allowable FAR would permit a building of up to 17,942 square feet of Gross Floor Area.

Pursuant to Planning Code Section 124(b), FAR limits do not apply to residential uses. The commercial uses within the Project has an FAR of approximately 0.04, which is within the limit allowed by Code.

- E. Rear yard.** Within the Excelsior Outer Mission NCD, Planning Code Section 134 requires a rear yard equal to 25 percent of the lot depth, to be provided starting at the lowest floor level containing a dwelling unit. The Project Site has a lot depth of 100 feet; therefore, a rear yard of 25 feet is required at all floors.

The Project proposes a 25-foot deep rear yard at all floors, which is the minimum depth required by Planning Code Section 134.

- F. Usable Open Space.** Planning Code Section 720 requires 80 square feet of private open space per unit, or 100 square feet of common open space per dwelling unit.

The Project includes a few areas of common usable open space within the Project's required rear yard at ground floor and on a roof deck. For the 24 units, common usable open space would be required in the amount of 2,400 square feet. The rear yard would provide 1,250 square feet of common open space and the rooftop deck would provide 1,735 square feet, for a total of 2,985 square feet of common usable open space, thus exceeding the size to meet the requirement.

- G. Dwelling Unit Exposure.** Planning Code Section 140 requires that each dwelling unit shall face a public street, a Code-compliant rear yard, or another defined open space.

The Project's dwelling units would all face onto Mission Street or onto the code-compliant rear yard, thus meeting this requirement.

- H. Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts 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. In addition, 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 that 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 Project provides an active use for the first 25 feet of building depth and is located on the ground floor. The subject commercial space has approximately 38'-6" of frontage along Mission Street with approximately 26'-3", or approximately 68%, devoted to transparent windows or doorways.

- I. Bicycle Parking.** Section 155.2 of the Planning Code requires one Class 1 bicycle parking space for every dwelling unit, one Class 2 bicycle parking space for every 20 dwelling units and one Class 2 bicycle parking space for every 2,500 square feet of commercial use.

The Project provides 24 Class 1 bicycle parking spaces located in a bicycle storage area at the ground floor and four Class 2 bicycle parking spaces provided on along the street frontages, which complies with the Planning Code requirements.

- J. 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 10 points.

The Project submitted a complete Development Application after January 1, 2018. Therefore, the Project must only 100% of the point target established in the TDM Program Standards, resulting in a required target of 10 points. As currently proposed, the Project will achieve a total of 12 points through the following TDM measures:

- *Bicycle Parking (Option A)*
- *Parking Supply (Option K)*

- K. Height.** Planning Code Section 260, and Article 2.5 of the Planning Code generally, require that the

height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The subject property is located within a 65-A Height and Bulk District. Within this District, heights of buildings are limited to 65 feet. Section 260(b) allows elevator, stair and mechanical penthouses to exceed the maximum height by an additional 10 feet, except that the elevator shaft may exceed the maximum height by 16 feet.

The finished roof of the Project would reach a maximum height of approximately 65 feet, as measured from the center point of the frontage. Rooftop stair would add an additional nine feet of height and the elevator shaft will rise 13 feet above the roof; however, these features are exempt from height limits per Planning Code Section 260(b). As proposed, the Project is compliant with the 65-foot height limit on the subject property.

- L. **Bulk.** Planning Code Section 270 establishes bulk controls by District. The Project Site is located within the “A” Bulk District, where controls apply above 40 feet in height. Above 40 feet in height, the maximum plan length is 110 feet and the maximum diagonal dimension is 125 feet.

The portions of the building above the fourth floor, exceeding 40 feet in height, have a plan length of 75 feet and a diagonal of 90 feet. As proposed, the Project is compliant with the “A” bulk control on the subject property.

- M. **Shadow.** Section 295 of the Code prohibits any structure that exceeds 40 feet in height from casting any shade or shadow upon any property under the jurisdiction of, or designated for acquisition by, the Recreation and Parks Commission, with certain exceptions identified in the Sunlight Ordinance.

A shadow fan was developed based on the drawings submitted with the application to determine the shadow impact of the Project on properties protected by the Sunlight Ordinance. The fan indicates that there is no shadow impact from the subject property on any property protected by the Ordinance.

- N. **Residential Demolition:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the Project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 for residential demolition and merger have been incorporated as findings a part of this Motion. See Below “Additional Findings pursuant to Section 317”.

- O. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units or group housing facilities with more than 800 gross square feet.

The Project will pay the appropriate Transportation Sustainability Fee upon issuance of a building permit application.

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

The Project includes approximately 22,070 gross square feet of new residential use associated with the new construction of 24 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- 6. Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12.5% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an "Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415" to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project to be eligible for the On-Site Affordable Housing Alternative, the Project must submit an "Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415" to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on August 30, 2020, amended on January 21, 2021. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on May 9, 2018. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is three units (2 one-bedroom, and 1 three-bedroom) of the 24 total units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

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

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

The Project is necessary and desirable in that it will provide 24 new dwelling units, including seven units that contain at least two bedrooms and would be appropriate for larger households. The Project will add housing opportunities within the Excelsior Outer Mission Street NCD Zoning District at a density suitable for an urban area well served by public transit and nearby retail opportunities. The commercial space proposed along the Mission Street frontage will contribute to the overall commercial activity of the district, and will generally improve the pedestrian character of the site. The Project provides much needed new housing, including on-site inclusionary affordable housing, which is a top priority for the City.

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

detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The Project site is adequately sized to accommodate the development. Existing development in the vicinity varies in size and intensity, and the Project is generally compatible with the character of the area, and will not impede any development of surrounding properties. The proposed design compatible with the existing neighborhood, referencing character-defining features of the surrounding buildings on the subject block and is compatible with the district's size, scale, composition, and details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation, including bays and windows designed to relate to the surrounding properties.

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

The Project will not affect public transit or overburden the existing supply of parking in the neighborhood. The Project is not intended to be a destination use, but one that is meant to serve the needs of local residents who visit the commercial district for other goods and services. The District is well-served by public transit. The subject storefront is located on Mission Street, which is a main corridor for a number of Muni bus lines, including the 14, 14X, 14R, and 49, and is additionally served by the 52 Muni bus line. The Project Site is also within $\frac{3}{4}$ mile of the Balboa Park BART Station and the KT Muni Metro line.

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

The Project includes residential and retail uses that are typical of the surrounding context and will not introduce operational noises or odors that are detrimental, excessive, or atypical for the area. While some temporary increase in noise can be expected during construction, this noise is limited in duration and will be regulated by the San Francisco Noise Ordinance, which prohibits excessive noise levels from construction activity and limits the permitted hours of work. The Project Sponsor will be required to spray the site to suppress dust during demolition, excavation, and construction; therefore, these activities should not generate significant airborne dust. The building will not exhibit an excessive amount of glazing or other reflective materials; therefore, the Project is not expected to cause offensive amounts of glare.

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

The Project proposes open spaces in the form of a common rear courtyard patio and a large rooftop deck. Plans for the project show landscaping in the form of street trees and other plantings along Mission Street. Conditions of approval required that, as the Project proceeds through building permit review, the Project Sponsor will continue to work with Planning staff to refine details of lighting, signage, materials, and other aspects of the project.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Excelsior Outer Mission Street NCD Zoning District is a linear, mixed-use corridor that consists of residential units above ground-story commercial uses. The Project conforms to the purposes of the Excelsior Outer Mission Street NCD in that it would add ground-level retail uses along Mission Street. Housing development is specifically encouraged on upper stories within the District and the Project succeeds in providing both a dense number of dwelling units overall while also having close to quarter of the units in the Project containing at least two bedrooms.

- 8. Additional Findings Pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- A. Whether the property is free of a history of serious, continuing code violations;

A review of the Department of Building Inspection and the Planning Department databases showed no open enforcement cases or notices of violation for the subject properties.

- B. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The structures appear to be in decent condition, both with an original construction date circa 1900.

- C. Whether the property is an “historic resource” under CEQA;

The subject buildings and properties are not identified as a historical resource. Pursuant to CEQA, a Historic Resource Evaluation (HRE) was prepared to evaluate the existing subject buildings, constructed in 1900. The subject buildings and properties were determined to not be eligible for listing in the California Register under any criteria, individually or as part of a historic district. No historic resources are on the project site.

- D. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The Project does not contain a historic resource and no substantial adverse impacts were identified as part of the Project’s review under CEQA.

- E. Whether the Project converts rental housing to other forms of tenure or occupancy;

The Project would remove of one unit of rental housing that is not subject to the Rent Stabilization and Arbitration Ordinance. In addition, the project would construct 24 rental housing units, resulting in a net increase of 23 rental units at the Project Site and the 16 Accessory Dwelling Units provided

on-site shall be subject to rent-control.

- F. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The single residential unit at 4720 Mission Street was not deed-restricted, tax-credit funded affordable housing. No evidence has been provided demonstrating the property is subject to the Residential Rent Stabilization and Arbitration Ordinance. In addition, the project would construct 24 rental housing units and the 16 Accessory Dwelling Units provided on-site shall be subject to rent-control.

- G. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project proposes the demolition of a one-bedroom, single-family dwelling, there will be a net gain of 23 dwelling units at the Project Site. The Project would be consistent with and preserve cultural and economic diversity by providing a mixture of studios, one-bedroom, two-bedroom, and three-bedroom units.

- H. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of smaller units or individuals and family-sized two- and three-bedrooms units.

- I. Whether the Project protects the relative affordability of existing housing;

The Project would demolish an existing dwelling unit but would protect the relative affordability of existing housing through the increase in density by providing 23 additional dwelling units at the Project Site, including three units of on-site inclusionary housing rental units as governed by Section 415.

- J. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The Project would establish three new permanently affordable units as governed by Section 415.

- K. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The Outer Mission neighborhood is an established transit-oriented mixed neighborhood combining street-fronting retail businesses on the ground floor and housing on upper floor. The Project has been designed to be in-keeping with the scale and development pattern of the established neighborhood character, providing a ground floor commercial space at the Mission Street frontage with five floors of residential developed above.

- L. Whether the Project increases the number of family-sized units on-site;

The Project proposes to increase the number of family-sized units by provided three two-bedroom units and four four-bedrooms units.

- M. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

- N. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project's proposed massing is generally consistent with the character and design of the neighborhood. The proposed design is contemporary yet compatible, referencing character-defining features of the surrounding buildings on the subject block and is compatible with the district's size, scale, composition, and details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation, including bays and windows designed to relate to the

- O. Whether the Project increases the number of on-site dwelling units;

The Project will provide 24 dwelling units, a net increase of 23 units on-site.

- P. Whether the Project increases the number of on-site bedrooms;

The Project proposes three studio, 14 one-bedroom, three two-bedroom, and four three-bedrooms units, which is an increase of 34 bedrooms more than the original building.

- Q. Whether or not the replacement project would maximize density on the subject lot; and;

The Project proposes to exceed maximize the density on the subject lot as the proposal includes 24 units on the subject lot with an area of 4,984 square feet, allowing for a maximum of eight units within the Excelsior Outer Mission Street NCD. The project seeks a waiver from density to allow for 16 ADUs per Planning Code Section 207(c)(4) and 307(l).

- R. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The Project proposes to remove the existing one-bedroom 610 square foot residential unit not subject to the Residential Rent Stabilization and Arbitration Ordinance, and the project would provide 14 one-bedroom, three two-bedroom, and four two-bedroom units that are similar or larger in size or bedroom number.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

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.

The project would strengthen the neighborhood commercial district by replacing an underutilized vacant commercial retail building with a new commercial space for neighborhood-serving commercial uses and much needed housing. Further, the Project Site is located within a neighborhood commercial district and is thus consistent with activities in the commercial land use 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 4.4

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

OBJECTIVE 12

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

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

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

Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

Policy 1.7

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

The Project's proposed massing is generally consistent with the character and design of the neighborhood. The proposed design is contemporary yet compatible, referencing character-defining features of the surrounding buildings on the subject block and is compatible with the district's size, scale, composition, and details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation, including bays and windows designed to relate to the surrounding properties. Although taller than the adjacent properties, the project complies with the height and bulk controls of the District.

The Project would provide additional density in a transit rich area of the City. The Project is located along on Mission Street, which is a main corridor for a number of Muni bus lines, including the 14, 14X, 14R, and 49, and is additionally served by the 52 Muni bus line. The Project Site is also within ¾ mile of the Balboa Park BART Station and the KT Muni Metro line.

The Excelsior Outer Mission Street NCD is a linear, mixed-use corridor that consists of residential units above ground-story commercial uses. The Project conforms to the purposes of the Excelsior Outer Mission Street NCD in that it would add ground-level retail uses along Mission Street. Housing development is specifically encouraged on upper stories within the District and the Project succeeds in providing both a dense number of dwelling units overall while also having close to quarter of the units in the Project containing at least two bedrooms. Overall, the project's design is complementary to the context of the district, while providing a updated commercial unit and new housing types to the neighborhood. For all these reasons, the Project is on balance, consistent with the Objectives and Policies of the General Plan.

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

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

The Project would require the removal and demolition of the existing retail storefronts, which include a contractor's office and a vacant unit; however, a new commercial space will be included in the new building that will provide local business ownership and employment opportunities. In addition, the new residents in the Project will patronize area businesses, bolstering the viability of surrounding commercial districts.

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

The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height, and has been found to meet the Urban Design Guidelines. While the existing one-bedroom unit is proposed to be demolished, the replacement building would provide 24 dwelling units in a manner that is compatible with the surrounding neighborhood context and that will enhance the vitality of the surrounding commercial corridor. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project Site does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing three on-site below-market rate group housing units for rental. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project Site is served by nearby public transportation options. The Project is located along on Mission Street, which is a main corridor for a number of Muni bus lines, including the 14, 14X, 14R, and 49, and is additionally served by the 52 Muni bus line. The Project Site is also within ¾ mile of the Balboa Park BART Station and the KT Muni Metro line. The Project provides no off-street parking but will remove a curb cut along the street and provide sufficient bicycle parking for customers, residents and their guests.

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

The Project does not propose any commercial office development. The Project will include

commercial establishments that will provide employment and/or business ownership opportunities for area residents.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The Project does not have an impact on open spaces. The building envelope is not proposed to change.

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

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-002625CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated July 13, 2021, 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 Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 22, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: July 22, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to demolition of an existing two-story mixed-use building with one residential unit and an existing one-story commercial building and to construct a new six-story, 65-foot-tall, 22,800-square-foot mixed-use building containing a ground floor retail space, eight principally-permitted dwelling units and 16 accessory dwelling units, located at 4716-4722 Mission Street, Block 3580, Lots 014 and 015, pursuant to Planning Code Sections 303 and 317, within the Excelsior Outer Mission NCD Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated July 13, 2021 , and stamped “EXHIBIT B” included in the docket for Record No. 2018-002625CUA and subject to conditions of approval reviewed and approved by the Commission on July 22, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 22, 2021 under Motion No, XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

- 6. Additional Project Authorization.** The Project Sponsor must obtain administrative approval from the Zoning Administrator authorizing a waiver from density controls of the Excelsior Outer Mission Street NCD Zoning District to allow for 16 Accessory Dwelling Units under Sections 207(c)(4) and 307(l).

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

- 7. Priority Processing.** This Project was enrolled into the Priority Processing Program, as a Type 3 Project, pursuant to Director's Bulletin No. 2.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org

Entertainment Commission – Noise Attenuation Conditions

- 8. Chapter 116 Residential Projects.** The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
- B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
- C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.
- D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
- E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of

Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

- 11. 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.sfplanning.org

- 12. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: sidewalk. This location has the following design considerations: streetscape and building frontage detail issues. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org

Parking and Traffic

- 13. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project

and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

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

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

- 14. Bicycle Parking.** The Project shall provide no fewer than **24** Class 1 bicycle parking spaces and **three** Class 2 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

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

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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

- 17. 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

- 18. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

Affordable Housing

- 20. Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide XX% of the proposed dwelling units as affordable to qualifying households. The Project contains 24 units; therefore, 3 affordable units are required. The Project will fulfill this requirement by providing the 3 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from the Planning Department in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

- 21. Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 12.5% of the proposed dwelling units as affordable to qualifying households at a rental rate of 55% of Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

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

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

- 23. Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable

housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units, The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.

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

- 24. Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the architectural addenda.

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

- 25. Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

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

- 26. Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

- 27. Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

- 28. 20% Below Market Sales Prices.** Pursuant to PC Section 415.6, the maximum affordable sales price shall be no higher than 20% below market sales prices for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable rents and sales prices, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood sales prices on an annual basis.

- 29. Other Affordable Housing Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the

Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

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

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

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

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction document by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to low-income households, as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. If the Project fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project's failure to comply

with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

Monitoring - After Entitlement

- 30. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

Operation

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

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

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

- 34. Rent Stabilization and Arbitration Ordinance.** As required by Planning Code Section 207(c)(4)(G), the property owner(s) shall enter into a Regulatory Agreement with the City under Planning Code Section 207

(c)(4)(H) subjecting the ADU(s) to the San Francisco Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) as a condition of approval of the ADU(s). For purposes of this requirement, Rental Units shall be as defined in Section 37.2(r) of the Administrative Code.

