



EXECUTIVE SUMMARY CONDITIONAL USE AND VARIANCE

HEARING DATE: NOVEMBER 4, 2021

Record No.: 2018-007380PRJ
Project Address: 1320 Washington Street
Zoning: RM-4 (Residential-Mixed, High Density) Zoning District
65-A Height and Bulk District
Block/Lot: 0188/006
Project Sponsor: Vasati Nob Hill Residences, LLC
c/o Melinda Sarjapur
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: Vasati Nob Hill Residences, LLC
San Francisco, CA 94106
Staff Contact: Andrew Perry – (628) 652-7430
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Recommendation: Approval with Conditions

Project Description

The Project would demolish the existing two-story commercial public parking garage and construct a new six-story over basement, residential building containing 25 dwelling units. The basement garage will include 25 vehicle parking spaces and 25 Class 1 bicycle parking spaces, along with additional areas provided for tenant storage. The Project includes approximately 6,078 square feet of usable open space, including 1,780 square feet of common open space as a roof deck. The Project includes a dwelling unit mix of 12 one-bedroom units, 9 two-bedroom units, and 4 three-bedroom units.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 253 and 303 to allow construction of a building in excess of 40 feet in height on a lot with more than 50 feet of frontage in an RM District.

In addition to the Commission's action on the Conditional Use Authorization, the Zoning Administrator must consider variances requested from Planning Code Section 134 rear yard and Planning Code Section 140 exposure requirements.

Issues and Other Considerations

- **Conditional Use Authorization.** Although the height limit for this property is 65 feet, the Project requires Conditional Use Authorization pursuant to Planning Code Section 253 to review the project height above 40 feet. Consistent with bulk limits and architectural context, the Project provides an upper floor front setback above a height of 40 feet. The project is necessary and desirable as an infill development, adding housing to an underutilized site, including larger, family-sized units.
- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received 37 letters in support and 7 letters in opposition to the Project. The Nob Hill Association and 1441 Jones Street Homeowners Association (HOA) have submitted letters of support for the Project.
 - The opposition to the Project is varied, with one letter expressing that the project does not achieve enough density. However, the majority of objections to the project argue that the project is too dense and that it would remove an important parking resource in the neighborhood, resulting in more constrained parking availability and other traffic issues. Others expressed concerns about the height of the project and its incompatibility with the surrounding architectural context and massing. Lastly, some had concerns regarding construction impacts to traffic and nearby properties.
 - **Outreach:** The Sponsor has conducted outreach to surrounding neighbors and community members since about March 2018 prior to the project's formal pre-application meeting in September 2018 and subsequent project application submittals. Since that time, the Project Sponsor has incorporated feedback into their proposal and kept neighbors and interested parties informed about changes to the project description. Notably, while residents of 1441 Jones originally had some concerns about the project, the HOA ultimately submitted a letter in support.
- **Design Review and Project Changes:** The project has changed in the following significant ways since the original submittal to the Department:
 - Reconfiguration of the overall proposed building massing, providing a more code-compliant rear yard configuration at the first floor and above, only extending the basement garage level into a portion of the rear yard setback. While this still requires a variance, it is a more code-complying outcome than the original proposal and reduces the existing building massing along the rear property line. Upon project completion, the garage will appear as though fully under grade, with the area above the garage leveled and developed as usable open space;

- o Increase in the number of dwelling units proposed from 22 to 25 units. This also caused the inclusionary affordable housing fee rate to go from 20% to 33% as an ownership project;
- o Interior reconfiguration to allow all units to face onto the front or rear of the building (no units with exposure only onto lightwell);
- o Modification of fenestration and ground floor configurations to be more compatible with the surrounding neighborhood, including a more prominent residential entry and minimizing the garage entry.
- o Increase to the depth of the proposed upper floor setback above 40 feet in height, from the originally proposed 8'-6" to 15'.

Environmental Review

The Project is exempt under the California Environmental Quality Act ("CEQA") as a Common Sense Exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project results in the addition of 25 residential dwelling units to the City's housing stock and will be paying into the City's affordable housing fund at a rate of 33%. Although the Project does not maximize the allowable density of the site, it will provide a larger proportion of 2- and 3-bedroom units than required by Code, making up just more than half of the building. The Project will include parking at a 1:1 ratio, in part in response to concerns about the loss of the parking garage in the neighborhood and subsequent potential impacts to parking in the vicinity. The Project has been designed sensitively, blending into the surrounding neighborhood context and improving the quality of the midblock open space through demolition of the existing parking garage and creation of open space at the rear of the lot. For all these reasons, the Project is necessary and desirable for and compatible with the surrounding neighborhood.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – 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: NOVEMBER 4, 2021

Record No.: 2018-007380CUAVAR
Project Address: 1320 WASHINGTON STREET
Zoning: RM-4 (Residential-Mixed, High Density) Zoning District
65-A Height and Bulk District
Block/Lot: 0188/006
Project Sponsor: Vasati Nob Hill Residences, LLC
c/o Melinda Sarjapur
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One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: Vasati Nob Hill Residences, LLC
San Francisco, CA 94105
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 253 AND 303, TO DEMOLISH THE EXISTING TWO-STORY COMMERCIAL PUBLIC PARKING GARAGE AND CONSTRUCT A NEW SIX-STORY OVER BASEMENT (65-FOOT TALL) RESIDENTIAL BUILDING IN EXCESS OF 40 FEET IN HEIGHT ON A LOT WITH MORE THAN 50 FEET OF FRONTAGE WITHIN AN RM DISTRICT, LOCATED AT 1320 WASHINGTON STREET, LOT 006 IN ASSESSOR'S BLOCK 0188, WITHIN THE RM-4 (RESIDENTIAL-MIXED, HIGH DENSITY) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PROJECT WOULD CONSTRUCT 25 DWELLING UNITS (CONSISTING OF 12 ONE-BEDROOM UNITS, 9 TWO-BEDROOM UNITS, AND 4 THREE-BEDROOM UNITS), PRIVATE OPEN SPACE FOR SEVEN UNITS AND 1,780 SQUARE FEET OF COMMON OPEN SPACE AT THE ROOF DECK, 25 OFF-STREET VEHICLE PARKING SPACES AND 25 CLASS 1 BICYCLE PARKING SPACES AT THE BASEMENT LEVEL.

PREAMBLE

On December 19, 2018, Tara Sullivan of Reuben, Junius & Rose, LLP, on behalf of Susan Sagy and The Vasati Nob Hill Residences LLC, property owner at 1320 Washington Street (hereinafter "Project Sponsor"), filed Project Application No. 2018-007380PRJ along with Conditional Use Authorization and Variance supplemental applications (hereinafter "Applications") with the Planning Department (hereinafter "Department") for the demolition of the existing two-story commercial public parking garage and construction of a six-story over basement (65-foot tall) residential building with 22 dwelling units. On February 5, 2019, the Planning Department deemed the Applications complete and accepted. On December 18, 2019, the Project Sponsor revised the project to include a total of 25 proposed dwelling units, private open space for seven units and 1,780 square feet of common open space at the roof deck, 25 off-street vehicle parking spaces and 25 Class 1 bicycle parking spaces (hereinafter "Project") at 1320 Washington Street, Block 0188, Lot 006 (hereinafter "Project Site"). On July 17, 2020, the Project Sponsor filed a Preliminary Housing Development Application pursuant to SB-330 and Director's Bulletin No. 7.

On October 19, 2021, the Project was found to be exempt under the California Environmental Quality Act ("CEQA") as a Common Sense Exemption (CEQA Guidelines Section 15061(b)(3)).