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

PROJECT APPLICATION
4716-4722 MISSION STREET, SAN FRANCISCO, CA

| | |
|-------|-------------------------------------|
| A00 | COVER |
| A01 | EXISTING PHOTOGRAPHS |
| A02 | EXISTING PHOTOGRAPHS |
| A10 | SITE SURVEY |
| A11 | EXISTING SITE PLAN |
| A12 | EXISTING BUILDINGS - LEVEL 1 |
| A13 | EXISTING BUILDINGS - LEVEL 2 |
| A20 | PROPOSED SITE PLAN |
| A21 | STREET IMPROVEMENT PLAN |
| A22 | FLOOR PLAN - LEVEL 1 |
| A23 | FLOOR PLAN - LEVEL 2 |
| A24 | FLOOR PLAN - LEVEL 3 |
| A25 | FLOOR PLAN - LEVEL 4 |
| A26 | FLOOR PLAN - LEVEL 5 |
| A27 | FLOOR PLAN - LEVEL 6 |
| A28 | FLOOR PLAN - ROOF |
| A29 | FLOOR PLAN - UPPER ROOF |
| A30 | STREET ELEVATIONS |
| A30.1 | EXISTING EXTERIOR ELEVATION - EAST |
| A30.2 | EXISTING EXTERIOR ELEVATION - WEST |
| A30.3 | EXISTING EXTERIOR ELEVATION - NORTH |
| A30.4 | EXISTING EXTERIOR ELEVATION - SOUTH |
| A31 | EXTERIOR ELEVATION - EAST |
| A32 | EXTERIOR ELEVATION - WEST |
| A33 | EXTERIOR ELEVATION - NORTH |
| A34 | EXTERIOR ELEVATION - SOUTH |

| | |
|-----|------------------------------|
| A40 | BUILDING SECTIONS |
| A50 | EAST FACADE RENDERINGS |
| A51 | EAST FACADE RENDERINGS |
| A52 | WEST FACADE RENDERINGS |
| A60 | ENLARGED DETAILS |
| A70 | EXPOSURE ANALYSIS - UNIT 503 |
| A71 | EXPOSURE ANALYSIS - UNIT 504 |
| A72 | EXPOSURE ANALYSIS - UNIT 603 |
| A73 | EXPOSURE ANALYSIS - UNIT 604 |
| A80 | WINDOW SCHEDULE |
| A81 | GLAZING DETAILS |

SHEET INDEX | 7

PARCEL ADDRESS

PARCEL: BLOCK 6955 / LOT 014
ADDRESS: 4716 MISSION ST
PARCEL: BLOCK 6955 / LOT 015
ADDRESS: 4722 MISSION ST
SAN FRANCISCO, CA, 94112

ZONING

EXISTING ZONING NCD
(EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD)

OCCUPANCY

EXISTING USE: RESIDENTIAL/RETAIL
PROPOSED USE: RESIDENTIAL/RETAIL

HEIGHT & BULK DISTRICT

HEIGHT/BULK: 65-A

PROPOSED HEIGHT: 65'-0"

PARCEL SIZE

LOT AREA: 4,984 SF

FLOOR AREA RATIO

ALLOWED NON-RESIDENTIAL F.A.R. RATIO: 3.6:1

TABLE 720:
DWELLING UNIT MIX 207.6

DWELLING UNIT TYPE DISTRIBUTION SUMMARY

| FLOOR LEVEL | STUDIOS | 1-BEDROOM UNITS | 2-BEDROOM UNITS | 3-BEDROOM UNITS |
|-------------|---------|-----------------|-----------------|-----------------|
| 1 | 0 | 1 | 0 | 0 |
| 2 | 1 | 3 | 1 | 0 |
| 3 | 1 | 3 | 1 | 0 |
| 4 | 1 | 3 | 1 | 0 |
| 5 | 0 | 2 | 0 | 2 |
| 6 | 0 | 2 | 0 | 2 |
| TOTAL: | 3 | 14 | 3 | 4 |

UNIT TOTAL: 24

(30% 2- AND 3-BEDROOM UNITS)

| UNIT TYPE BREAKDOWN | | |
|---------------------|---------|------------|
| UNIT TYPE | # UNITS | % OF TOTAL |
| 1BD | 14 | 58.33% |
| 2BD | 3 | 12.5% |
| 3BD | 4 | 16.67% |
| STUDIO | 3 | 12.5% |
| TOTAL UNITS | 24 | |

PROPOSED 12.5% OF UNITS SHALL BE AFFORDABLE PER SFPC 415.

TOTAL OF (3) UNITS.
PROPOSED AFFORDABLE UNIT AS FOLLOW:

(3) STUDIOS: 3 X 12.5% = 0.375 (ROUNDED DOWN, NONE REQUIRED).
(14) 1BR: 14 X 12.5% = 1.75 (ROUNDED UP, 2 REQUIRED).
(3) 2BR: 3 X 12.5% = 0.375 (ROUNDED DOWN, NONE REQUIRED).
(4) 3BR: 4 X 12.5% = .5 (ROUNDED UP, ONE REQUIRED).

(2) 1-BEDROOM UNIT (LOCATIONS TBD)

(1) 3-BEDROOM UNIT (LOCATION TBD)

ZONING INFORMATION | 6

EXCAVATION DETAILS:

MAX DEPTH OF EXCAVATION: APPROXIMATELY 2 FEET BELOW GRADE
AREA OF EXCAVATION: 3,700 SQUARE FEET
AMOUNT OF EXCAVATION IN CUBIC YARDS: APPROXIMATELY 205 CUBIC YARDS

OPEN SPACE REQUIREMENTS (SECTION 135):

USEABLE OPEN SPACE (PER DWELLING UNIT)
80 SF PER UNIT IF PRIVATE OR
100 SF PER UNIT IF COMMON

PROPOSED GROSS FLOOR AREA: 22,029 SF
REQUIRED COMMON OPEN SPACE: 2,400 SF
PROVIDED COMMON OPEN SPACE: 2,985 SF

THE COMMON OPEN SPACE WILL BE SPLIT BETWEEN GROUND LEVEL REAR YARD AND ROOF TOP TERRACE.

PARKING REQUIREMENTS

REQUIRED PARKING IN NCO DISTRICT: 0 SPACES
PROVIDED PARKING: 0 SPACES

BIKE PARKING

CLASS I:
ONE PARKING SPOT PER DWELLING UNIT
ONE PARKING SPOT FOR EVERY 7500 SF RETAIL.

REQUIRED PARKING: TWENTY FIVE CLASS I SPOTS
PROPOSED PARKING: TWENTY FIVE CLASS I SPOTS

CLASS II: ONE PARKING SPOT PER 20 DWELLING UNITS.
MIN TWO SPACES, ONE PER EVERY 2,500 SF OF RETAIL OCCUPIED FLOOR AREA.

REQUIRED PARKING: THREE CLASS II SPOTS
PROPOSED PARKING: FOUR CLASS II SPOTS

PLANNING CODE SUMMARY | 5

PROPOSED AREAS

| BUILDING SUPPORT | |
|------------------|--------|
| LEVEL 1 | 676 SF |
| LEVEL 2 | 35 SF |
| LEVEL 3 | 35 SF |
| LEVEL 4 | 35 SF |
| LEVEL 5 | 49 SF |
| LEVEL 6 | 49 SF |
| | 877 SF |

| CIRCULATION | |
|-------------|---------|
| LEVEL 1 | 1387 SF |
| LEVEL 2 | 505 SF |
| LEVEL 3 | 505 SF |
| LEVEL 4 | 505 SF |
| LEVEL 5 | 513 SF |
| LEVEL 6 | 513 SF |
| ROOF | 543 SF |
| | 4473 SF |

| RESIDENTIAL | |
|-------------|----------|
| LEVEL 1 | 839 SF |
| LEVEL 2 | 1278 SF |
| LEVEL 2 | 1896 SF |
| LEVEL 3 | 1278 SF |
| LEVEL 3 | 1896 SF |
| LEVEL 4 | 1278 SF |
| LEVEL 4 | 1896 SF |
| LEVEL 5 | 1271 SF |
| LEVEL 5 | 1882 SF |
| LEVEL 6 | 1271 SF |
| LEVEL 6 | 1882 SF |
| | 16666 SF |

| RETAIL | |
|------------|----------|
| LEVEL 1 | 784 SF |
| | 784 SF |
| TOTAL AREA | 22800 SF |

PROPOSED COMMON OPEN SPACE

| OPEN SPACE | |
|------------|---------|
| LEVEL 1 | 1250 SF |
| ROOF | 1735 SF |
| | 2985 SF |
| TOTAL AREA | 2985 SF |

AREA SUMMARY | 4



MISSION STREET FACADE | 3

PROJECT NARRATIVE

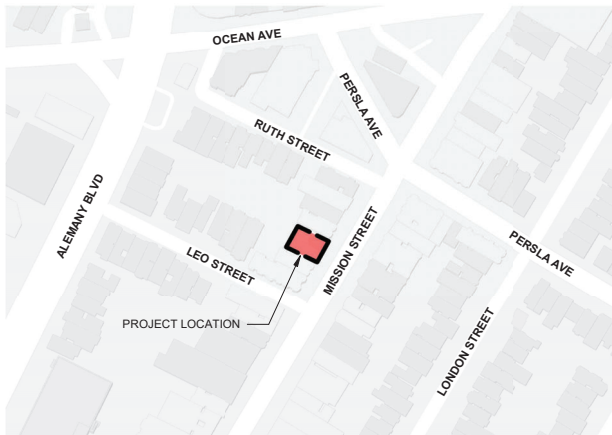
THE LOCATION OF THE PROPOSED PROJECT IS ON MISSION STREET BETWEEN LEO STREET AND RUTH STREET. THE PROJECT SITE IS LOCATED ENTIRELY WITHIN THE EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT WITHIN THE 65-A HEIGHT AND BULK DISTRICT. THE PROJECT REQUIRES THE MERGING OF TWO ADJACENT LOTS (LOTS 014 AND 015) ON BLOCK 6955 TO CREATE A NEW LOT APPROXIMATELY 4,984 SQUARE FEET IN AREA WITH APPROXIMATELY 50 LINEAR FEET OF FRONTAGE ALONG MISSION STREET AND 100 FEET IN DEPTH.

THE PROJECT WILL INCLUDE THE DEMOLITION OF THE ONE-STORY 440 SQUARE FOOT COMMERCIAL BUILDING (LOCATED AT 4716 MISSION STREET) AND THE ADJACENT 4722 MISSION STREET BUILDING – A TWO-STORY BUILDING CONTAINING APPROXIMATELY 2,500 SQUARE FOOT IN AREA. 4722 MISSION HAS A RESIDENTIAL UNIT AND COMMERCIAL SPACE AT GRADE ON MISSION STREET. THE RESIDENTS NOW LIVING AT 4722 MISSION STREET WILL BE RELOCATED PRIOR TO CONSTRUCTION OF THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS A NEW SIX-STORY, MIXED-USE BUILDING THAT WILL BE 65 FEET IN HEIGHT CONTAINING APPROXIMATELY 22,800 SQUARE FEET OF USES. THIS NEW PROJECT WILL HAVE APPROXIMATELY 730 SQUARE FEET OF RETAIL SPACE ON MISSION STREET AND THE 8 DWELLING UNITS ALLOWED IN THIS ZONING DISTRICT. THE NEW PROJECT WILL ALSO INCLUDE 16 ACCESSORY DWELLING UNITS. THE DEVELOPMENT WILL PROVIDE A TOTAL OF 24 UNITS.

AS PROPOSED THE PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OF THE SAN FRANCISCO PLANNING CODE AND REQUIRES NO EXCEPTIONS OF VARIANCES. THE PROJECT REQUIRES CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF AN EXISTING DWELLING UNITS AS REQUIRED BY SECTION 317 OF THE PLANNING CODE.

PROJECT NARRATIVE | 2



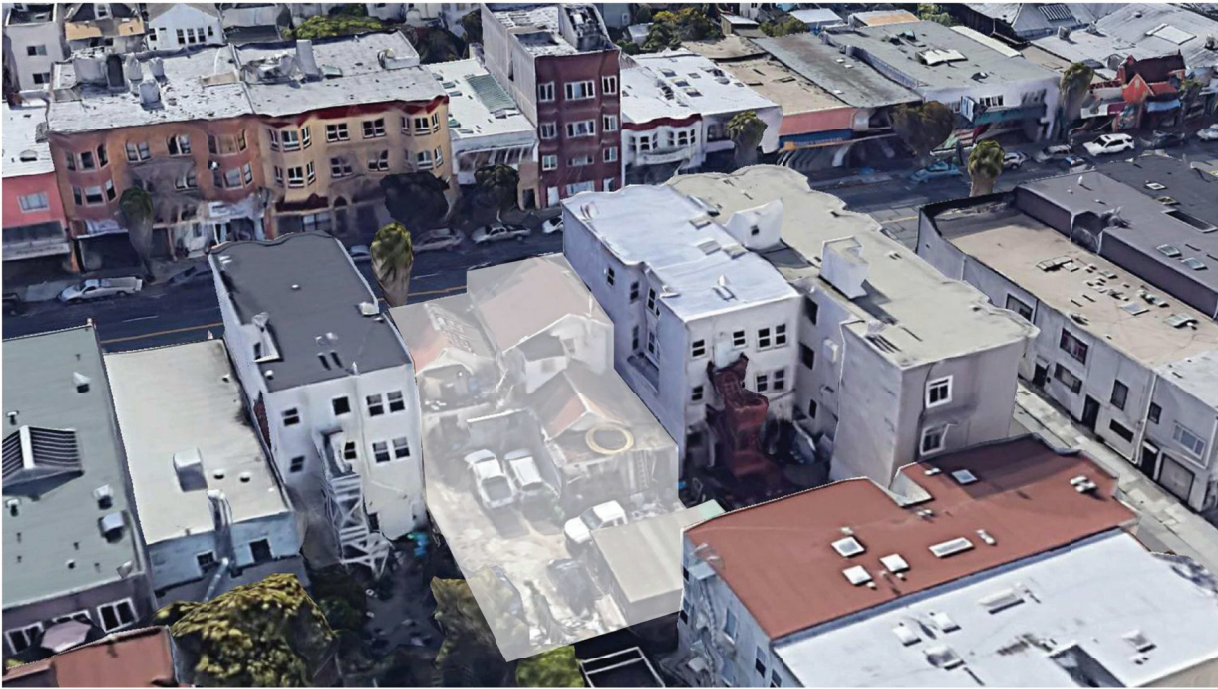
VICINITY MAP | 1



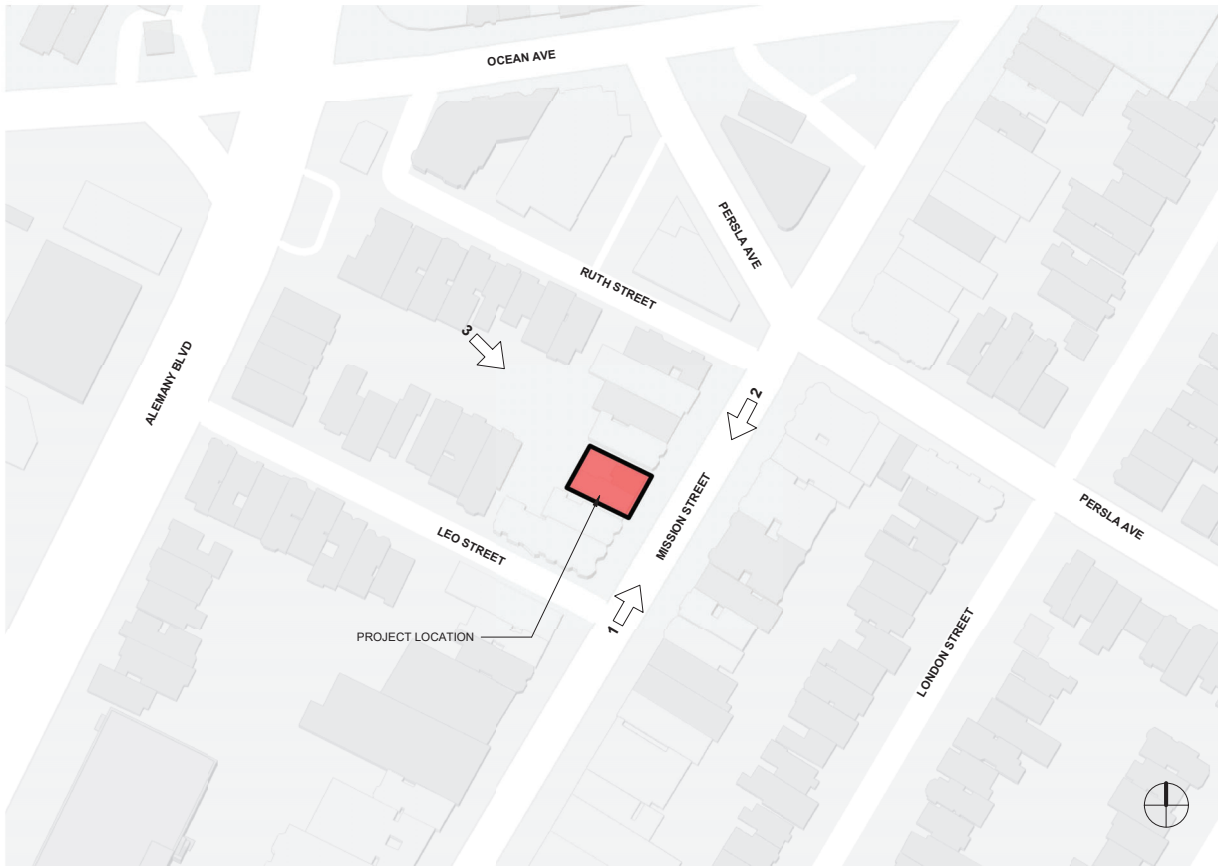
1 VIEW TOWARD NORTHEAST ON MISSION STREET



2 VIEW TOWARD SOUTHWEST ON MISSION STREET



3 AERIAL VIEW FROM NORTHWEST





1,2 BUILDING FRONT FACADES FROM MISSION STREET



3,4,5 EXISTING BUILDING FROM BACK YARD



LEGEND

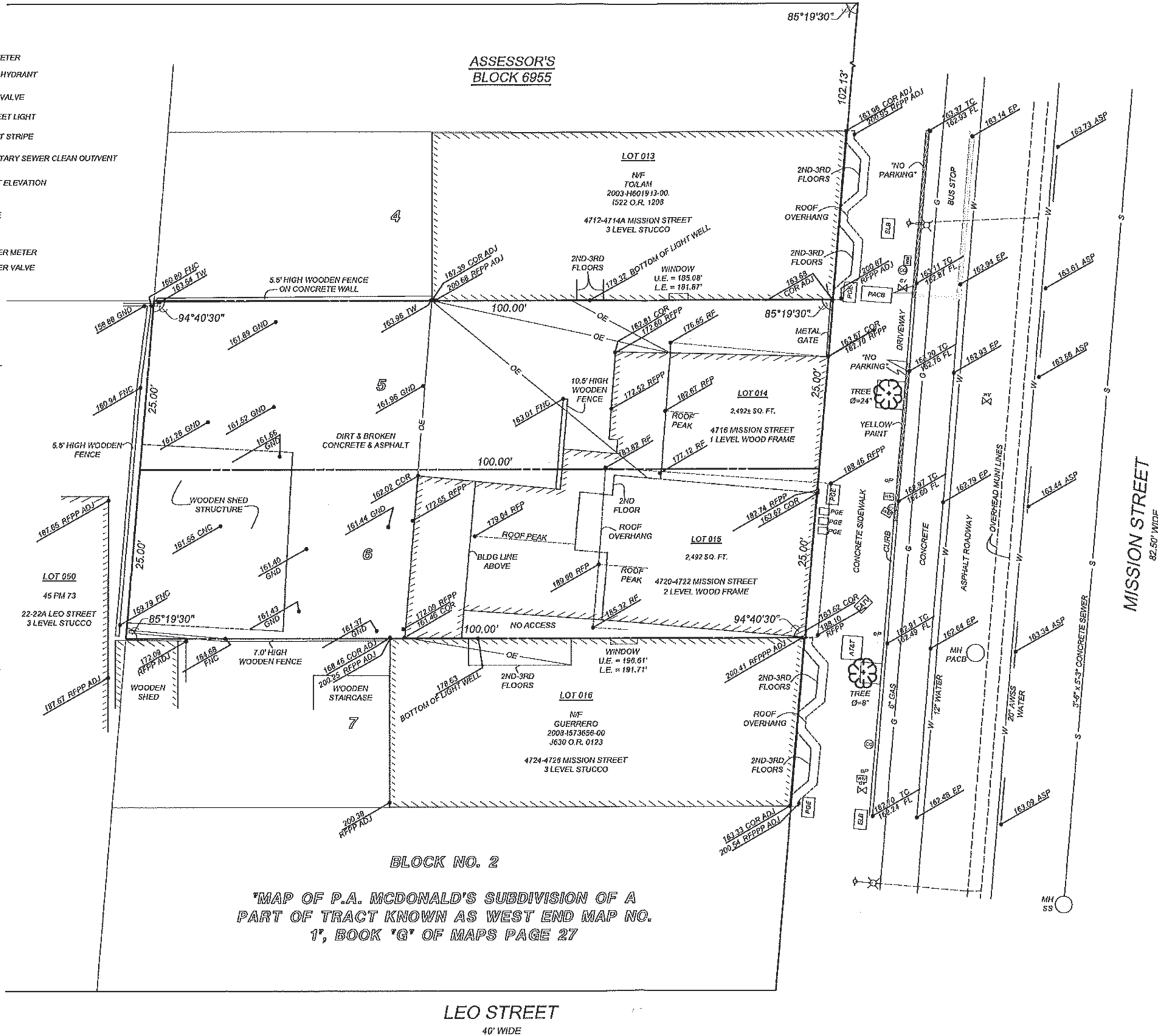
| | | | |
|--------|------------------------|---|-------------------------------|
| ADJ | ADJACENT BUILDING | Ø | DIAMETER |
| ASP | ASPHALT | ⊗ | FIRE HYDRANT |
| BK | BACK OF WALK | ⊗ | GAS VALVE |
| CATV | CABLE TELEVISION | ⊗ | STREET LIGHT |
| CL | CENTER LINE | ⊗ | PAINT STRIPE |
| CNC | CONCRETE | ⊗ | SANITARY SEWER CLEAN OUT/VENT |
| COR | CORNER | ⊗ | SPOT ELEVATION |
| DW | DRIVEWAY | ⊗ | TREE |
| ELB | ELECTRIC BOX | ⊗ | |
| EP | EDGE OF PAVEMENT | ⊗ | |
| FNC | FENCE | ⊗ | |
| FL | FLOW LINE | ⊗ | |
| GND | GROUND | ⊗ | |
| L.E. | LOWER ELEVATION | ⊗ | |
| MH | MANHOLE | ⊗ | |
| PACB | PACIFIC BELL | ⊗ | |
| PGE | PACIFIC GAS & ELECTRIC | ⊗ | |
| RF | ROOF | ⊗ | |
| RFP | ROOF PEAK | ⊗ | |
| RPPP | ROOF PARAPET | ⊗ | |
| SLB | STREET LIGHT BOX | ⊗ | |
| TC | TOP OF CURB | ⊗ | |
| TW | TOP OF WALL | ⊗ | |
| U.E. | UPPER ELEVATION | ⊗ | |
| — G — | GAS LINE | ⊗ | WATER METER |
| — S — | SANITARY SEWER LINE | ⊗ | WATER VALVE |
| — OE — | OVERHEAD ELECTRIC LINE | ⊗ | |
| — W — | WATER LINE | ⊗ | |

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC. (FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAP. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR JEFF ROCCA AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMIT AND LAND SUBDIVISION. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

RUTH STREET
40' WIDE

ASSESSOR'S
BLOCK 6955



BLOCK NO. 2

MAP OF P.A. MCDONALD'S SUBDIVISION OF A
PART OF TRACT KNOWN AS WEST END MAP NO.
1, BOOK 'G' OF MAPS PAGE 27

LEO STREET
40' WIDE

MISSION STREET
82.50' WIDE



PRELIMINARY FOR REVIEW PURPOSES ONLY

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES, INC. ON FEBRUARY 12, 2015.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
LOTS 014 & 015, RECORDED DECEMBER 11, 2003, DOCUMENT NUMBER 2003-1612120-00, ON REEL 1531 AT IMAGE 0753.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF OCEAN AVENUE AND MISSION STREET, ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM, S.W. CORNER, SURVEY MON. IN WALK.
ELEVATION = 165.549'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE

FREDERICK T. SEHER, PLS
LICENSE NO. 6216

1" = 0' 4" 8" 12" 16" 20" 24"
SCALE: 1/8" = 1'-0"

DATE: MARCH, 2016
SCALE: 1"=8'
DRAWN BY: EF
DRAWING NAME: 1277-08
SURVEYED BY: FTS
CHECKED BY: HRF
CHECKED BY:



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

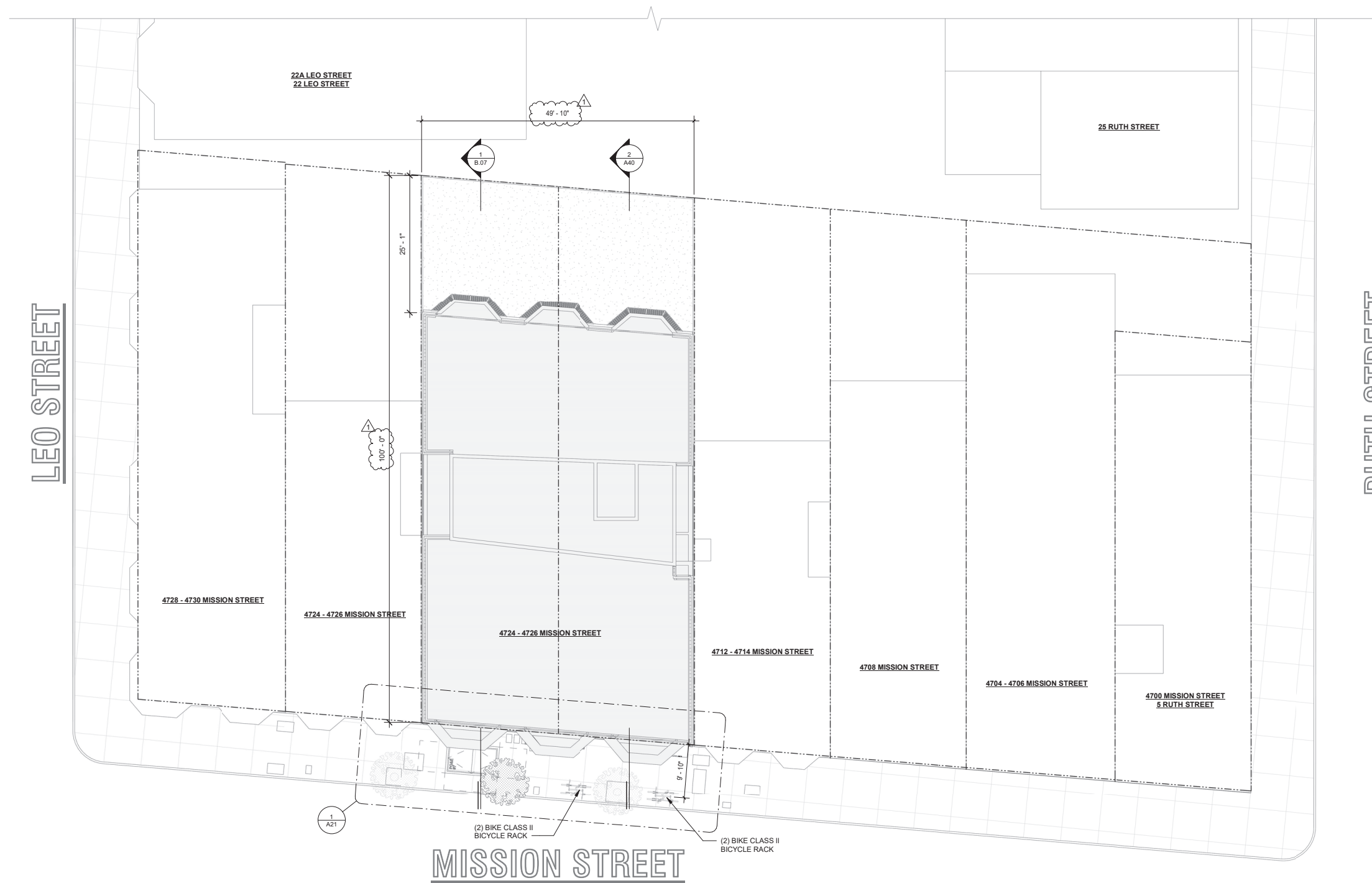
ARCHITECTURAL SITE SURVEY
4716-4722 MISSION STREET, SAN FRANCISCO, CA
ASSESSOR'S BLOCK 6955, LOTS 014 & 015