On November 4, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-007380CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-007380CUA 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. 2018-007380CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of the existing two-story commercial public parking garage and new construction of a six-story over basement (65-foot tall) residential building (approximately 40,750 gross square feet) with 25 dwelling units, 25 off-street vehicle parking spaces and 25 Class 1 bicycle parking spaces at the basement garage, and 4 Class 2 bicycle parking spaces along the project frontage. The Project includes a dwelling unit mix consisting of 12 one-bedroom units, 9 two-bedroom units, and 4 three-bedroom units. The Project includes approximately 6,078 square feet of total usable open space, including 1,780 square feet of common usable open space located on the project's roof deck.
- 3. Site Description and Present Use.** The Project Site is comprised of a single, regularly shaped, rectangular lot with approximately 68.75 feet of frontage along Washington Street and approximately 137.5 feet of lot depth, for a total area of approximately 9,453 square feet. The Project Site contains one existing structure with approximately full lot coverage. The existing building is a two-story structure and has operated as a commercial public parking garage since the building's construction in approximately 1920.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located in the Nob Hill neighborhood, within the RM-4 (Residential-Mixed, High Density) Zoning District and a 65-A Height and Bulk District. Uses in the immediate vicinity are primarily residential with structures that range from as little as two stories to multi-story residential towers.
- 5. Public Outreach and Comments.** The Project Sponsor began conducting outreach with adjacent neighbors and interested community members beginning in March 2018 with a mailer sent out to over 400 neighbors in proximity of the site. Follow-up presentations were made to building associations. A formal pre-application meeting was held in September 2018 prior to submittal of the project applications. The Project Sponsor incorporated feedback from these early meetings into their project design, keeping the project at a more moderate density with greater parking availability for the future residents. The Project Sponsor has continued to conduct outreach and provide updates throughout the development process regarding changes.

The Department has received a variety of correspondence regarding the proposed project. In total, staff has received 37 letters in support of the project sponsor's proposed moderate density project with larger units and a greater proportion of 2- and 3-bedroom units, with parking provided at a one-to-one ratio. Included in this count are support letters from the Nob Hill Association, as well as from the 1441 Jones Street Homeowners Association (HOA). The latter group previously had some concerns about the project proposal and the construction that would occur close to the shared property line and the existing building at 1441 Jones, but are excited by the project's revised rear yard setback and the sponsor's willingness to work with the HOA about their concerns, which ultimately led to their support of the project.

Staff has also received correspondence from 7 individuals objecting to various aspects of the project, or the project altogether. One individual objected to the project's lack of density and failure to maximize the

allowable density of the site; however, the remaining comments in opposition generally felt the project was too dense and that the project would lead to parking issues in the neighborhood. As a summary, their concerns included: the project's removal of a public parking garage in the community and the associated impacts to parking availability in the surrounding area from displaced vehicles in addition to new residents; the project's excessive height at six stories, and incompatibility with the surrounding neighborhood context, along with project impacts to light and air; that the project as proposed is too dense and that this area needs more parking, not additional residences; that the project will cause significant impacts to traffic both during and after construction; and that construction activities will be disruptive to the neighborhood, particularly where people are working from home.

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

- A. **Use and Density.** Planning Code Section 209.2 states that residential uses are permitted within the RM-4 District at a density up to one unit per 200 square feet of lot area.

The Project Site contains approximately 9,453 square feet of lot area and therefore may principally permit up to 47 residential dwelling units within the RM-4 District. The Project proposes 25 dwelling units, within the allowable density permitted at one unit per 200 square feet of lot area.

- B. **Required Minimum Dwelling Unit Mix.** Planning Code Section 207.7 requires that all projects that propose creation of 10 or more dwelling units shall provide no less than 25% of the total number of proposed dwelling units as having at least two bedrooms, and that no less than 10% of the total number of proposed dwelling units as having at least three bedrooms.

The Project proposes the creation of 25 dwelling units, therefore the minimum dwelling unit mix requirements apply. The Project is required to include no fewer than 6 dwelling units with at least two bedrooms, and no fewer than 3 dwelling units with at least three bedrooms. The Project includes 13 units with at least two bedrooms, of which, 4 are units with three bedrooms; therefore, the Project complies with this requirement.

- C. **Floor Area Ratio.** Planning Code Sections 124 and 209.2 state that the basic floor area ratio ("FAR") within the RM-4 District is limited to a ratio of 4.8 to 1. Further, in RM Districts, FAR limits shall not apply to dwellings or to other residential uses.

The Project consists entirely of residential uses and therefore has a resulting building FAR of 0, complying with the stated limit.

- D. **Rear Yard.** Planning Code Section 134 requires that projects in the RM-4 District provide a minimum rear yard depth equal to 25 percent of lot depth at grade level and at each succeeding level of the building.

The Project Site has a lot depth of approximately 137'-6", with a required rear yard setback of approximately 34'-5" at grade and above. The main portion of the building at the ground floor and above are designed to be compliant with the rear yard setback requirement, providing a 34'-6" setback. The rear of the building also includes a series of four bay windows at floors three through six, which

project out beyond the rear yard setback line and which all comply with the permitted obstructions for bay windows as specified in Planning Code Section 136. However, the basement garage does extend into the rear yard setback, which due to the downsloping topography of the site causes the garage to be located partially above the assumed natural grade of the site. The area above the garage will be leveled and developed as usable open space for those ground floor units, causing the garage to appear fully underground upon project completion; however, as the garage does not fully comply with any allowable permitted obstruction, it therefore requires a rear yard variance.

- E. **Residential Open Space.** Planning Code Section 135 requires 36 square feet of private usable open space per dwelling unit or 48 square feet of common usable open space per dwelling unit within the RC-4 District. Any space credited as private usable open space shall have a minimum horizontal dimension of 6 feet and minimum area of 36 square feet if located on a deck, balcony, porch or roof; additionally, the area credited on a deck, balcony, porch or roof must either face a street, face or be within a rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space. Common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

The Project provides areas of private usable open space for seven units in the project – two units have private terraces/yards located above the basement garage level at the rear of the property, two units have private terraces/decks located at the fifth floor in the area created by the building’s upper floor front setback, and three units have private deck areas located at the roof level. Each of these private open space areas exceed the minimum 6-foot and 36-square foot dimensions, thus complying with the private open space requirements for these units. The remaining 18 dwelling units in the proposed Project require a total of 864 square feet of common usable open space. Common open space is provided as a deck at the roof level with approximately 1,780 square feet and all areas having a dimension of at least 15 feet, therefore exceeding the remaining common usable open space requirement. In total, between the areas of both private and common usable open space, the Project complies in full with the residential usable open space requirements.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

The Project proposes to construct 25 dwelling units and the general interior layout of the building is such that all units face either directly out onto Washington Street or out toward the rear of the building. However, as the proposed basement garage extends into the rear yard and requires a variance, this is not a Code-complying rear yard for purposes of Section 140(a); therefore, units facing onto this area do not automatically meet the exposure requirement through that subsection.

Instead, units at the rear must comply with exposure pursuant to Section 140(b), which requires an open area of 25 feet in every horizontal dimension for the floor at which the dwelling unit is located and the floor immediately above, with an increase of five feet in every horizontal dimension at each subsequent floor above. With a setback at the rear of approximately 34’-6”, the units facing onto this area at the fourth floor and above will meet the exposure requirement, but units below the fourth floor will not. In total

there are eight units at floors 1 through 3 that face toward the rear of the building, and therefore 8 of 25 units do not meet exposure and require a variance.

- G. **Street Frontage in RM Districts.** Planning Code Section 144 requires that within RM Districts no more than one-third the width of the ground story along the front lot line may be devoted to entrances to off-street parking, except that this shall not limit a lot to a single entrance of less than 10 feet, nor shall any single entrance be wider than 20 feet or located closer to the street than a primary building façade. In the case of dwellings, no less than one-third of the ground story street frontage shall be devoted to windows, entrances for dwelling units, landscaping, and other architectural features that provide visual relief and interest for the street frontage.

The project proposes a single garage entry that is 10'-4" wide, less than 20' in width and less than one-third of the ground story frontage. This will substantially reduce the existing 64-foot curb cut (almost the entire width of the site) and three existing garage entries. The proposed garage is not located forward of the primary building façade and is in fact slightly recessed from this plane, as is characteristic of other garages seen in the vicinity. No less than one-third of the ground story is devoted to windows, entrances, landscaping or other features than provide visual relief and interest.

- H. **Off-Street Parking.** Planning Code Section 151 does not require any off-street vehicle parking for dwelling units located outside of specific zoning districts or SUDs and may permit up to 1.5 spaces per Dwelling Unit as an accessory use.