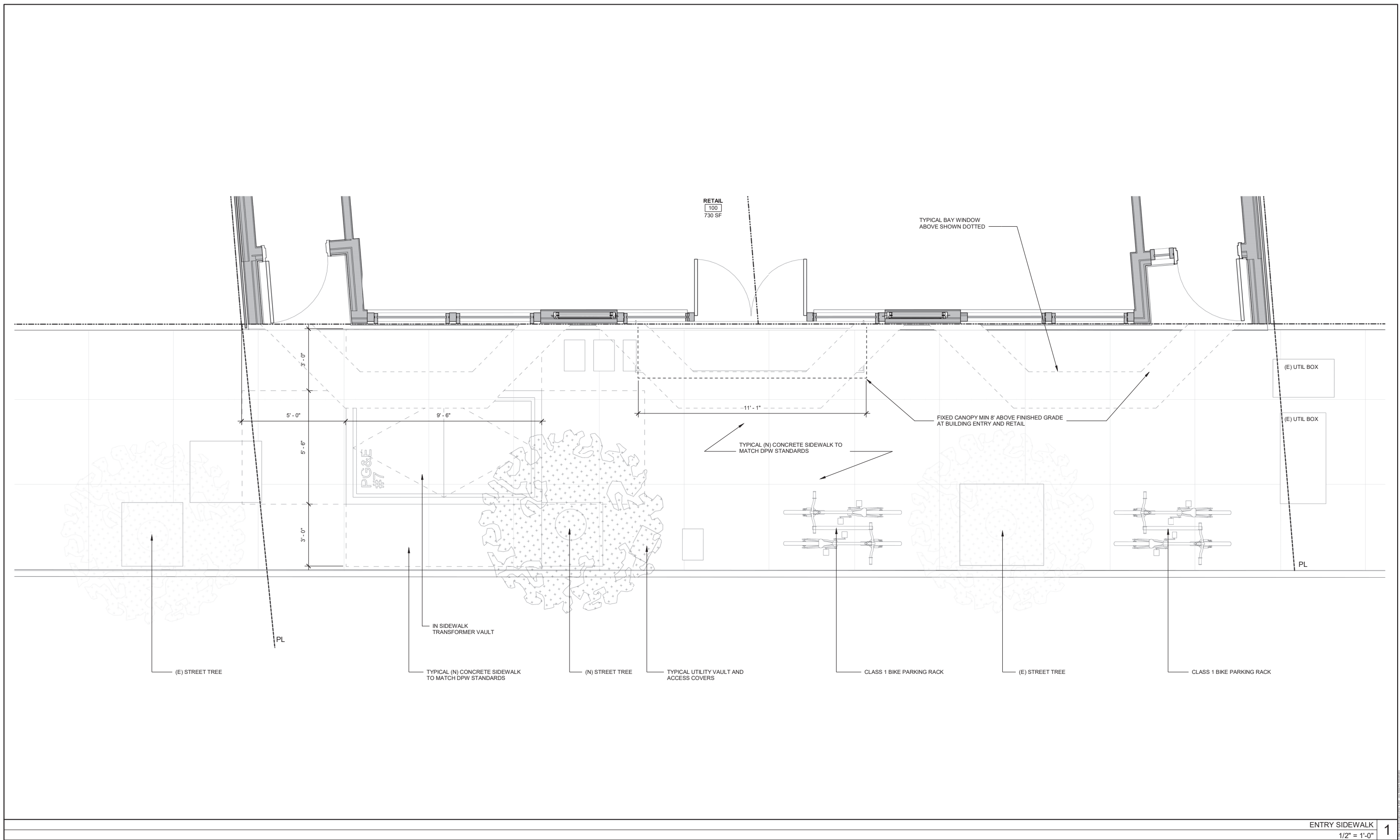
SHEET
1
OF 1 SHEETS
JOB NO.:
1277-08

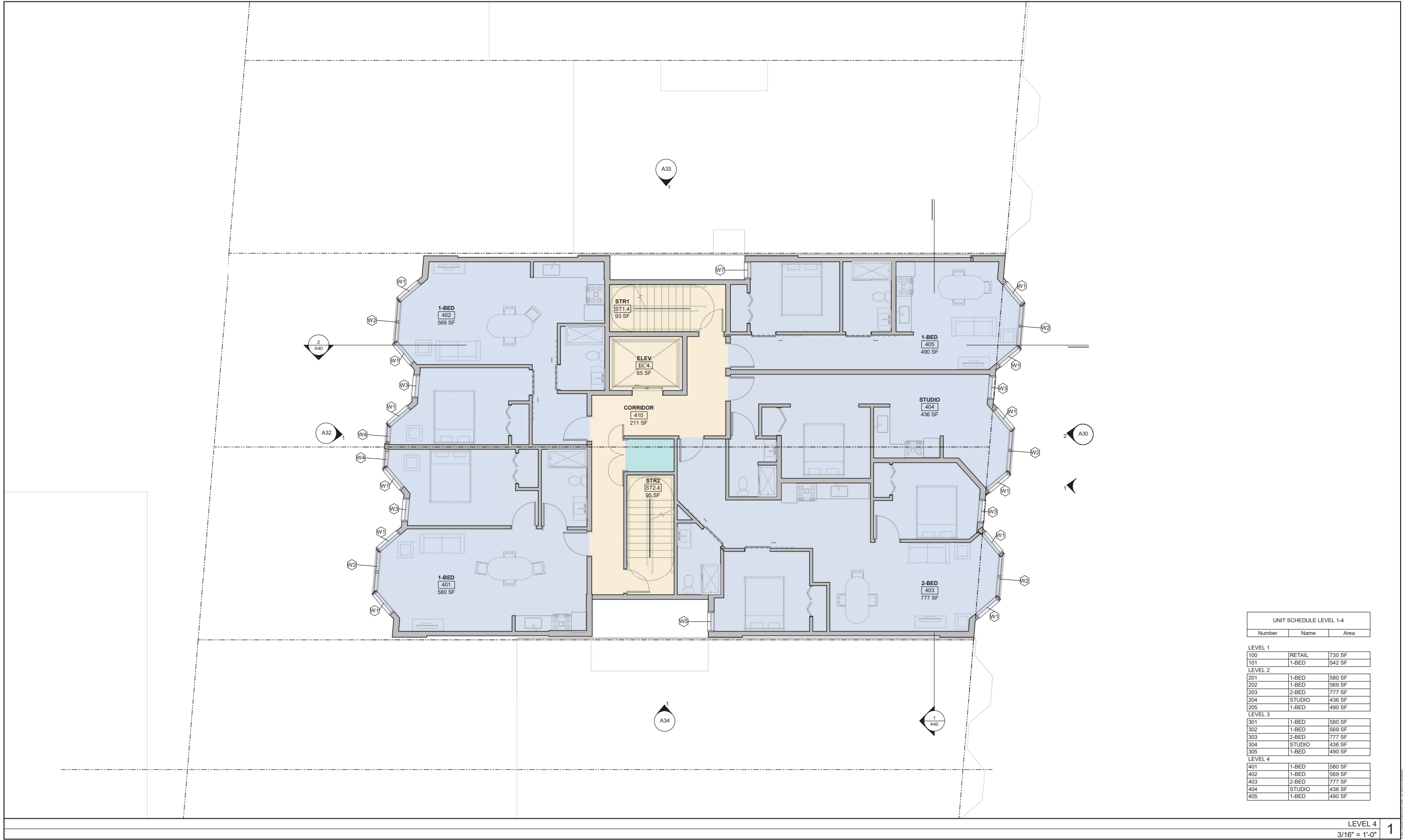


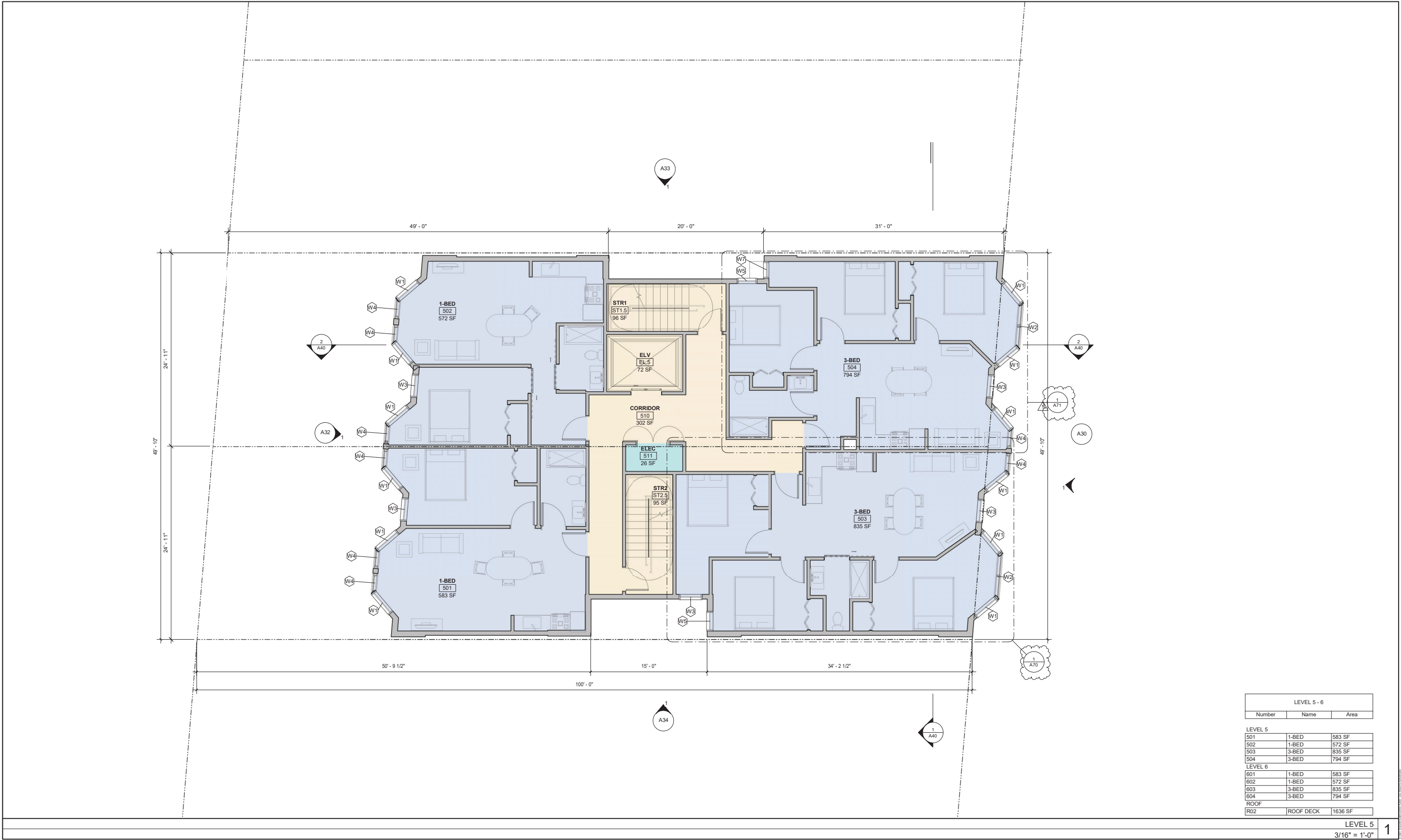


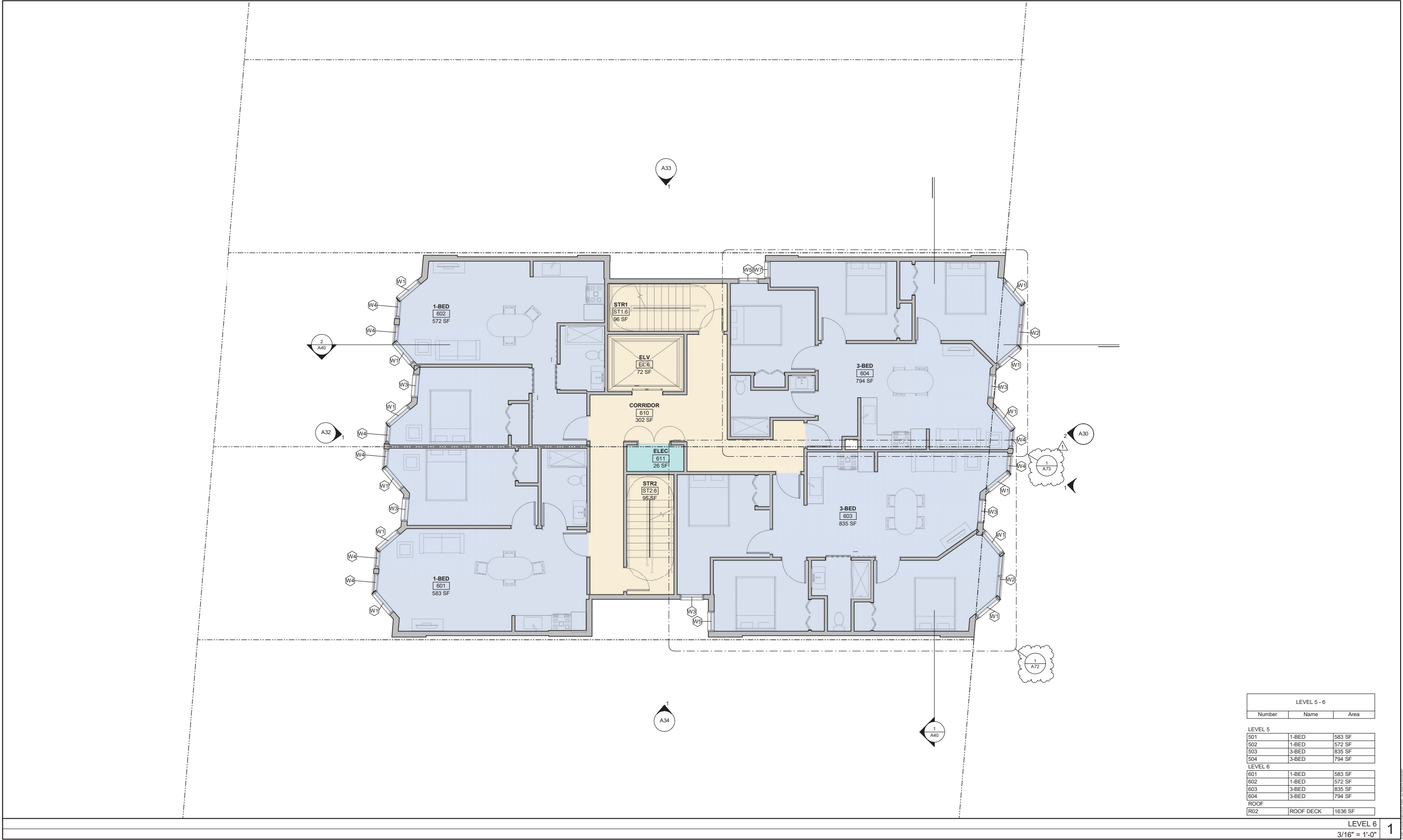








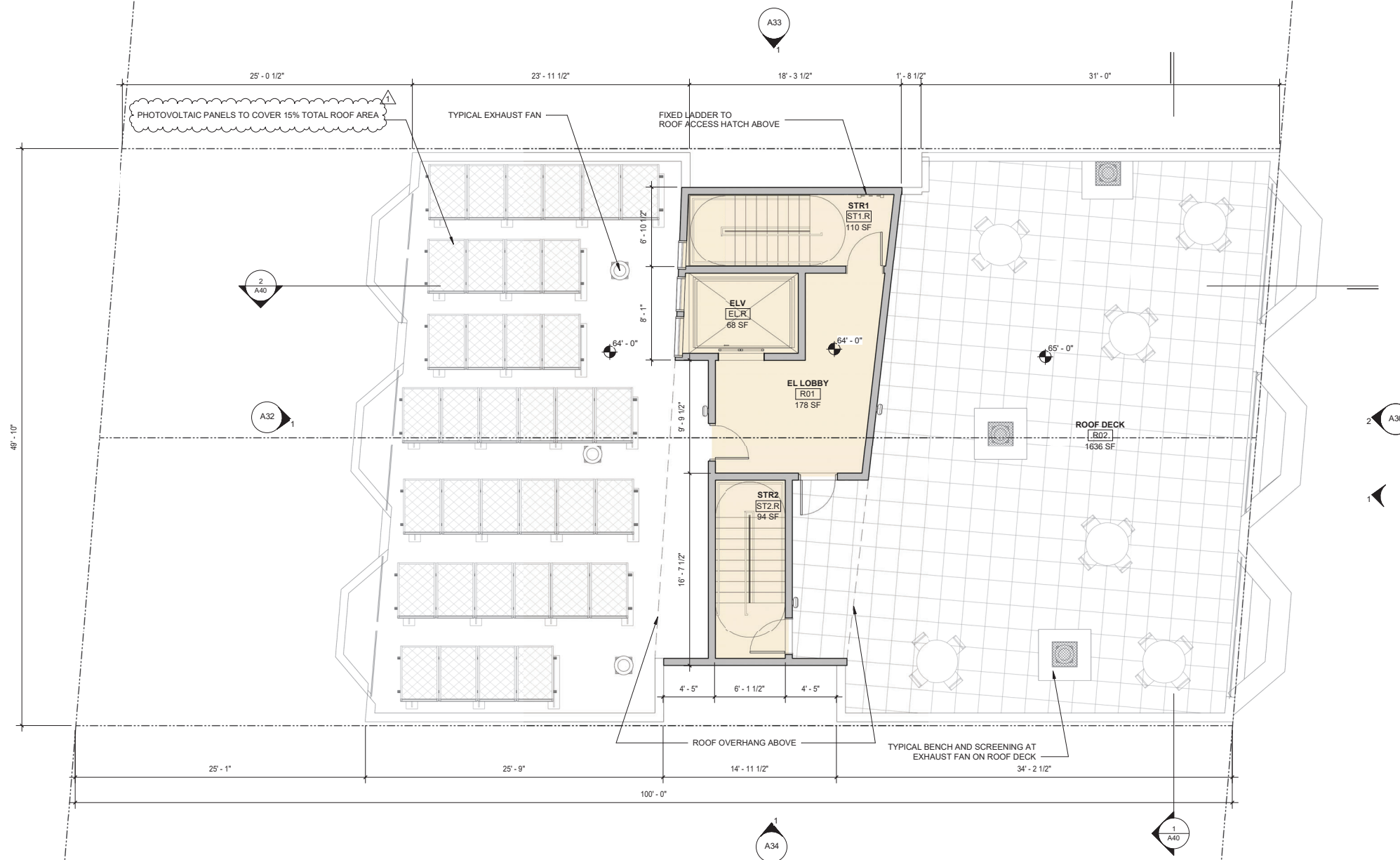




| LEVEL 5 - 6 | | |
|-------------|-----------|---------|
| Number | Name | Area |
| LEVEL 5 | | |
| 501 | 1-BED | 583 SF |
| 502 | 1-BED | 572 SF |
| 503 | 3-BED | 835 SF |
| 504 | 3-BED | 794 SF |
| LEVEL 6 | | |
| 601 | 1-BED | 583 SF |
| 602 | 1-BED | 572 SF |
| 603 | 3-BED | 835 SF |
| 604 | 3-BED | 794 SF |
| ROOF | | |
| R02 | ROOF DECK | 1636 SF |

LEVEL 6
3/16" = 1'-0" 1





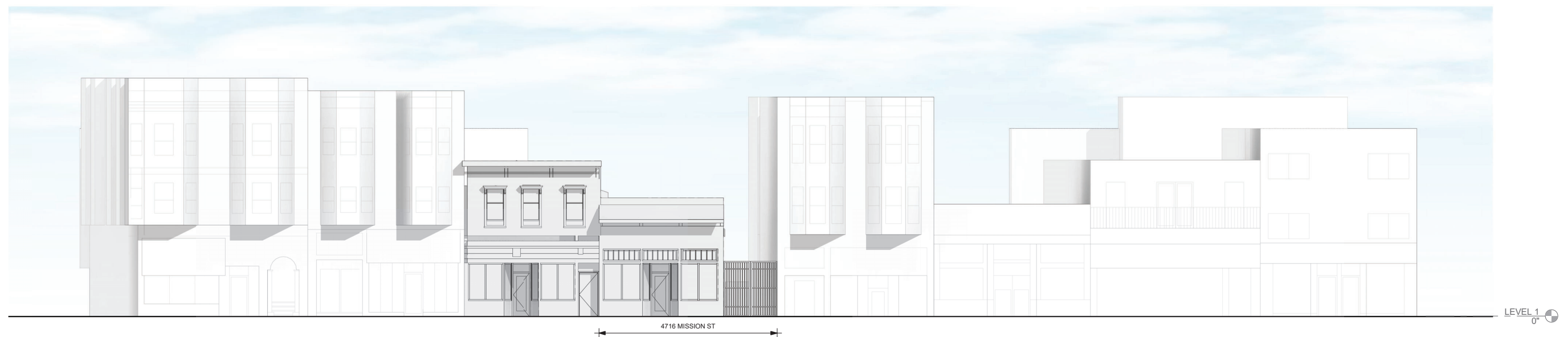
GENERAL NOTE: OVERALL ROOF AREA IS 3478.55 SF
 PROPOSED AREA FOR PHOTOVOLTAIC PANELS IS 567.49 SF

ROOF 1
 3/16" = 1'-0"





② PROPOSED MISSION STREET ELEVATION
1/8" = 1'-0"

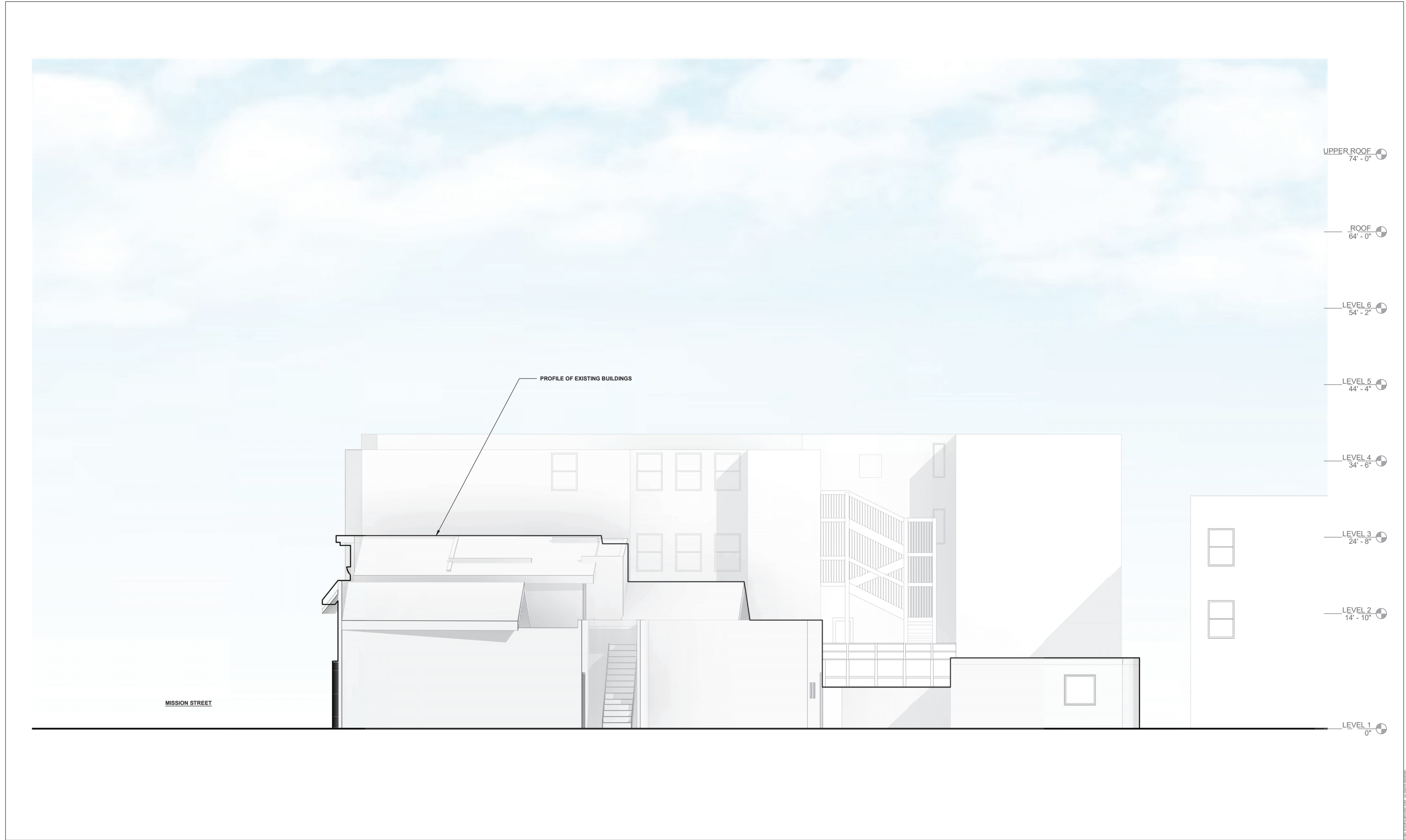


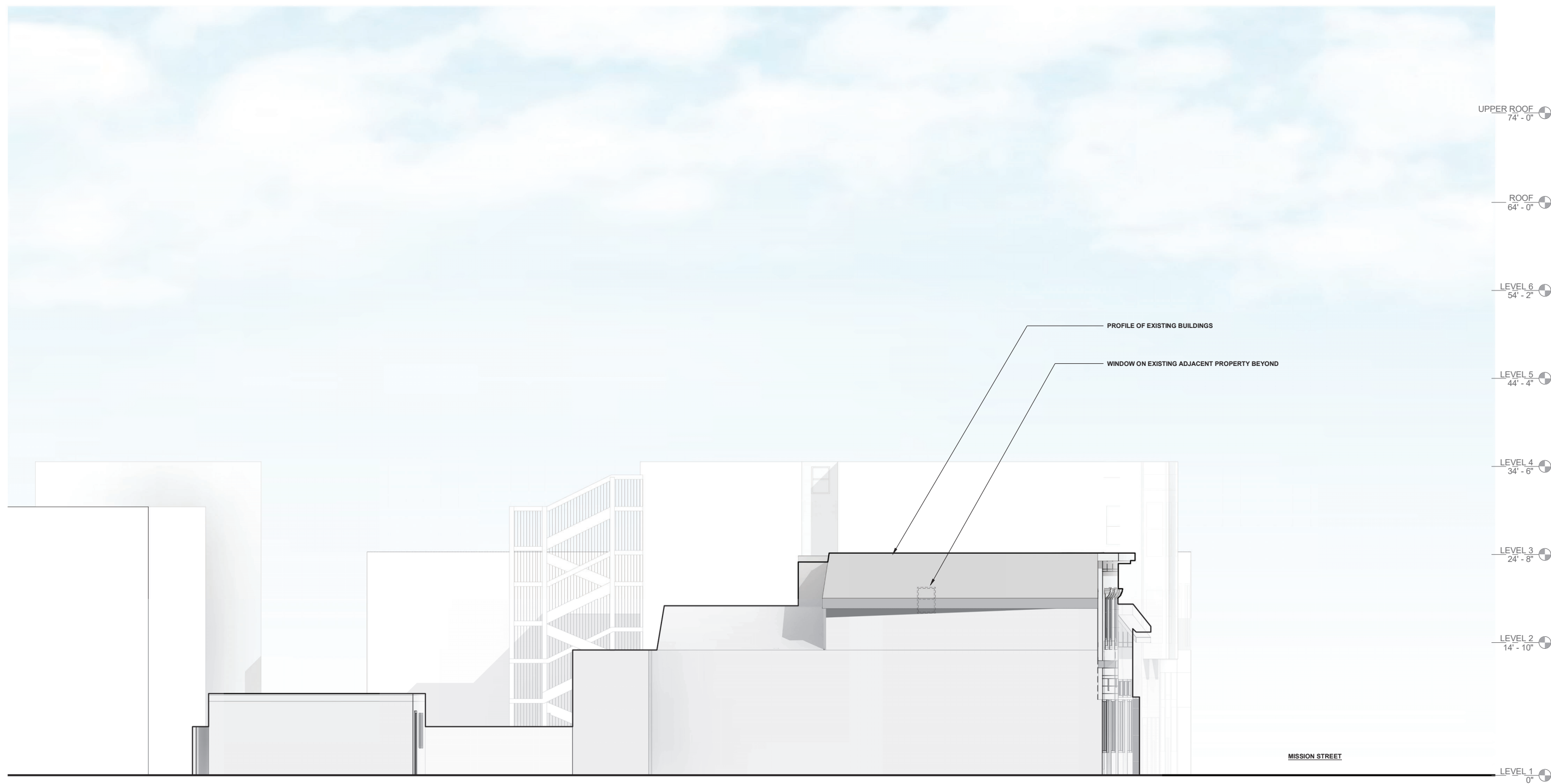
① EXISTING MISSION STREET ELEVATION
1/8" = 1'-0"