The Project includes 25 dwelling units and proposes 25 off-street vehicle parking spaces, within accessory limits.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit for buildings with fewer than 100 units, and one Class 2 bicycle parking space per each 20 units.

The Project includes 25 dwelling units, therefore requiring at least 25 Class 1 bicycle parking spaces and 1 Class 2 bicycle parking space. The project proposes to comply with the Planning Code and proposes 25 Class 1 spaces at the basement and 4 Class 2 spaces (1 rack) at the sidewalk along the property's frontage.

- J. **Car Share.** Planning Code Section 166 does not require any car share parking spaces for residential projects with fewer than 50 dwelling units.

The Project does not propose to provide any car-share spaces.

- K. **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 14 points.

The Project submitted complete Development Applications after January 1, 2018. Therefore, the Project must achieve the full point target established in the TDM Program Standards, resulting in a required target of 14 points. As currently proposed, the Project will achieve its required 14 points through the

following TDM measures:

- Unbundled Parking
- Bicycle Parking (Option B)
- Bicycle Repair Station
- Delivery Supportive Amenities
- Family TDM Amenities (Option A)
- Multimodal Wayfinding Signage
- Real Time Transportation Information Displays
- Tailored Transportation Marketing Services (Option B)

- L. **Height in RH, RM, or RC Districts.** Planning Code Section 253 requires that wherever a height limit of more than 40 feet in an RH District, or more than 50 feet in an RM or RC District, or more than 40 feet in an RM or RC District where the frontage is greater than 50 feet, is prescribed by the height and bulk district in which the property is located, any building or structure exceeding those heights shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of the Code.

The Project would result in a 6-story over basement structure with a finished roof height of 64 feet; therefore, Conditional Use Authorization is required. For further discussion and consideration of the Project's height and bulk, see subsection (M), below. See Section 7, below, for Section 303 findings.

- M. **Height and Bulk.** The Project is located within a 65-A Height and Bulk District, which limits buildings to a height of 65 feet. Pursuant to Planning Code Section 270, maximum bulk dimensions apply to those portions of the building above 40 feet. Above that threshold, the building may not exceed a maximum length of 110 feet, or a maximum diagonal dimension of 125 feet.

The Project would result in a 6-story over basement structure with a finished roof height of 64 feet, which complies with the prescribed height limit. At the roof level, the Project includes mechanical, stair and elevator penthouses which rise approximately 10 feet (and 15 feet for the elevator penthouse) above the finished roof level; these features are exempt from height measurements pursuant to Planning Code Section 260(b). With regard to bulk, the Project incorporates a 15-foot setback at the front of the building for the 5th and 6th floors, which are above 40 feet in height. At this upper portion of the building, there is a maximum building length of approximately 88 feet and a maximum building diagonal of approximately 112 feet, compliant with both the maximum length and diagonal dimensions.

- N. **Shadows on Parks.** Planning Code Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis to determine if the project would result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

A preliminary shadow fan was conducted for the Project, which showed potential shading to properties under the jurisdiction of the Recreation and Park Department ("RPD properties"). A consultant then prepared a more detailed shadow analysis for the Project, accounting for shadows from other existing structures, and it was determined that the Project would not cast any new shadow on RPD properties, other publicly accessible open spaces, or any school properties.

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

The Project Sponsor has submitted an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,’ to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor’s Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, whether the project is rental or ownership, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on February 5, 2019; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 33%. This project is an ownership project.

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 proposed Project, at 6 stories tall and 25 dwelling units, is at a size and intensity that is desirable for and compatible with the surrounding neighborhood. The Project results in the net addition of dwelling units to the City’s housing stock and helps achieve a residential density that is consistent with the purpose and within the limits of the RM-4 Zoning District. The project is not fully maximizing the allowable residential density of the site, however, is providing a greater number of 2- and 3-bedroom units than required by Code. Although the project requires a rear yard variance for the portion of the garage extending into the rear yard, this is caused due to the downsloping topography of the project site. The project is otherwise providing a rear yard setback at the first floor and above at the required depth of 34’-6”, and there is a net reduction of massing at the rear of the property.

The building’s façade has been designed to be consistent with the surrounding context, providing a 15-foot upper floor setback, which also helps the project comply with the bulk limits of the subject district. The project is providing a lightwell along the western property line to match the adjacent lightwell. The project includes bay windows to modulate the depth of the façade and is consistent with neighborhood context. Also drawing from the context of the surrounding block, the project includes a central residential entry and a slightly recessed single garage entry. The proposed Project is an appropriate infill project in an area of the City that is well served by transit. However, the Project will also provide parking at a ratio

that supports those that may require a vehicle for more trips, and responds to some concerns voiced by surrounding neighbors about the project's impact to parking availability in the surrounding area. With 25 units proposed, the project will pay the inclusionary affordable housing fee at a rate of 33%, compared with the 20% rate that applied to the originally submitted 22-unit project.

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

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

Although the Project requires the Commission to grant conditional use authorization for a building height greater than 40 feet on the subject property, the proposed height and bulk of the Project is consistent with the surrounding neighborhood context and general intent of the Planning Code. The proposed structure results in increased building massing from what currently exists at the site; however, the building has been designed thoughtfully to maximize the character of the midblock open space and streetscape. The building incorporates a 15-foot front setback beginning at the fifth floor, to reinforce the prevailing streetwall. At the rear of the building, the proposed project does not extend beyond either adjacent structure, and provides a Code-complying rear yard setback except at the basement garage level. The area above the garage will be used as open space for the ground floor units, and upon completion, will appear as though fully underground.

- (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 Planning Code does not require parking or loading for a 25-unit residential project, however, allows accessory parking up to 1.5 times the number of dwelling units. The project provides parking within these accessory limits at a 1:1 ratio. This higher parking ratio may be particularly useful given the relatively larger percentage of 2- and 3-bedroom units within the project, which may be more oriented toward family occupancy and a need for daily vehicle trips. However, while the project is providing additional parking, the project will also include TDM measures designed to reduce VMT and promote alternative methods of transportation. To that end, the Project Site is located within a quarter-mile of MUNI bus lines 1, 12, 27, 30X, as well as the California, Powell-Hyde, and Powell-Mason cable car lines. The project will greatly reduce the length of the curb cut along the site as ingress and egress will be provided through a single garage entry.

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

The Project primarily consists of residential uses and is not anticipated to be a source of significant noise, glare, dust or odor.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces,

parking and loading areas, service areas, lighting and signs;

The project includes a rear yard setback consistent with the Code requirement at all levels except the basement garage, but will provide the area above the garage as usable open space for the two ground floor units. Additional areas of usable open space are provided for those street-facing units at the fifth floor front setback, as well as on the roof with both private and common deck areas. The project will plant new street trees along the frontage as required.

- 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 Project is located within the RM-4 District, characterized primarily by higher-density residential uses, frequently with smaller units and closer to downtown, and often in buildings over 40 feet in height. The Project would replace an existing parking garage with a six-story over basement, residential building, containing 25 dwelling units over basement parking. While the Project does not maximize the allowable density of the site, the Project does provide a greater proportion of larger units with more bedrooms. While the subject property is zoned RM-4, much of the surrounding context is at a lower density, particularly starting about 2 blocks to the north..

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

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 is a moderate-density infill residential development that will replace the existing automotive parking garage with a six-story over basement, 25-unit building. The Project will comply with the inclusionary affordable housing requirement by paying the fee at a rate of 33% for ownership projects, which will help fund affordable housing citywide and help the City meet other affordable housing goals. The increase in units from 22 to 25 from when the project originally submitted its application has also resulted in an increase to the applicable affordable housing rate from 20% to 33%. The Project will not remove any

existing housing and will add new residential units at a density consistent with the RM-4 Zoning District. Although the Project does not maximize the allowable residential density, it will include a greater proportion of units with 2- and 3-bedrooms than otherwise required by Code and might be seen from a denser project. The more moderate unit count serves as a transition to much of the surrounding area, particularly to the north that are zoned for lower density. The Project will provide a sufficient amount of off-street vehicle parking with 25 parking spaces at a 1:1 ratio. A relatively greater amount of vehicle parking may be needed for families that occupying these units and alleviates some concerns from neighbors about the project's impacts to parking availability in the surrounding area. The Project's massing and scale are consistent and compatible with the surrounding neighborhood context, incorporating a 15-foot front setback at the fifth floor and above, reinforcing the prevailing streetwall height. The primary façade includes a central ground floor residential entry and minimized garage entry, with windows to increase visual interest and bay windows above to modulate façade depth. Materials and fenestration patterns draw from the surrounding neighborhood context. For all these reasons, the Project is, on balance, consistent with the stated Objectives and Policies of the General Plan.