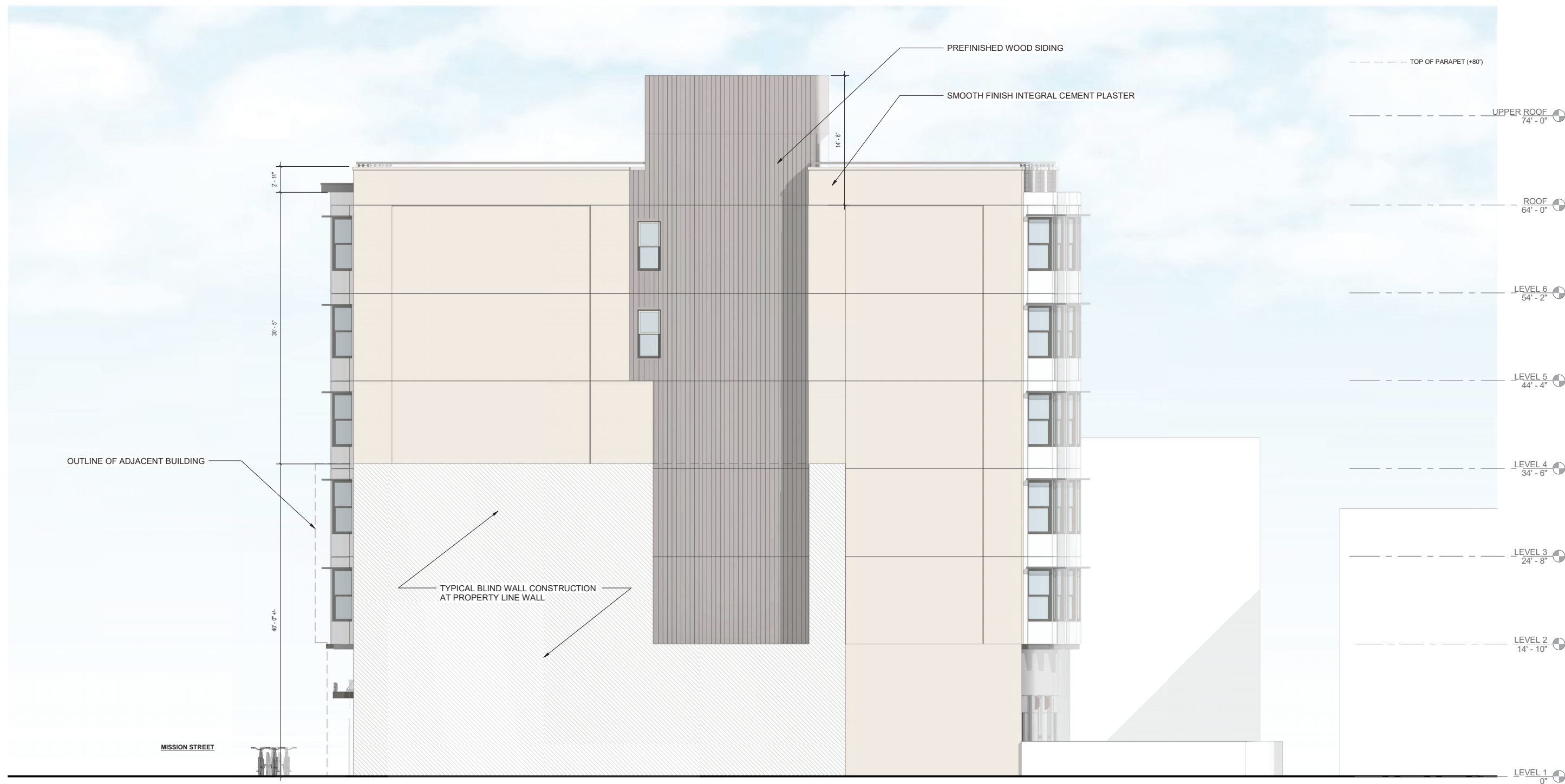


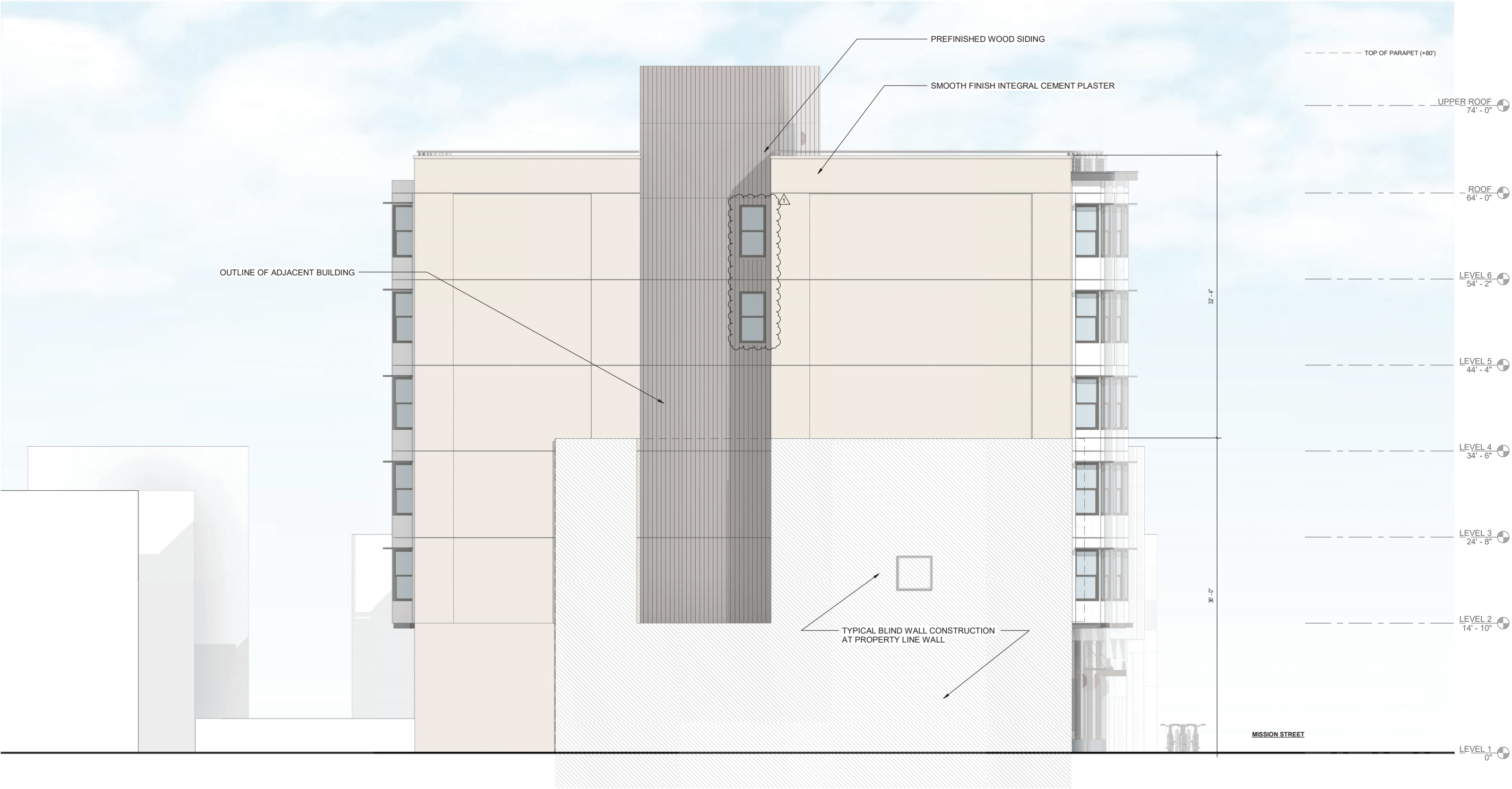


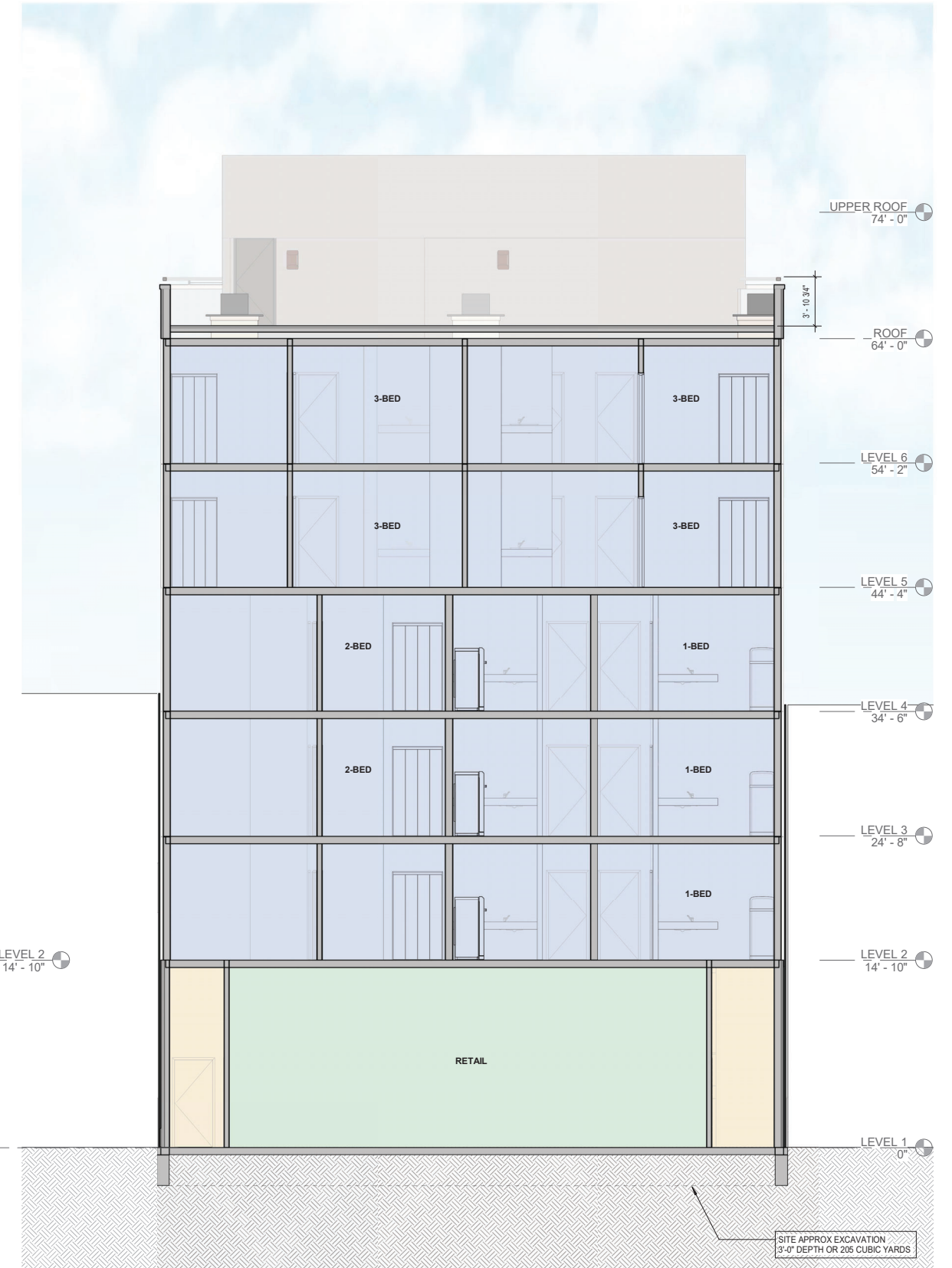














*NEW TREE NOT SHOWN FOR CLARITY



*NEW TREE NOT SHOWN FOR CLARITY





TRESPA OR
PRODEMA
PLANK SIDING

CONTINUOUS 4"
DIA PAINTED STEEL RAIL

FACTORY FINISHED
ALUMINIUM COPING
TO MATCH WINDOW
FRAME FINISH

WELDED STEEL
GUARDRAIL, PTD TO
MATCH WINDOW FRAMES

SMOOTH FINISH INTEGRAL
COLOR CEMENT PLASTER

ALUMINIUM
WINDOW FRAME,
DARK BROWN



① MATERIAL CALLOUT
3/8" = 1'-0"



ASN VIRGINIA MIST HONED
STONE BASE

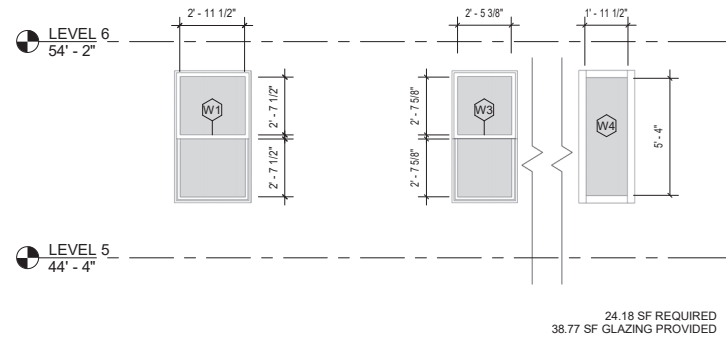
STOREFRONT TO MATCH
WINDOW FRAME FINISH

THIN BRICK
CLADDING AT
GROUND LEVEL
LEVEL 2
14' - 10"

LEVEL 1
0"

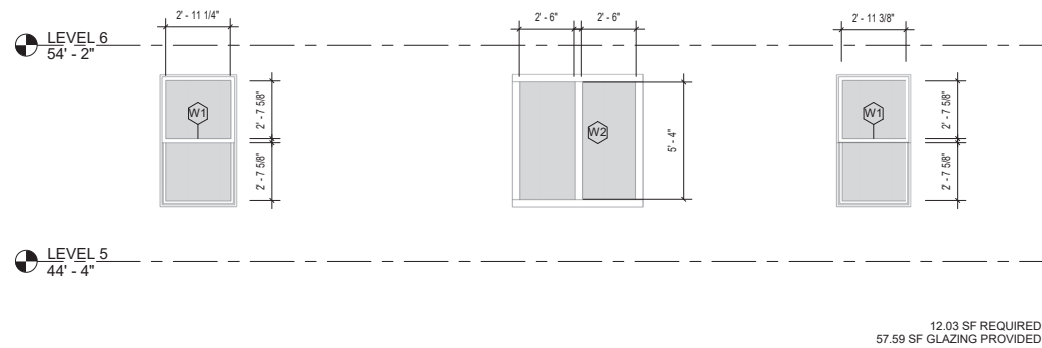
GROUND FLOOR TRANSPARENCY
DIAGRAM
② 3/8" = 1'-0"





⑧ 503D GLAZING
1/4" = 1'-0"

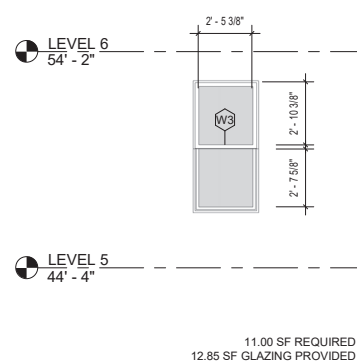
⑦ 503D GLAZING
1/4" = 1'-0"



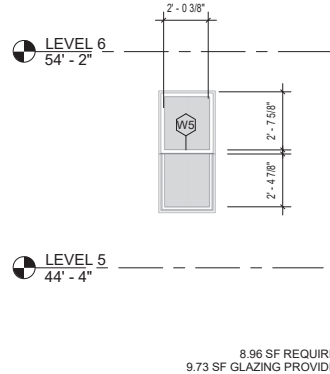
⑥ 503C GLAZING
1/4" = 1'-0"

⑤ 503C GLAZING
1/4" = 1'-0"

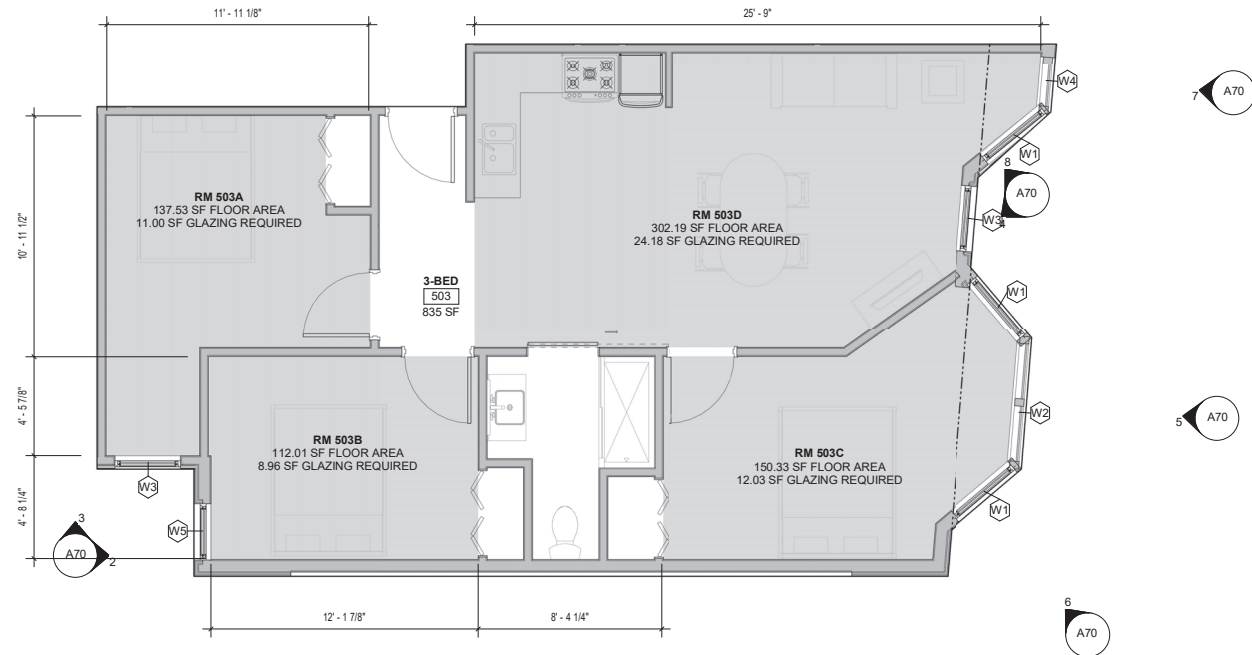
④ 503C GLAZING
1/4" = 1'-0"



③ 503A GLAZING
1/4" = 1'-0"

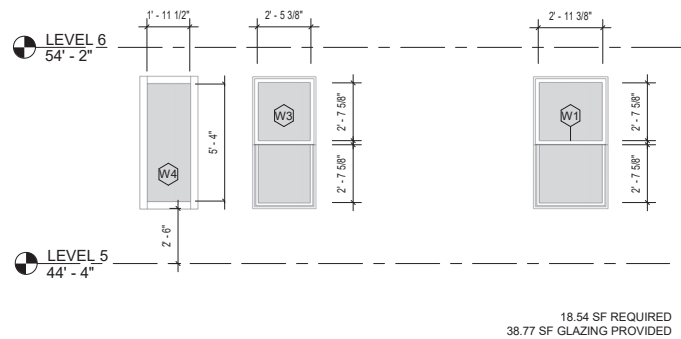


② 503B GLAZING
1/4" = 1'-0"



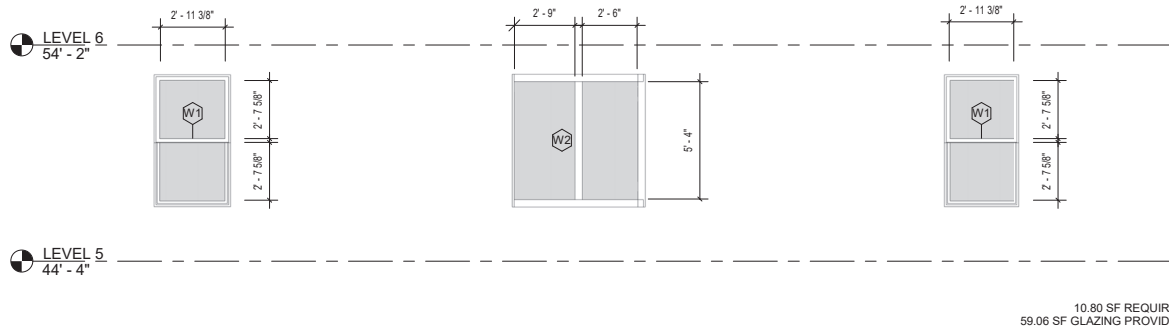
GENERAL NOTE: EACH DWELLING UNIT PROVIDE AT MIN 8% THE SQUARE FOOTAGE OF THE LIVING SPACE IN CLEAR GLAZING WITH SUITABLE ACCESS TO NATURAL LIGHT. WINDOW SIZES SHALL BE VERIFIED AND CONFORM TO THE APPROPRIATE RATIOS AT BUILDING PERMIT SUMMITTAL.