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

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

The project site does not possess any neighborhood-serving retail uses. The Project provides 25 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The project site does not possess any existing housing. The Project would provide 25 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project has been designed to be compatible with the scale and massing, the architectural expression, and the material detailing of adjacent buildings. Although the Project requires variances, the intent is to provide a complying rear yard setback above the basement at all residential levels. 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 to be preserved. The Project will comply with the City's Inclusionary Housing Program by paying the affordable housing fee at a rate of 33%. Therefore, the Project will increase the stock of affordable housing units in the City indirectly through funding of other projects.

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

The Project will not impede MUNI transit service or overburden streets or neighborhood parking. The Project proposes sufficient parking with 25 spaces at a 1:1 ratio with dwelling units. As the project includes a greater proportion of 2- and 3-bedroom units, which may be more likely occupied by families, the need to use a personal automobile may be greater. However, the Project Site is also located within access of many MUNI bus lines as well as three historic cable car lines. The existing curb cut along the Project Site will be greatly reduced in length, only to serve the single approximately 10-foot wide garage entry.

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

The Project does not include commercial office development and will have no effect on the City's industrial and service sectors.

- 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 will have no effect on parks and open spaces and their access to sunlight and vistas.

- 10. 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.

- 11.** 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.

12. 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. 2018-007380CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 4, 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 November 4, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: November 4, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of the existing two-story automotive parking garage and new construction of a six-story over basement, 65-foot tall mixed-use residential building containing 25 dwelling units, 25 off-street vehicle parking spaces, 25 Class 1 and 4 Class 2 bicycle parking spaces, located at 1320 Washington Street, Block 0188, Lot 006, pursuant to Planning Code Sections 253 and 303, within the RM-4 (Residential-Mixed, High Density) Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated November 4, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2018-007380CUA and subject to conditions of approval reviewed and approved by the Commission on November 4, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 4, 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 a Variance from rear yard and exposure requirements in Planning Code Sections 134 and 140 and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

- 10. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first

temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

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

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 12. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.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 628.652.7430, www.sfplanning.org

- 14. Bicycle Parking.** The Project shall provide no fewer than 25 Class 1 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. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than thirty-eight (38) off-street parking spaces.

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

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

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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7430, www.sfplanning.org

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

For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

- 19. 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 628.652.7430, www.sfplanning.org

- 20. 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 628.652.7430, www.sfplanning.org

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

document.

- A. **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is thirty-three percent (33%) because it is an ownership project. The Project Sponsor shall pay the applicable Affordable Housing Fee at issuance of the first construction document.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- B. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the 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 Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's 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 or rent.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7430, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- i. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- ii. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy 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.
- iii. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law, including interest and penalties, if applicable.

Monitoring - After Entitlement

- 22. 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

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

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

Operation

- 24. 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.sfpublicworks.org

- 25. 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

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

to any surrounding property.

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

Exhibit B

Plans and Renderings



1320 WASHINGTON

SAN FRANCISCO, CA 94109

PLANNING COMMISSION
NOVEMBER 4, 2021



HANDEL ARCHITECTS LLP

DESIGN INTENT

Introduction & Context

The design intent for the 1320 Washington St. project is to contribute a mid-scale residential development that responds to the residential urban context of the neighborhood. This surrounding residential context is rich with an eclectic variety of classic San Francisco architecture styles, ranging from Tudor Revival, Victorian/Edwardian, Art Deco, and a Mid-Century Modern high rise across the street. The urban landscape is uniquely San Franciscan with rolling hills, pocket parks, and hidden alleyways.

Streetscape & Ground Floor Experience

While most of the neighboring properties' ground level experience consists of solid garage doors and a few small punctuated openings, 1320 Washington's ground floor will be a host to lobby activity visible through large windows at street level. The small portion of the ground level dedicated to the private garage entry will be incorporated into the overall façade design language.

Massing & Materiality

While the site's existing parking garage structure entirely fills the site boundaries, this project has been creatively sculpted to utilize an articulated and beautifully landscaped rearyard and common light well that will provide better quality light and air to adjacent neighbors and residents of the building.

To integrate with massing of adjacent properties, the property sets back at the 45 feet height to align with adjacent cornice lines, while creating a private landscaped terrace for residents to use and neighbors to experience when looking down on the project from taller buildings. The remaining two levels are setback 15', reducing the massing from street level. Through an urban lens, the site exists at a location at the verge of increasing scale towards downtown San Francisco. The

massing design objective is to create a form that mediates between the scales of structures that co-exist in the neighborhood.

The project aspires to incorporate the refined richness and texture of masonry facades with modern proportions and detailing. The Washington Street face is articulated to balance the scale and rhythm of glazed openings to solid wall, incorporating both recessed punched openings and bay projections. While it calls upon the neighboring bay window context, we recognize that Washington Street is quite narrow. Instead of traditional bays with protruding floor plates that further reduce the apparent street width, the bay frames subtly interrupt the continuous glazed balcony railings, creating a dynamic rhythm at the façade.

Gardens & Landscaping

Behind the property to the north are gardens that back up to the properties surrounding 1320 Washington Street. While the existing parking structure fills out the property on all four sides and has no landscaping, the proposed project is set back from the rear, creating an opportunity for beautifully landscaped gardens.

The Nob Hill neighborhood is comprised of buildings spanning a wide variety of heights. Residents of the taller buildings often look down upon bare rooftops housing mechanical equipment over black tar and gravel roofing. 1320 Washington will treat its roof as a 5th façade that communicates an appreciation for the surrounding urban streetscape. It will include a beautifully landscaped terrace for residents to use and neighbors to visually experience and enjoy.

1320 Washington aims to reconnect the site back to the residential nature of the neighborhood through thoughtful and graceful design.

ZONING SUMMARY & PROJECT SITE

REQUIRED / PERMITTED ZONING

Address	1320 Washington, San Francisco, CA 94109
Block/Lot	0188/006 Area: 9,453 SF, Dimensions: 137'-6" x 68'-9"
Zoning	RM-4 (Residential-Mixed, High Density)
Height per Section 253	65'
Bulk per Sections 270	A Above 40' height: Max 110' in Length & 125' in Diagonal
Floor Area Ratio per Section 209.2	Max: 4.8 4.8 x 9,453 SF = 45,374 SF
Residential Density per Section 209.2	1 dwelling unit per 200 SF of lot area 9,453 SF / 200 SF = 47 Units Max
Rear Yards per Section 134	25% of lot depth, min dimension of 15' 34'-4 1/2" deep, 2,363 SF
Usable Open Space per Section 135	36 SF per unit private, 48 SF per unit common 48 SF x 18 units = 864 SF Common 36 SF x 7 units = 252 SF Private
Parking Maximum per Section 151.1	1 space per dwelling unit
Car-share per Section 166	None required. (50+ units only)
Freight Loading per Section 152	None required. (100,000 SF+ only)
Bicycle Parking per Section 155.2	1 Class 1 space per dwelling unit 1 Class 2 space per 20 dwelling units
Exposure per Section 140	All units must meet the exposure requirements of Section 140



10 Compliant Units



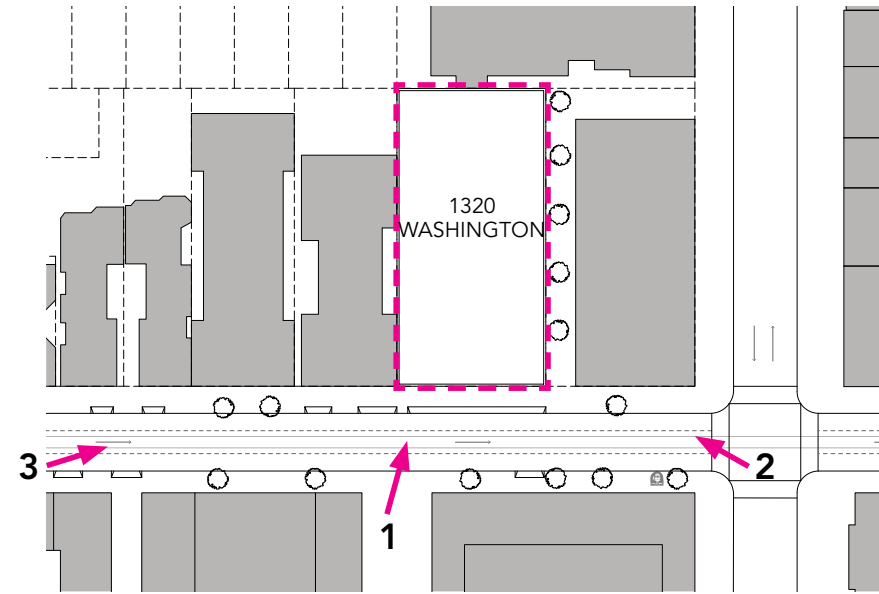
PROJECT SITE AERIAL VIEW



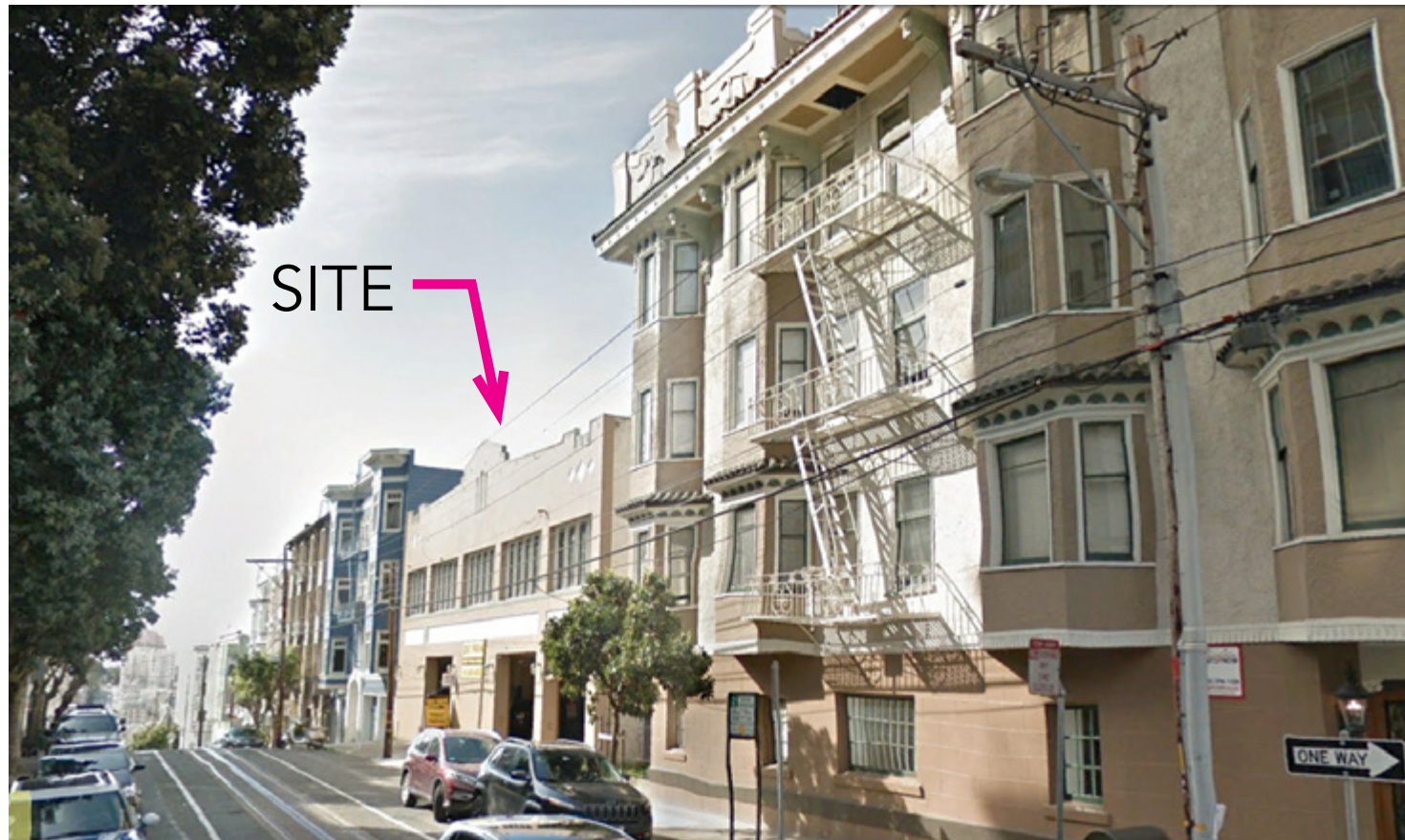
PROJECT SITE AERIAL VIEW



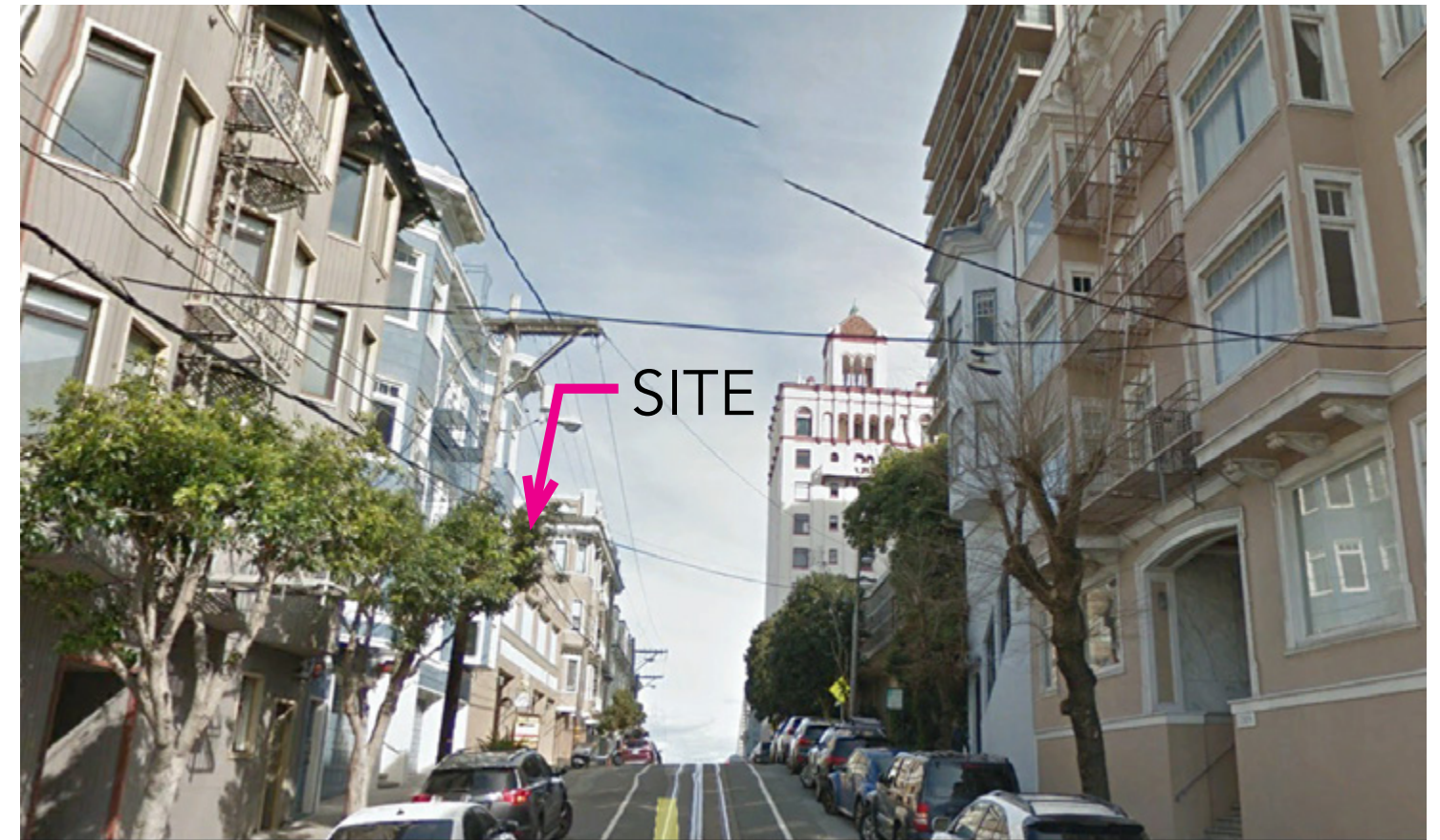
EXISTING SITE PHOTOS



1



2



3

NEIGHBORHOOD FACADE MATERIALITY CONTEXT

IMMEDIATE CONTEXT (WITHIN 200 FT)