① LEVEL 5 - ENL PLAN ADU 11
1/4" = 1'-0"



8 504D GLAZING
1/4" = 1'-0"

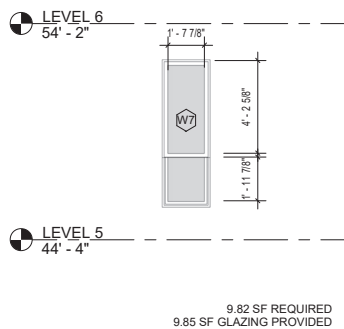
7 504D GLAZING
1/4" = 1'-0"



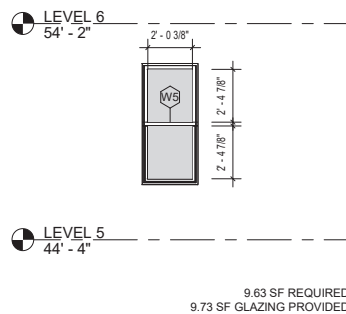
6 504C GLAZING
1/4" = 1'-0"

5 504C GLAZING
1/4" = 1'-0"

4 504C GLAZING
1/4" = 1'-0"

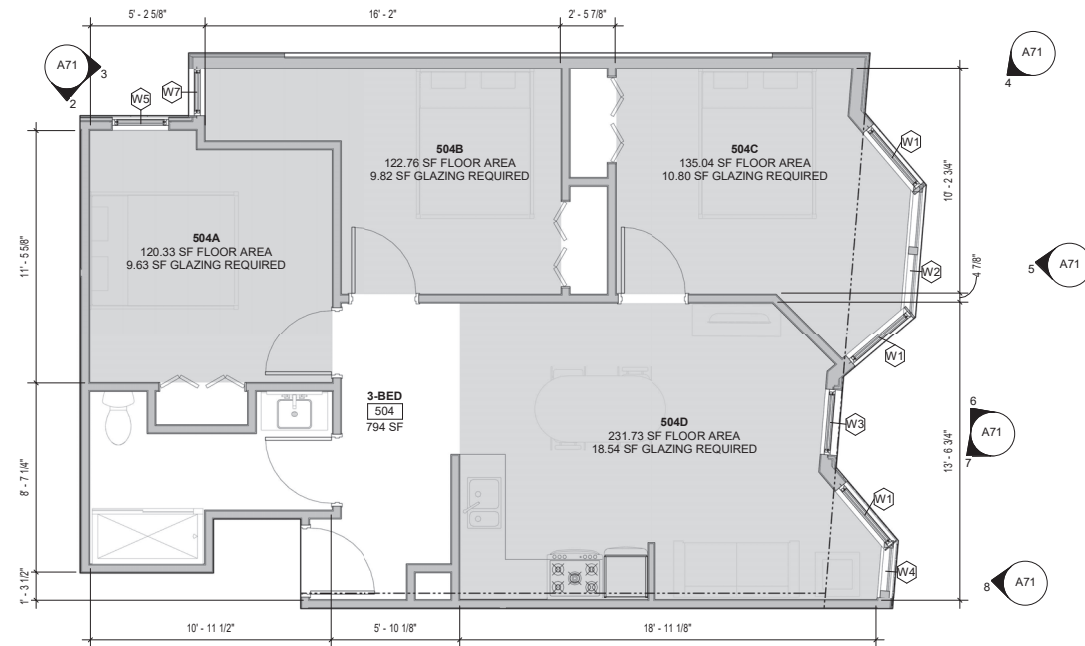


3 504B GLAZING
1/4" = 1'-0"



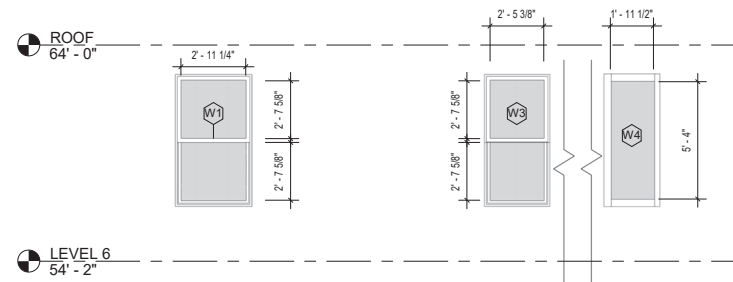
2 504A GLAZING
1/4" = 1'-0"

GENERAL NOTE: EACH DWELLING UNIT PROVIDE AT MIN 8% THE SQUARE FOOTAGE OF THE LIVING SPACE IN CLEAR GLAZING WITH SUITABLE ACCESS TO NATURAL LIGHT. WINDOW SIZES SHALL BE VERIFIED AND COMFORM TO THE APPROPRIATE RATIOS AT BUILDING PERMIT SUMMITTAL.



GENERAL NOTE: EACH DWELLING UNIT PROVIDE AT MIN 8% THE SQUARE FOOTAGE OF THE LIVING SPACE IN CLEAR GLAZING WITH SUITABLE ACCESS TO NATURAL LIGHT. WINDOW SIZES SHALL BE VERIFIED AND COMFORM TO THE APPROPRIATE RATIOS AT BUILDING PERMIT SUMMITTAL.

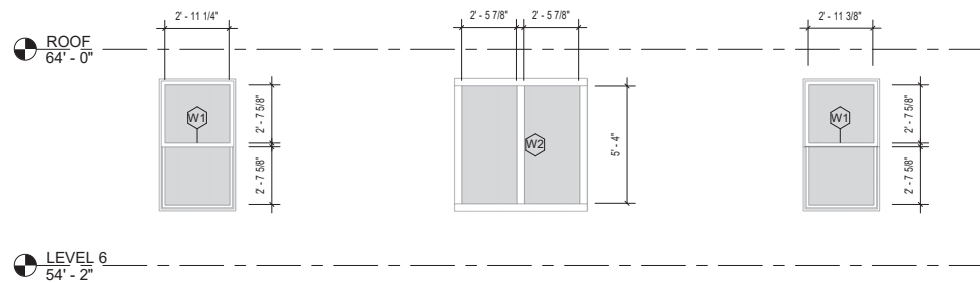
1 LEVEL 5 - ENL PLAN UNIT 504
1/4" = 1'-0"



24.18 SF REQUIRED
38.68 SF GLAZING PROVIDED

⑧ 603D GLAZING
1/4" = 1'-0"

⑦ 603D GLAZING
1/4" = 1'-0"

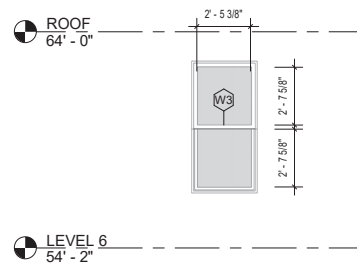


12.03 SF REQUIRED
57.55 SF GLAZING PROVIDED

⑤ 603C GLAZING
1/4" = 1'-0"

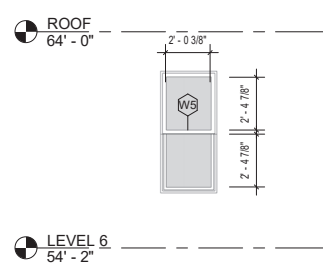
④ 603C GLAZING
1/4" = 1'-0"

⑥ 603C GLAZING
1/4" = 1'-0"



11.00 SF REQUIRED
12.85 SF GLAZING PROVIDED

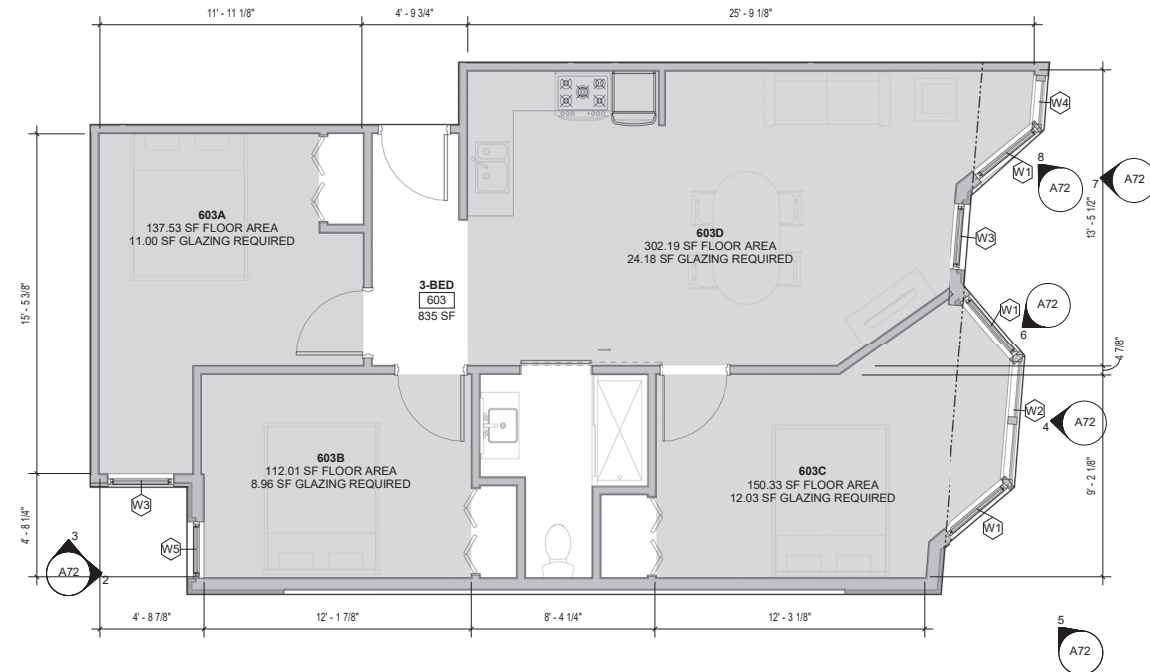
③ 603A GLAZING
1/4" = 1'-0"



8.96 SF REQUIRED
9.73 SF GLAZING PROVIDED

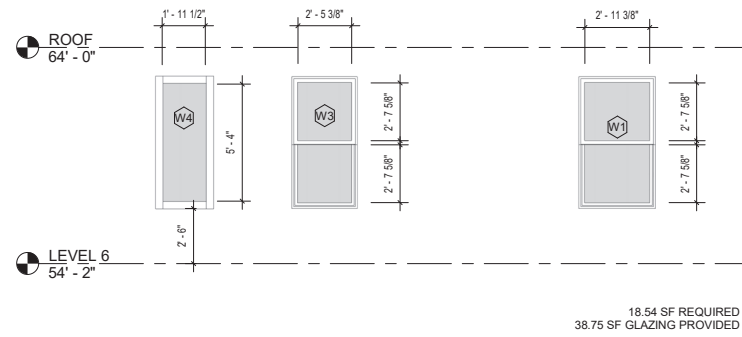
② 603B GLAZING
1/4" = 1'-0"

GENERAL NOTE: EACH DWELLING UNIT PROVIDE AT MIN 8% THE SQUARE FOOTAGE OF THE LIVING SPACE IN CLEAR GLAZING WITH SUITABLE ACCESS TO NATURAL LIGHT. WINDOW SIZES SHALL BE VERIFIED AND CONFORM TO THE APPROPRIATE RATIOS AT BUILDING PERMIT SUMMITTAL.



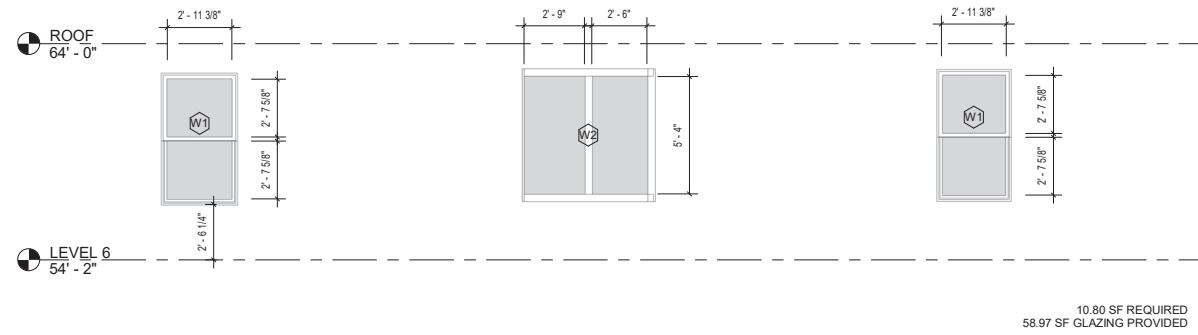
GENERAL NOTE: EACH DWELLING UNIT PROVIDE AT MIN 8% THE SQUARE FOOTAGE OF THE LIVING SPACE IN CLEAR GLAZING WITH SUITABLE ACCESS TO NATURAL LIGHT. WINDOW SIZES SHALL BE VERIFIED AND CONFORM TO THE APPROPRIATE RATIOS AT BUILDING PERMIT SUMMITTAL.

① LEVEL 6 - ENL PLAN UNIT 603
1/4" = 1'-0"



⑧ 604D GLAZING
1/4" = 1'-0"

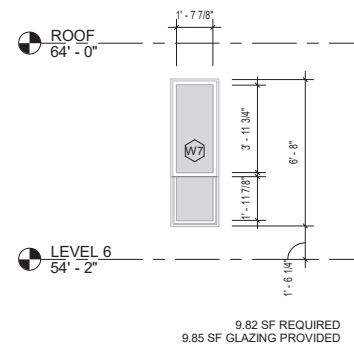
⑦ 604D GLAZING
1/4" = 1'-0"



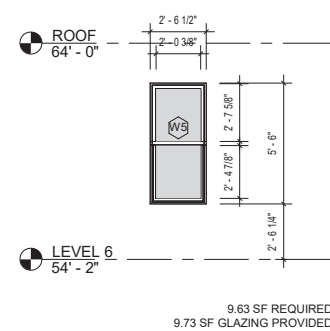
⑥ 604C GLAZING
1/4" = 1'-0"

⑤ 604C GLAZING
1/4" = 1'-0"

④ 604C GLAZING
1/4" = 1'-0"

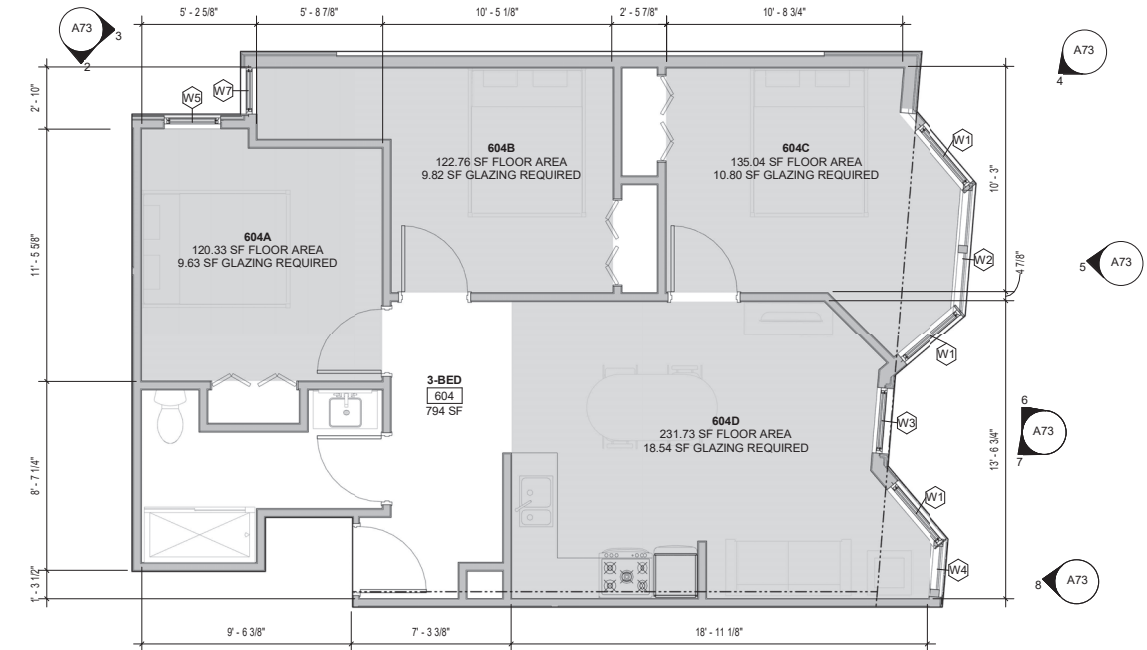


③ 604B GLAZING REQ
1/4" = 1'-0"



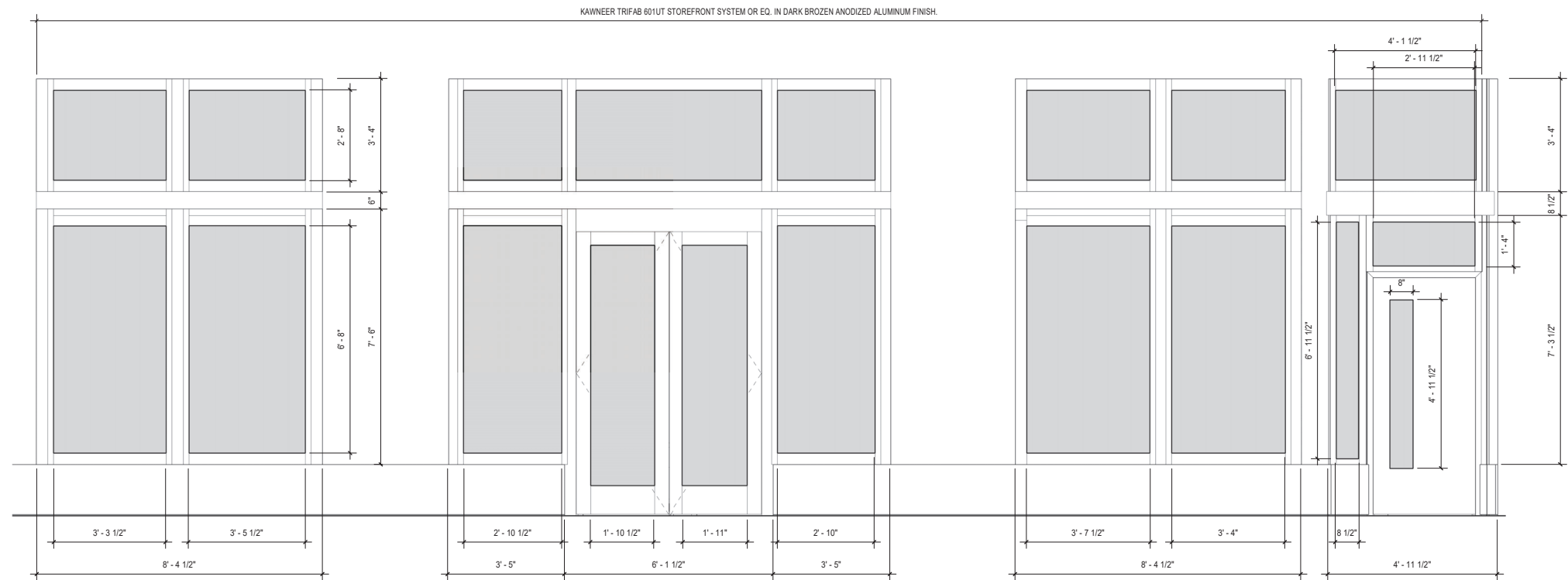
② 604A GLAZING REQ
1/4" = 1'-0"

GENERAL NOTE: EACH DWELLING UNIT PROVIDE AT MIN 8% THE SQUARE FOOTAGE OF THE LIVING SPACE IN CLEAR GLAZING WITH SUITABLE ACCESS TO NATURAL LIGHT. WINDOW SIZES SHALL BE VERIFIED AND CONFORM TO THE APPROPRIATE RATIOS AT BUILDING PERMIT SUMMITTAL.

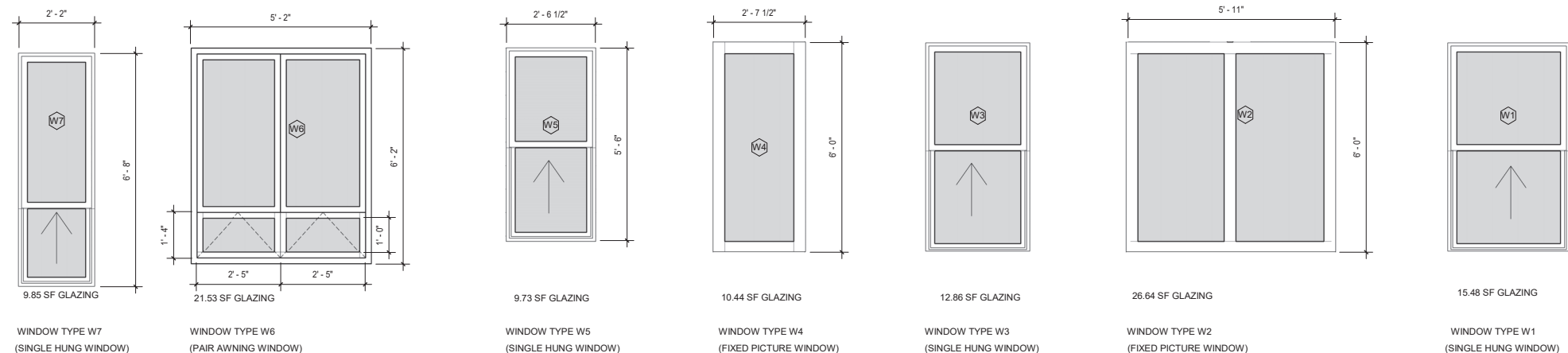


GENERAL NOTE: EACH DWELLING UNIT PROVIDE AT MIN 8% THE SQUARE FOOTAGE OF THE LIVING SPACE IN CLEAR GLAZING WITH SUITABLE ACCESS TO NATURAL LIGHT. WINDOW SIZES SHALL BE VERIFIED AND CONFORM TO THE APPROPRIATE RATIOS AT BUILDING PERMIT SUMMITTAL.

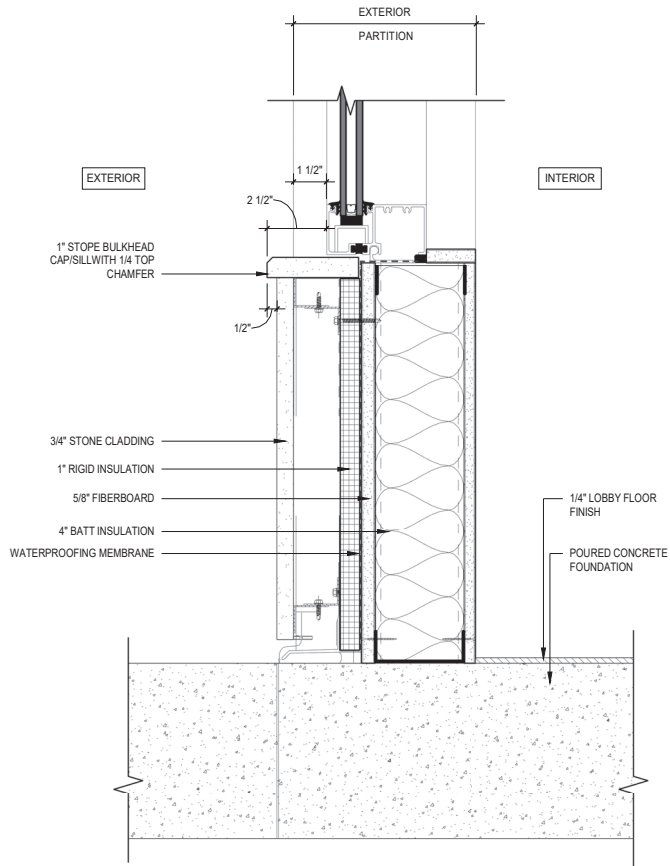
① LEVEL 6 - ENL PLAN UNIT 604
1/4" = 1'-0"



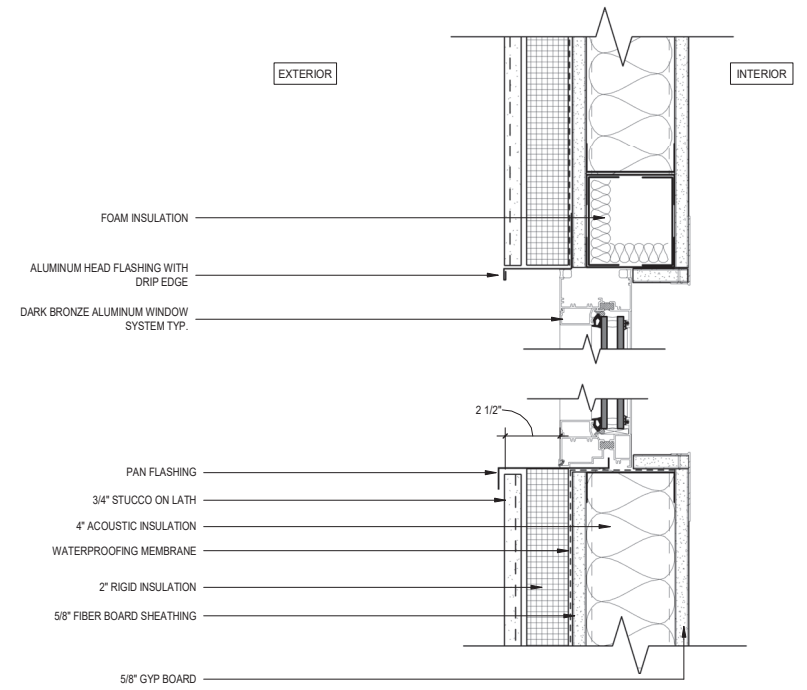
⑧ STREET LEVEL STOREFRONT ELEVATION
1/2" = 1'-0"



GENERAL NOTE: ALL WINDOWS SHALL BE THERMALLY INSULATED, WITH A MINIMUM STC RATING OF 26. THE WINDOW FRAME MATERIAL SHALL BE ANODIZED ALUMINUM DARK BROZE FINISH. BASIS OF DESIGN SHALL BE WAUSAU WINDOWS INVENT 2250I OR SIMILAR. REFER TO DETAIL 1/A81 FOR TYPICAL WINDOW DETAILS.



② MISSION ST STOREFRONT W STONE BULKHEAD
3" = 1'-0"



① PROPOSED TYP WINDOW HEAD AND SILL
3" = 1'-0"



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|---|--|---|
| Project Address | | Block/Lot(s) |
| 4716-4722 MISSION ST | | 6955014 |
| Case No. | | Permit No. |
| 2018-002625ENV | | |
| <input type="checkbox"/> Addition/ Alteration | <input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building) | <input checked="" type="checkbox"/> New Construction |
| Project description for Planning Department approval. The project proposes to merge blocks 6955/014 and 6955/015 at 4716 Mission Street and 4722 Mission Street, respectively, demolish the two existing buildings on-site and construct a six-story, 65-foot- tall, 22,800-square-foot mixed-use residential and commercial building. The 4716 Mission Street site is currently developed with a one-story, 440-square-foot commercial building and the 4722 Mission Street site is currently developed with a two-story, 2,500-square-foot mixed-use building with a residential unit and approximately 880 square feet of retail uses. The proposed project would contain 730 square feet of retail space on the ground floor and 24 dwelling units on floors one through six, consisting of three studios, 14 one-bedroom units, three two-bedroom units, and four three-bedroom units. Three of the 24 dwelling units would be designated affordable units. The project would also include 2,985 total square feet of common open space split between the ground floor (1,250 square feet) and roof level (1,735 square feet). In addition, 25 class I bicycle parking spaces would be provided on-site and four class II bicycle parking spaces would be provided on the Mission Street frontage. No back-up diesel generators or vehicular parking spaces are proposed on-site. One new street tree on the site's frontage would be planted as part FULL PROJECT DESCRIPTION ATTACHED | | |

STEP 1: EXEMPTION TYPE

| | |
|--|--|
| The project has been determined to be exempt under the California Environmental Quality Act (CEQA). | |
| <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"/> | 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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. |
| <input type="checkbox"/> | Other ____ |
| <input type="checkbox"/> | Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. |

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT
TO BE COMPLETED BY PROJECT PLANNER

| | |
|--|---|
| <input checked="" type="checkbox"/> | <p>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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p> |
| <input type="checkbox"/> | <p>Hazardous Materials: <input type="checkbox"/> Mahe or <input type="checkbox"/> Cortese</p> <p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks?</p> <p><i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i></p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List</p> |
| <input type="checkbox"/> | <p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p> |
| <input type="checkbox"/> | <p>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? If yes, archeology review is required.</p> |
| <input type="checkbox"/> | <p>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? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, Environmental Planning must issue the exemption.</p> |
| <input type="checkbox"/> | <p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p> |
| <input type="checkbox"/> | <p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p> |
| <p>Comments and Planner Signature (optional): Ryan Shum</p> <p>PLEASE SEE ATTACHED</p> | |

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

| | |
|---|--|
| PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i> | |
| <input type="checkbox"/> | Category A: Known Historical Resource. GO TO STEP 5. |
| <input type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. |
| <input checked="" 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 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

| | |
|---|---|
| Check all that apply to the project. | |
| <input type="checkbox"/> | 1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="text-align: center;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div> |
| <input type="checkbox"/> | 2. 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"/> | 3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features. |
| <input type="checkbox"/> | 4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. |
| <input type="checkbox"/> | 5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features. |

| | |
|---|---|
| <input type="checkbox"/> | 6. Raising the building in a manner that does not remove, alter, or obscure character-defining features. |
| <input type="checkbox"/> | 7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |
| <input type="checkbox"/> | 8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required): |
| <input type="checkbox"/> | 9. Work compatible with a historic district (Analysis required): |
| <input type="checkbox"/> | 10. Work that would not materially impair a historic resource (Attach HRER Part II). |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below. | |
| <input type="checkbox"/> | Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6. |
| Comments (optional): | |
| Preservation Planner Signature: | |

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

| | | |
|---|---|-------------------|
|  | No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect. | |
| | Project Approval Action: | Signature: |
| | Planning Commission - Conditional Use Authorization | Ryan Shum |
| | | 07/14/2021 |
| <p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> | | |

Full Project Description

The project proposes to merge blocks 6955/014 and 6955/015 at 4716 Mission Street and 4722 Mission Street, respectively, demolish the two existing buildings on-site and construct a six-story, 65-foot- tall, 22,800-square-foot mixed-use residential and commercial building. The 4716 Mission Street site is currently developed with a one-story, 440-square-foot commercial building and the 4722 Mission Street site is currently developed with a two-story, 2,500-square-foot mixed-use building with a residential unit and approximately 880 square feet of retail uses. The proposed project would contain 730 square feet of retail space on the ground floor and 24 dwelling units on floors one through six, consisting of three studios, 14 one-bedroom units, three two-bedroom units, and four three-bedroom units. Three of the 24 dwelling units would be designated affordable units.

The project would also include 2,985 total square feet of common open space split between the ground floor (1,250 square feet) and roof level (1,735 square feet). In addition, 25 class I bicycle parking spaces would be provided on-site and four class II bicycle parking spaces would be provided on the Mission Street frontage. No back-up diesel generators or vehicular parking spaces are proposed on-site. One new street tree on the site's frontage would be planted as part of the project.

Construction of the project would occur over the course of approximately eight months. The project would be supported by a mat slab foundation at grade and would excavate approximately 205 cubic yards of soil over a 3,700 square-foot area to a depth of 3 feet below grade for foundation construction. No pile driving or nighttime construction is proposed.

Step 2: Environmental Screening Comments

Air Quality: The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Archeological: The department's staff archeologist conducted preliminary archeological review on January 6, 2021 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Traffic: The department's transportation staff reviewed the proposed project on April 27, 2021 and determined that additional transportation review is not required.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on March 29, 2021 to adjacent occupants and owners of buildings within 300 feet of the project site.

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

MODIFIED PROJECT DESCRIPTION

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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

Planner Name:

Date:



LAND USE INFORMATION

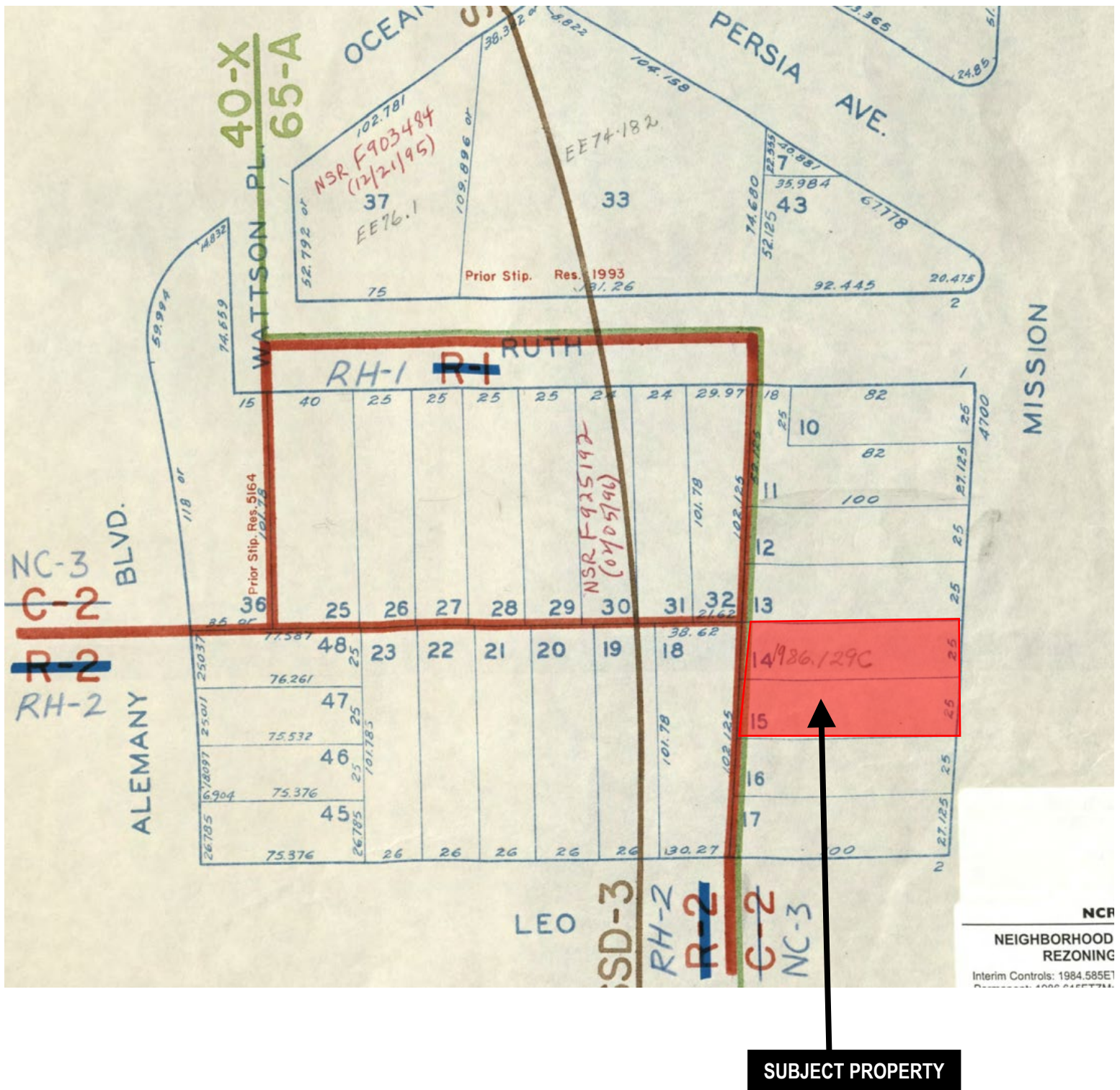
PROJECT ADDRESS: **4716-4722 MISSION STREET**