APARTMENTS
1401 JONES ST.



APARTMENTS
1441 JONES ST.



APARTMENTS
37 REED ST.



COMSTOCK APARTMENTS
1333 JONES ST.



BENTLEY APARTMENTS
1360 JONES ST.

GREATER CONTEXT (WITHIN 1500 FT)



KEYSTONE APARTMENTS
1369 HYDE ST.



NOB HILL PLACE APARTMENTS
1155 JONES ST.



CRESCENT NOB HILL
875 CALIFORNIA ST.



FAIRMONT SF
950 MASON ST.



MARK HOPKINS APARTMENTS
1200 SACRAMENTO ST.

PROPOSED PROJECT DATA

1320 Washington Gross Area Tabulation

10/14/2021

FLOOR	UNIT TYPES				GFA (PER SFPD 102)	EXEMPTED GSF (PER SFPD SEC 102)			TOTAL GSF	PARKING			BIKE PARKING		USABLE OPEN SPACE (PER SFPD SEC 135)		
	1 BR	2 BR	3BR	TOTAL		RESIDENTIAL	PARKING/BIKES	MECH & UTILITY		SUB-TOTAL	TOTAL	STACKER	SURFACE	ADA VAN	CLASS 1	CLASS 2	COMMON
ROOF							678	678	678						1,780	1,488	3,268
6			2	2	5,951				5,951								
5		2	1	3	5,951				5,951							840	840
4	4	2		6	6,964				6,964								
3	4	2		6	6,964				6,964								
2	4	2		6	6,880				6,880								
1		1	1	2	6,336				6,336							1,970	1,970
B1				-	1,291	4,537	1,777	6,314	7,605	20	4	1	25	2			
TOTAL	12	9	4	25	40,337	4,537	2,455	6,992	47,329	20	4	1	25	2	1,780	4,298	6,078

% OF MIX 48% 36% 16% 100%

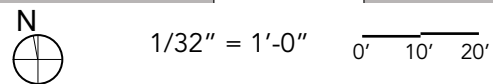
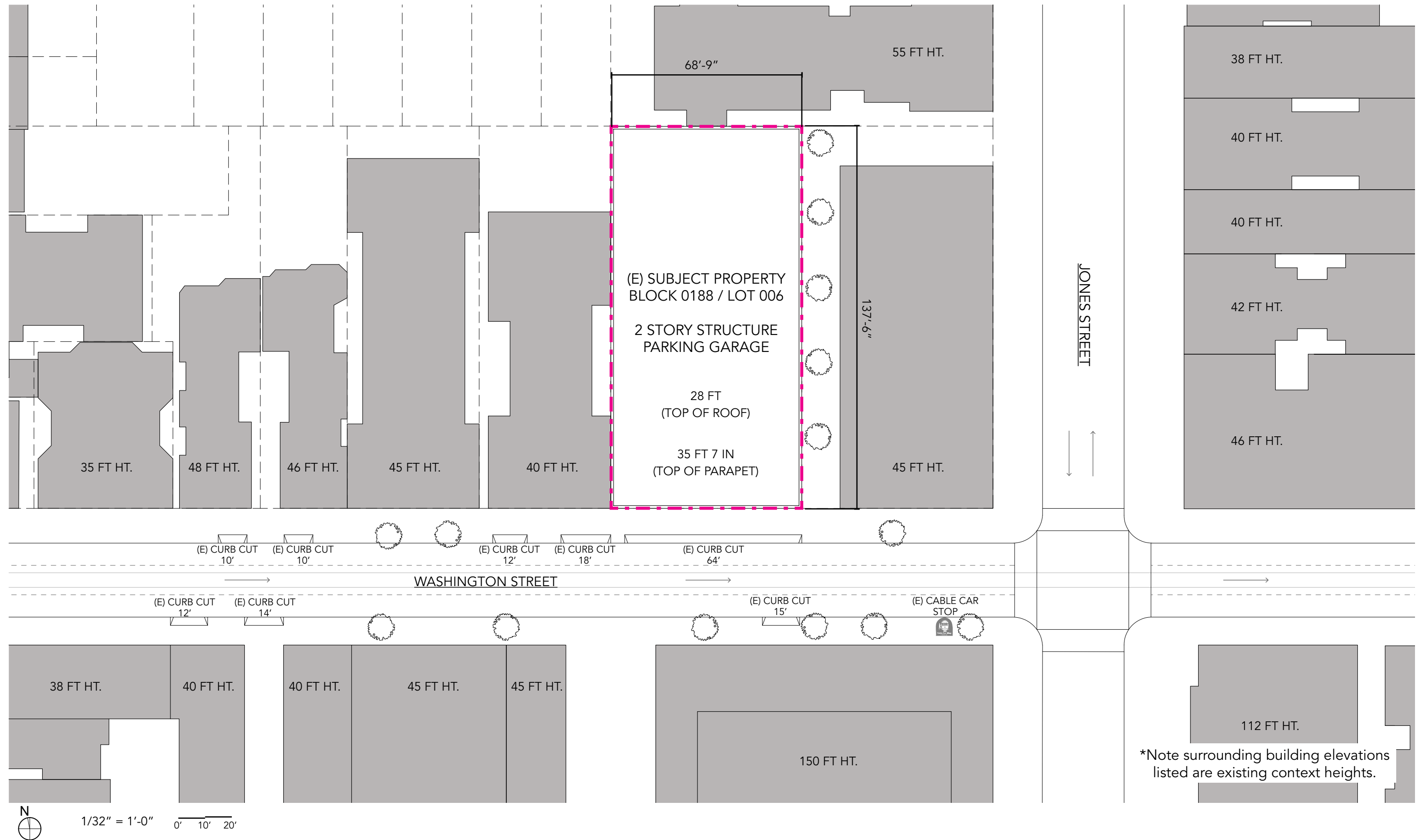
LOT SIZE 9,453
 MAX FAR 4.8
 MAX GFA 45,374