RECORD NO.: **2018-002625CUA**

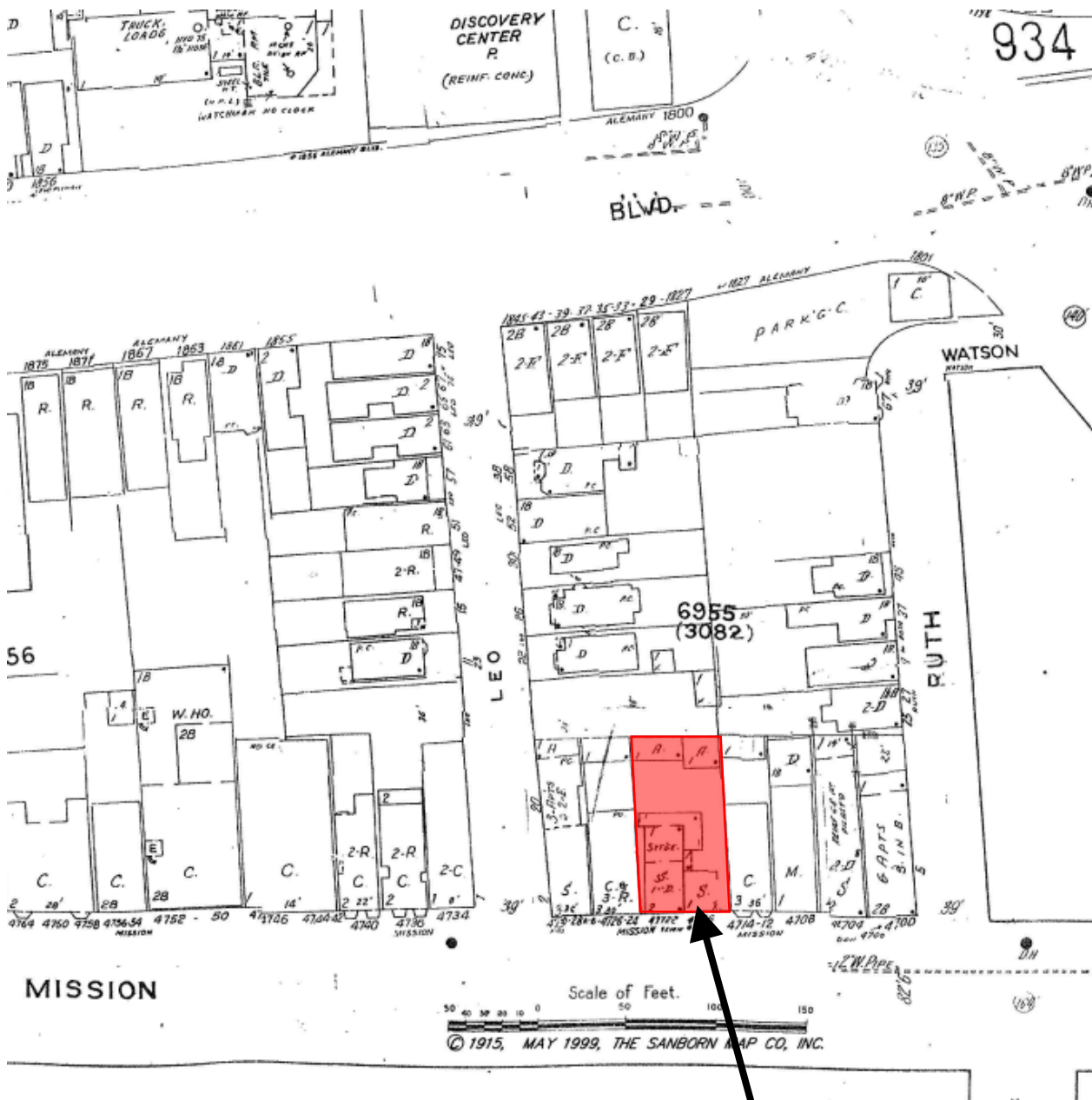
| | EXISTING | PROPOSED | NET NEW |
|---|----------|--------------|--------------|
| GROSS SQUARE FOOTAGE (GSF) | | | |
| Parking GSF | 0 | 0 | 0 |
| Residential GSF | 610 | 22,070 | 21,460 |
| Retail/Commercial GSF | 1401 | 730 | -671 |
| Office GSF | 0 | 0 | 0 |
| Industrial/PDR GSF <i>Production, Distribution, & Repair</i> | 0 | 0 | 0 |
| Medical GSF | 0 | 0 | 0 |
| Visitor GSF | 0 | 0 | 0 |
| CIE GSF | 0 | 0 | 0 |
| Usable Open Space | 0 | 2985 | 2985 |
| Public Open Space | 0 | 0 | 0 |
| Other (storage shed) | 556 | 0 | -556 |
| TOTAL GSF | 2,567 | 22,800 | 20,233 |
| | EXISTING | NET NEW | TOTALS |
| PROJECT FEATURES (Units or Amounts) | | | |
| Dwelling Units - Affordable | 0 | 3 | 3 |
| Dwelling Units - Market Rate | 1 | 20 (16 ADUs) | 21 (16 ADUs) |
| Dwelling Units - Total | 1 | 23 | 24 (16 ADUs) |
| Hotel Rooms | 0 | 0 | 0 |
| Number of Buildings | 2 | -1 | 1 |
| Number of Stories | 2 | 4 | 6 |
| Parking Spaces | 0 | 0 | 0 |
| Loading Spaces | 0 | 0 | 0 |
| Bicycle Spaces | 0 | 24 | 24 |
| Car Share Spaces | 0 | 0 | 0 |
| Other () | | | |

| | EXISTING | PROPOSED | NET NEW |
|----------------------------|----------|----------|---------|
| LAND USE - RESIDENTIAL | | | |
| Studio Units | 0 | 3 | 3 |
| One Bedroom Units | 1 | 14 | 13 |
| Two Bedroom Units | 0 | 3 | 3 |
| Three Bedroom (or +) Units | 0 | 4 | 4 |
| 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 | 16 | 16 |

Parcel Map



Sanborn Map*



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

**SUBJECT
PROPERTY**



Aerial Photo – View 1



SUBJECT PROPERTY



Aerial Photo – View 2



SUBJECT PROPERTY



Aerial Photo – View 3



SUBJECT PROPERTY



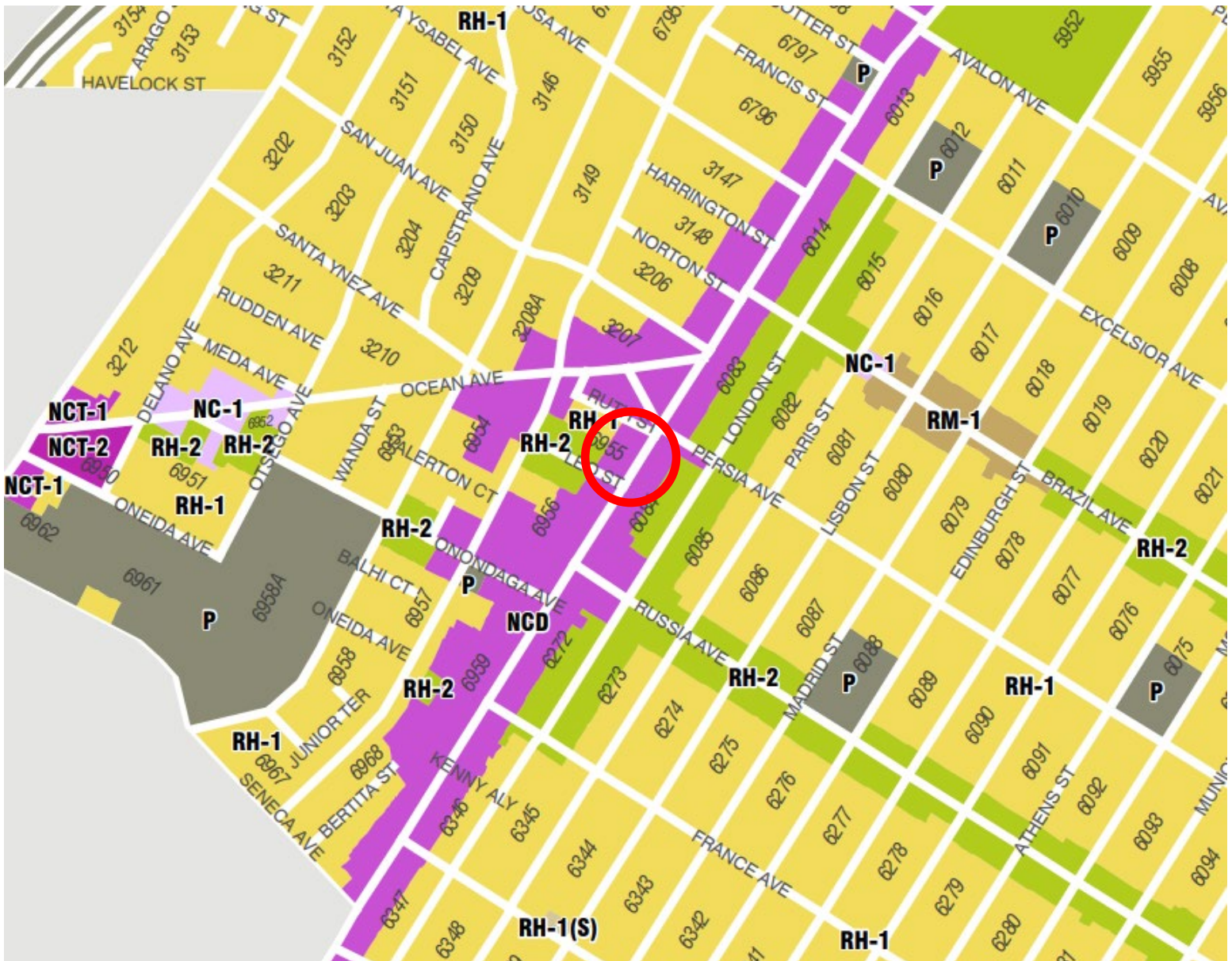
Aerial Photo – View 4



SUBJECT PROPERTY



Zoning Map



Site Photo



Conditional Use Authorization
Case Number 2018-002625CUA
Residential Demolition
4716-4722 Mission Street

Site Photo



Conditional Use Authorization
Case Number 2018-002625CUA
Residential Demolition
4716-4722 Mission Street

Site Photo



Conditional Use Authorization
Case Number 2018-002625CUA
Residential Demolition
4716-4722 Mission Street

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

July 14, 2021

Delivered by Email (jeffrey.horn@sfgov.org)

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

**Re: 4716-4722 Mission Street
Planning Case Number: 2018-002625
Hearing Date: July 22, 2021**

Dear President Koppel and Commissioners:

This office represents the sponsor of the project at 4716-4722 Mission Street, which proposes to merge two adjacent lots, demolish an existing one-story commercial building and an existing two-story building with one residential unit and one commercial unit, and build a new six-story mixed-use building with approximately 730 square feet of retail space, eight principal dwelling units, and sixteen Accessory Dwelling Units (“ADUs”), totaling 24 dwelling units (the “**Project**”). The Project does not seek any density bonus, exceptions or variances from the San Francisco Planning Code and requires Conditional Use Authorization for removal of an existing dwelling unit.

A. Project Description

The Project is located on Mission Street between Leo Street and Ruth Street on two adjacent lots totaling approximately 4,974 square feet in the Excelsior Outer Mission Street Neighborhood Commercial zoning district and 65-foot height district. The Project consists of 6 stories with 24 dwelling units with a diverse unit mix (3 studios, 14 1BRs, 3 2BRs and 4 3BRs). Approximately 730 square feet of commercial space will be provided on the ground floor to maintain commercial use along the Mission Street frontage. The project will require merger of two adjacent lots.

The Project will provide 3 on-site affordable housing units (2 1BRs and 1 3BR). In addition, the sixteen ADUs will be subject to rent control. The Project will comply with all applicable provision of the San Francisco Planning code and requires no exceptions or variances.

B. Project Appropriate for Mission Street Corridor

This section of Mission Street is 82.5 feet wide, with four traffic lanes and two parking lanes. At this size, this corridor is appropriate to accommodate larger development. The 8 units that are allowed under the Project's zoning in addition to the 16 ADUs will offer much-needed housing for the City. The ADUs will all be rent controlled, and 12.5% of the total units will be offered as affordable housing on-site. The only tenant who will be displaced by the project will have the option to move to another larger unit in the same neighborhood.

C. Demolition of Existing Dwelling Unit


The Project includes the demolition of an existing dwelling unit. The proposed 24 dwelling units justify the demolition of the existing unit. The existing unit is not subject to rent control. The proposed 24 units include 3 affordable housing units and 16 rent controlled units. The existing unit is occupied by a tenant who will be provided a slightly larger unit in another building owned by the Project Sponsor in the same neighborhood.

D. Conclusion

The Project will construct 24 new dwelling units with ample commercial space along Mission Street, compared to the existing single dwelling unit, commercial unit, and commercial building. The Project is located along the Mission Street corridor, which is sufficiently large to accommodate the proposed mixed-use building. As such, the Project provides desperately-needed market rate and affordable housing and we urge you to support it.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank Fung, Commissioner
Theresa Imperial, Commissioner
Rachel Tanner, Commissioner
Jeffrey Horn, Project Planner

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

August 31st, 2020

Date

I, Jeff Rocca,
do hereby declare as follows:

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

4716 & 4722 Mission St

Address

6955/014 & 015

Block / Lot

The subject property is located within the following Zoning District:

NCD - Excelsior Outer Mission

Zoning District

65-A

Height and Bulk District

Within 1/4 mile of Fringe Financial Services RUD

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:

2018-002625PRJ

Planning Case Number

None Currently

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:

Ashley Lindsay

Planner Name

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

(ENV opened on 5/9/2018)

Date

The project contains 24 total dwelling units and/or group housing rooms.

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

(If yes, please indicate HOME-SF Tier)

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

☐ Yes ☒ No

C Please indicate the tenure of the project.

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

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

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

The applicable inclusionary rate is:

12.5%

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.

22,016 SF

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: 24 | SRO / Group Housing: N/A | Studios: 3 | One-Bedroom Units: 14 | Two-Bedroom Units: 3 | Three (or more) Bedroom Units: 4 |
|---------------------------|-----------------------------|---------------|--------------------------|-------------------------|-------------------------------------|

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): 12.5 % of the unit total.

Number of Affordable Units to be Located ON-SITE:

| | | | | | |
|--------------------------|---------------------------|---------------|-------------------------|-------------------------|-------------------------------------|
| TOTAL UNITS: 3 | SRO / Group Housing: 0 | Studios: 0 | One-Bedroom Units: 2 | Two-Bedroom Units: 0 | Three (or more) Bedroom Units: 1 |
|--------------------------|---------------------------|---------------|-------------------------|-------------------------|-------------------------------------|

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

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

Number of Affordable Units to be Located OFF-SITE:

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

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

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: |
|--------------|----------------------|----------|--------------------|--------------------|--------------------------------|
| 0 | | | | | |

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Tortilla Flats LLC

Company Name

Jeffrey Rocca

Name (Print) of Contact Person

4722 Mission St

Address

San Francisco CA 94112

City, State, Zip

415 425-4789

Phone / Fax

amroccainc@yahoo.com

Email

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

Sign Here

Signature:

Jeff Rocca

Name (Print), Title:

Jeffrey Rocca

Executed on this day in:

Location:

San Francisco

Date:

~~November 2, 2020~~ (REV 1/21/2021)

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:



SAN FRANCISCO
PLANNING
DEPARTMENT

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

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

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

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

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

HOW IS THIS INFORMATION USED?

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

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please contact Mullane Ahern at (415) 252-2514 or mullane.ahern@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.

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

| | |
|--|--------------------------------|
| PROPERTY OWNER'S NAME: Jeff Rocca | |
| PROPERTY OWNER'S ADDRESS: 4722 Mission St San Francisco CA 94112 | TELEPHONE: (415) 425-4789 |
| | EMAIL: amroccainc@yahoo.com |

| | |
|--|---------------------|
| APPLICANT'S NAME: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div> | |
| APPLICANT'S ADDRESS: | TELEPHONE: () |
| | EMAIL: |

| | |
|---|--|
| CONTACT FOR PROJECT INFORMATION: Eric Gonzalez, Project Manager <div style="text-align: right;">Same as Above <input type="checkbox"/></div> | |
| ADDRESS: Stanton Architecture 1501 Mariposa St Ste 328 San Francisco CA 94107 | TELEPHONE: (415) 865 - 9600 ext 504 |
| | EMAIL: design@stantonarchitecture.com |

| | |
|---|---------------------|
| COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div> | |
| ADDRESS: | TELEPHONE: () |
| | EMAIL: |

2. Location and Project Description

| | | |
|--|---|-------------------------------|
| STREET ADDRESS OF PROJECT: 4716 & 4722 Mission St | | ZIP CODE: 94112 |
| CROSS STREETS: Leo St & Ruth St | | |
| ASSESSORS BLOCK/LOT: 6955 / 014 & 015 | ZONING DISTRICT: NCD Excelsior Outer Mission | HEIGHT/BULK DISTRICT: 65-A |

| | | | |
|--|--------------------------|--------------------------|---------------|
| PROJECT TYPE: (Please check all that apply) | EXISTING DWELLING UNITS: | PROPOSED DWELLING UNITS: | NET INCREASE: |
| <input checked="" type="checkbox"/> New Construction | 1 | 24 | 23 |
| <input checked="" type="checkbox"/> Demolition | | | |
| <input type="checkbox"/> Alteration | | | |
| <input type="checkbox"/> Other: _____ | | | |

Compliance with the Anti-Discriminatory Housing Policy

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

☐ YES ☒ NO

1a. If yes, in which States? _____

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

☐ YES ☐ NO

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

☐ YES ☐ NO

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

Human Rights Commission contact information
Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org

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: Jeff Rocca

Date: 11/2/2020

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

Jeffrey Rocca

☒ 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: _____ | |



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

| | | | |
|---------------------------------|----------------------------------|--------------------------|-----------------------------|
| PROJECT ADDRESS | | BLOCK/LOT(S) | |
| 4716 & 4722 Mission St | | 6955/ 014 & 015 | |
| BUILDING PERMIT APPLICATION NO. | | CASE NO. (IF APPLICABLE) | MOTION NO. (IF APPLICABLE) |
| TBD | | 2018-002625PRJ | |
| PROJECT SPONSOR | | MAIN CONTACT | PHONE |
| Jeff Rocca | | | 415-425-4789 |
| ADDRESS | | | |
| 4722 Mission St | | | |
| CITY, STATE, ZIP | | EMAIL | |
| San Francisco, CA, 94112 | | amroccainc@yahoo.com | |
| ESTIMATED RESIDENTIAL UNITS | ESTIMATED SQ FT COMMERCIAL SPACE | ESTIMATED HEIGHT/FLOORS | ESTIMATED CONSTRUCTION COST |
| 24 | 784 SF | 64ft / 6F | \$300/SF or \$6.4 Million |
| ANTICIPATED START DATE | | | |
| Spring/Summer 2021 | | | |

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. |
| NOTES: | |
| <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.

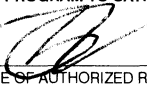
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

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 | \$35 | 1 | 2 |
| Boilermaker | | | | Operating Engineer | | | |
| Bricklayer | | | | Painter | \$50 | | 4 |
| Carpenter | 50\$ | 1 | 7 | Pile Driver | | | |
| Cement Mason | | | | Plasterer | | | |
| Drywall/Latherer | \$50 | 1 | 7 | Plumber and Pipefitter | \$95 | | 2 |
| Electrician | \$75 | 0 | 4 | Roofer/Water proofer | \$50 | | 4 |
| Elevator Constructor | \$125 | 0 | 2 | Sheet Metal Worker | \$65 | | 2 |
| Floor Coverer | \$50 | | 4 | Sprinkler Fitter | \$95 | | 3 |
| Glazier | | | | Taper | \$65 | | 2 |
| Heat & Frost Insulator | | | | Tile Layer/ Finisher | \$60 | | 2 |
| Ironworker | \$60 | | 3 | Other: | | | |
| TOTAL: | | | 27 | TOTAL: | | | 21 |

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

Section 4: Declaration of Sponsor of Principal Project

| PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE | EMAIL | PHONE NUMBER |
|---|----------------------|-------------------|
| Jeff Rocca | amroccainc@yahoo.com | 415-239-0484 |
| 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) | | 11/2/20 (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 | | |