39,046 GFA ABOVE GRADE RESI.
 4.13 FAR

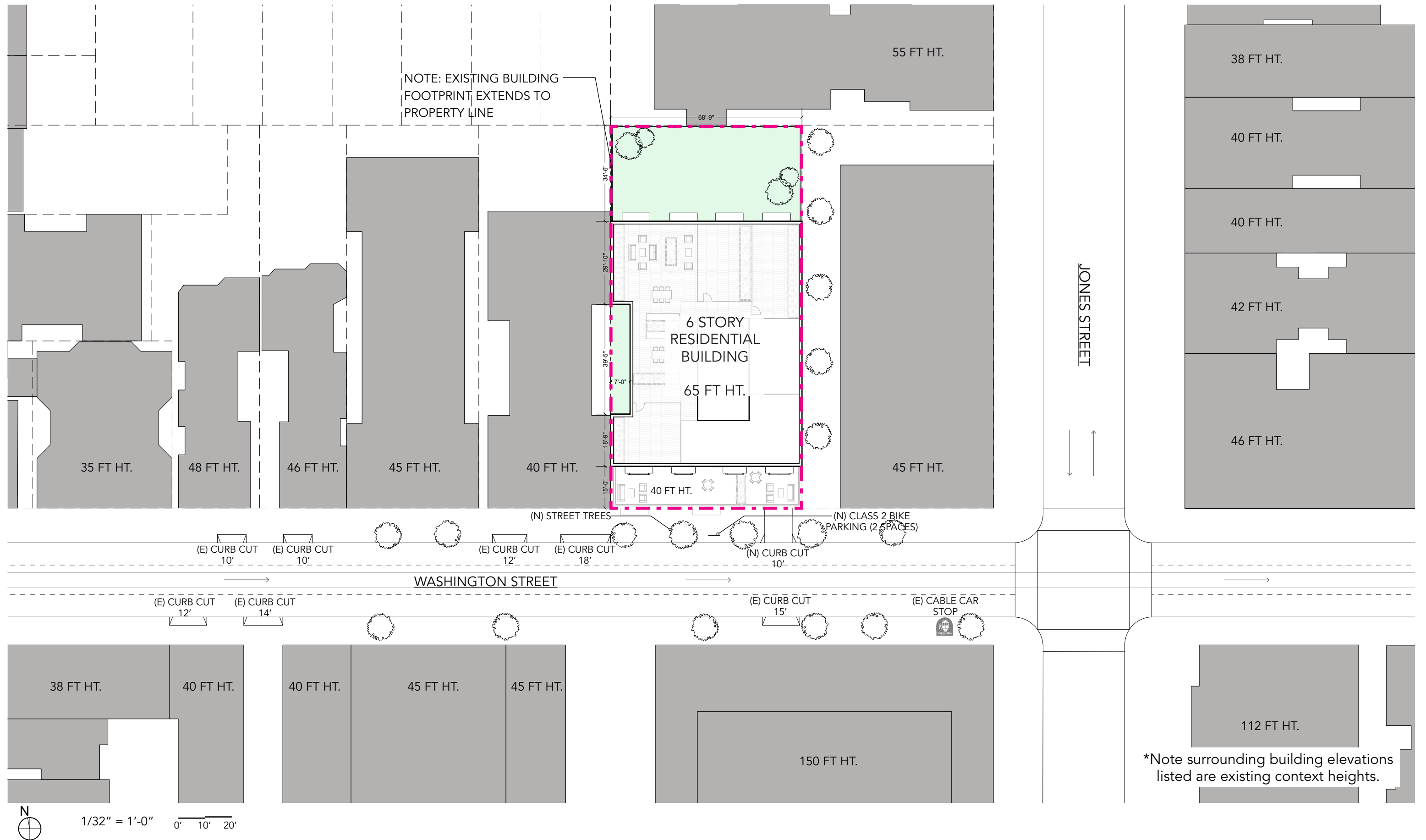
39,724 GSF ABOVE GRADE RESI.

	REQUIRED / PERMITTED ZONING	PROPOSED	CU/ VARIANCE
Height per Section 253	65'	65'	Yes. CU required for height above 40'
Bulk per Sections 270	A Above 40' height: Max 110' in Length & 125' in Diagonal	88'-0" Length (93'-6" to Bays) & 111'-8" Diagonal	No
Floor Area Ratio per Section 209.2	Max: 4.8 4.8 x 9,453 SF = 45,374 SF	4.20 (39,657/9,453)	No
Residential Density per Section 209.2	1 dwelling unit per 200 SF of lot area 9,453 SF / 200 SF = 47 Units Max	25 Units	No
Rear Yards per Section 134	25% of lot depth, min dimension of 15' 34'-4 1/2" deep, 2,363 SF	25.1% lot depth rear yard 34'-6" deep, 2,498 SF	Yes. Below-grade basement may be above the assumed line of natural grade at the rear of the site.
Usable Open Space per Section 135	36 SF per unit private, 48 SF per unit common 48 SF x 18 units = 864 SF Common 36 SF x 7 units = 252 SF Private	1,780 SF Common Terrace 4,298 SF Private Terraces	No.
Parking Maximum per Section 151.1	1 space per dwelling unit	25 Parking Spaces	No
Car-share per Section 166	None required. (50+ units only)	-	-
Freight Loading per Section 152	None required. (100,000 SF+ only)	-	-
Bicycle Parking per Section 155.2	1 Class 1 space per dwelling unit 1 Class 2 space per 20 dwelling units	25 Class 1 spaces 2 Class 2 spaces	No
Exposure per Section 140	All units must meet the exposure requirements of Section 140	10 Compliant Units 15 Non-Compliant Units	Yes. Variance is required for units with exposure onto the 34'-6" deep rear yard.

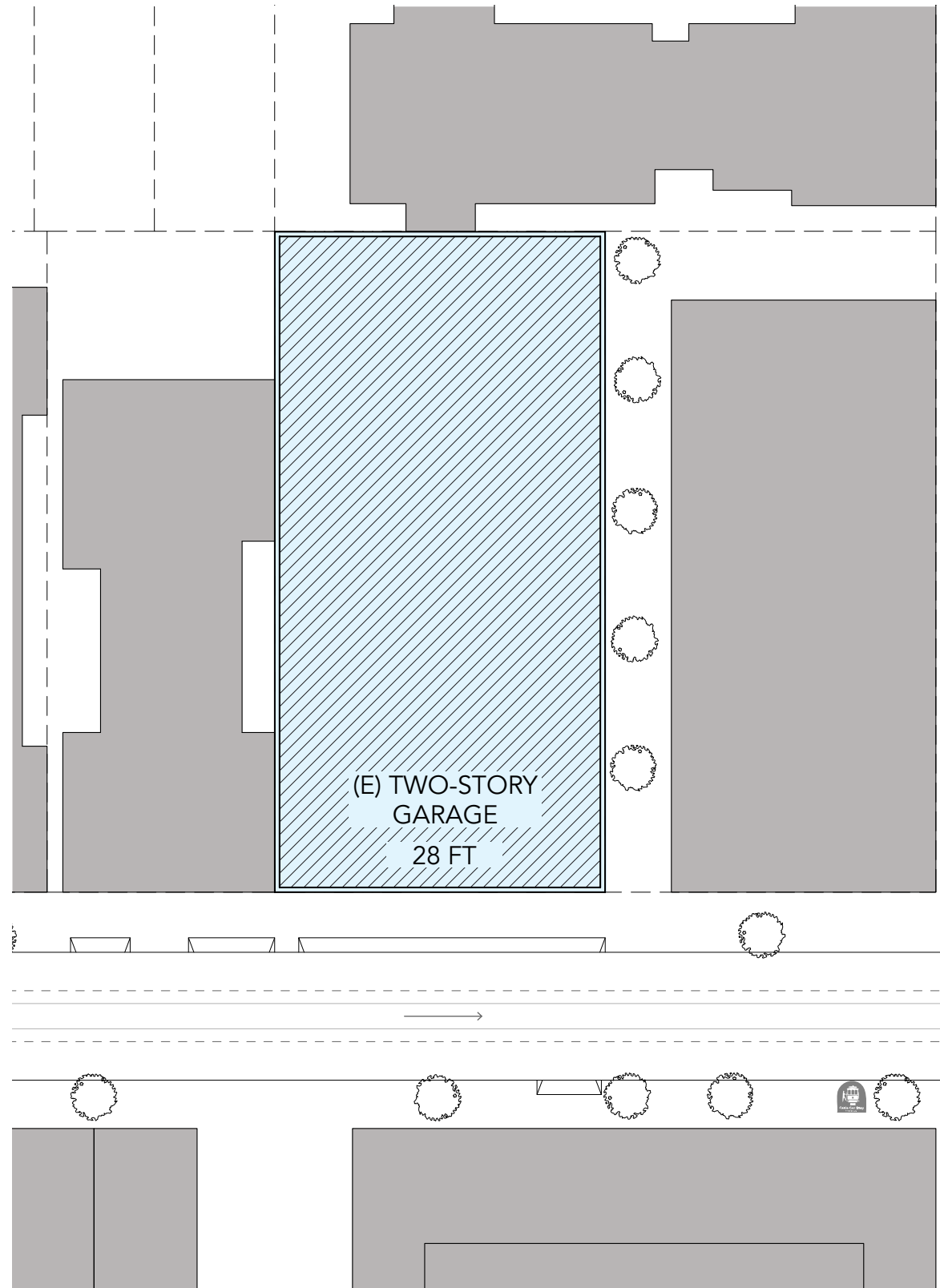
EXISTING SITE PLAN



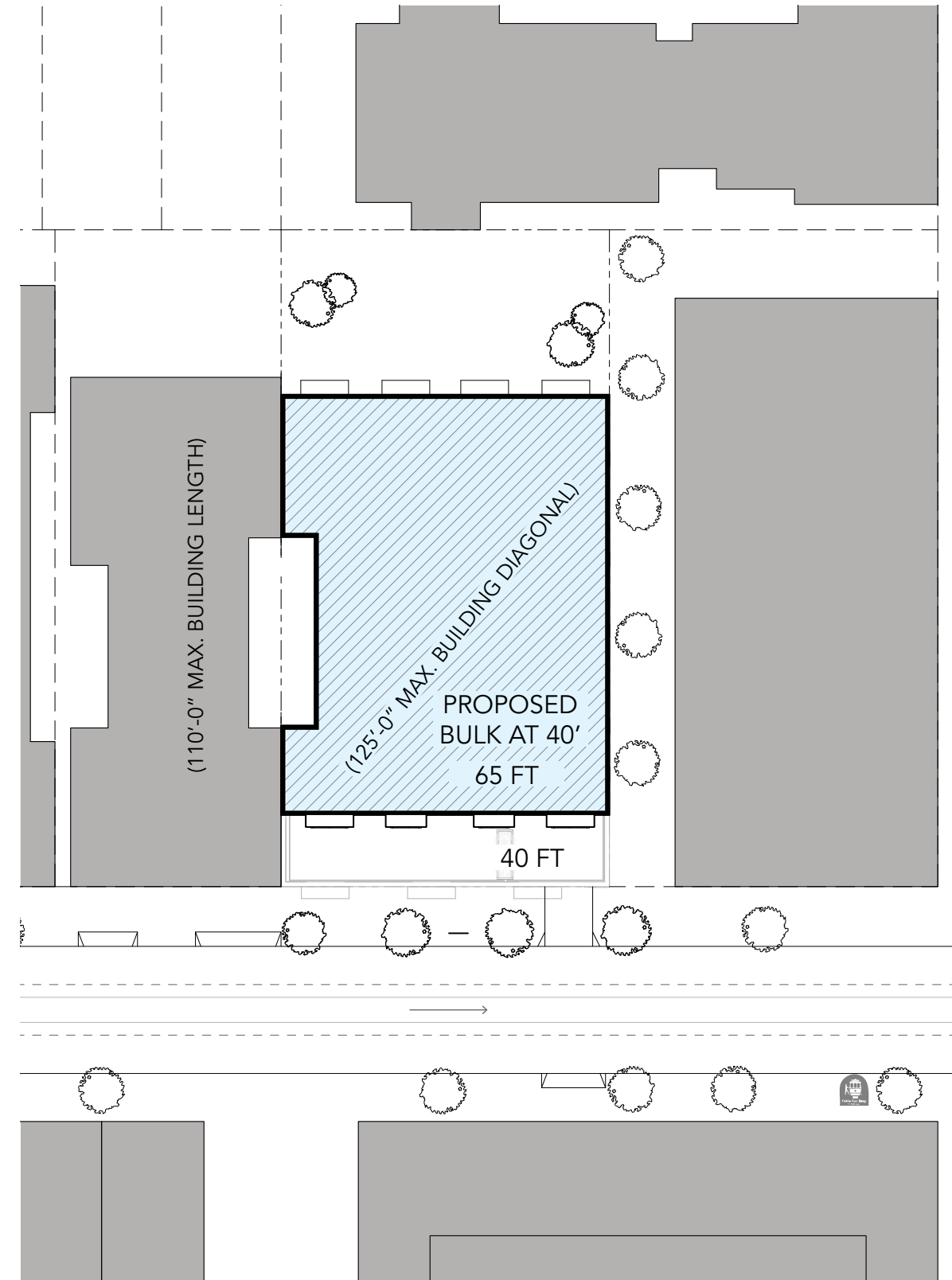
PROPOSED SITE PLAN



BULK DIAGRAM

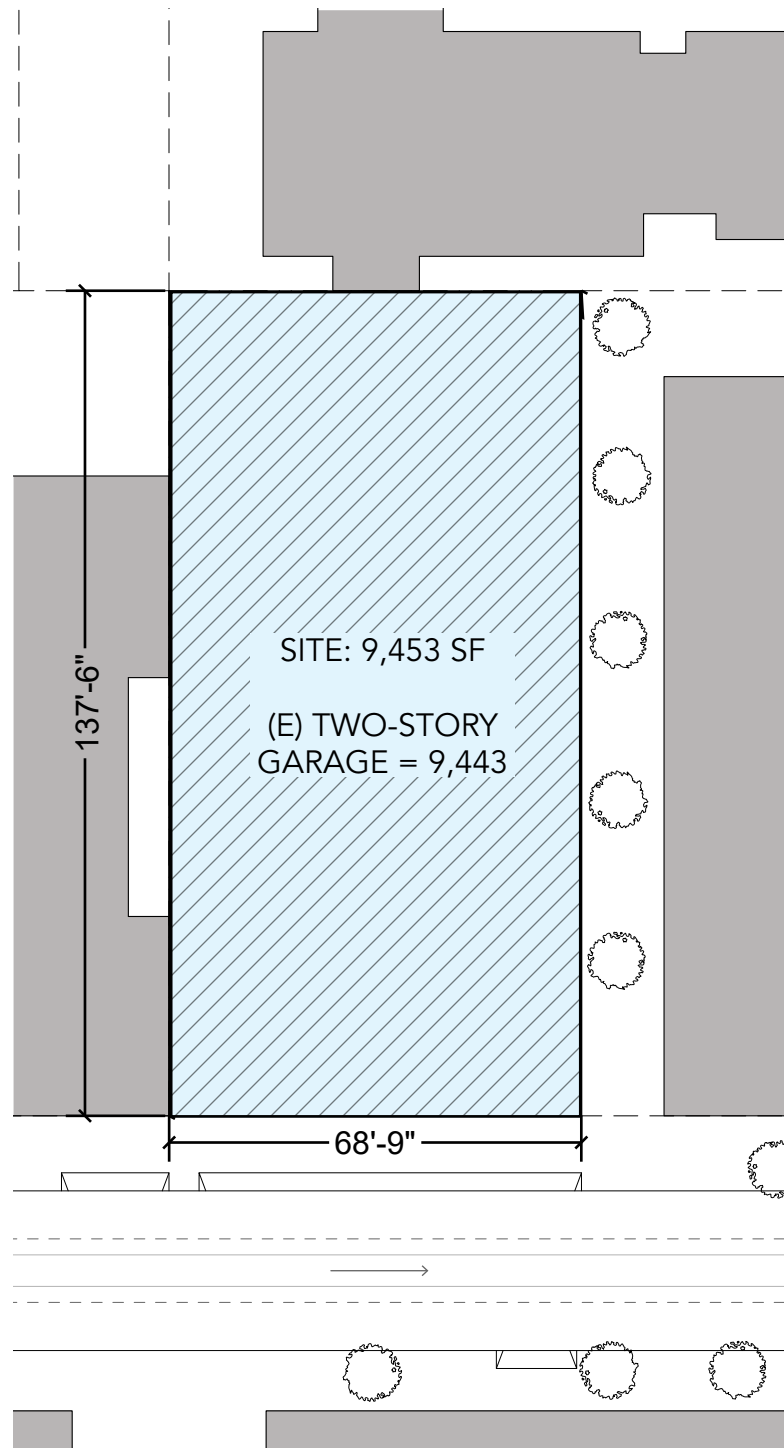


EXISTING BULK



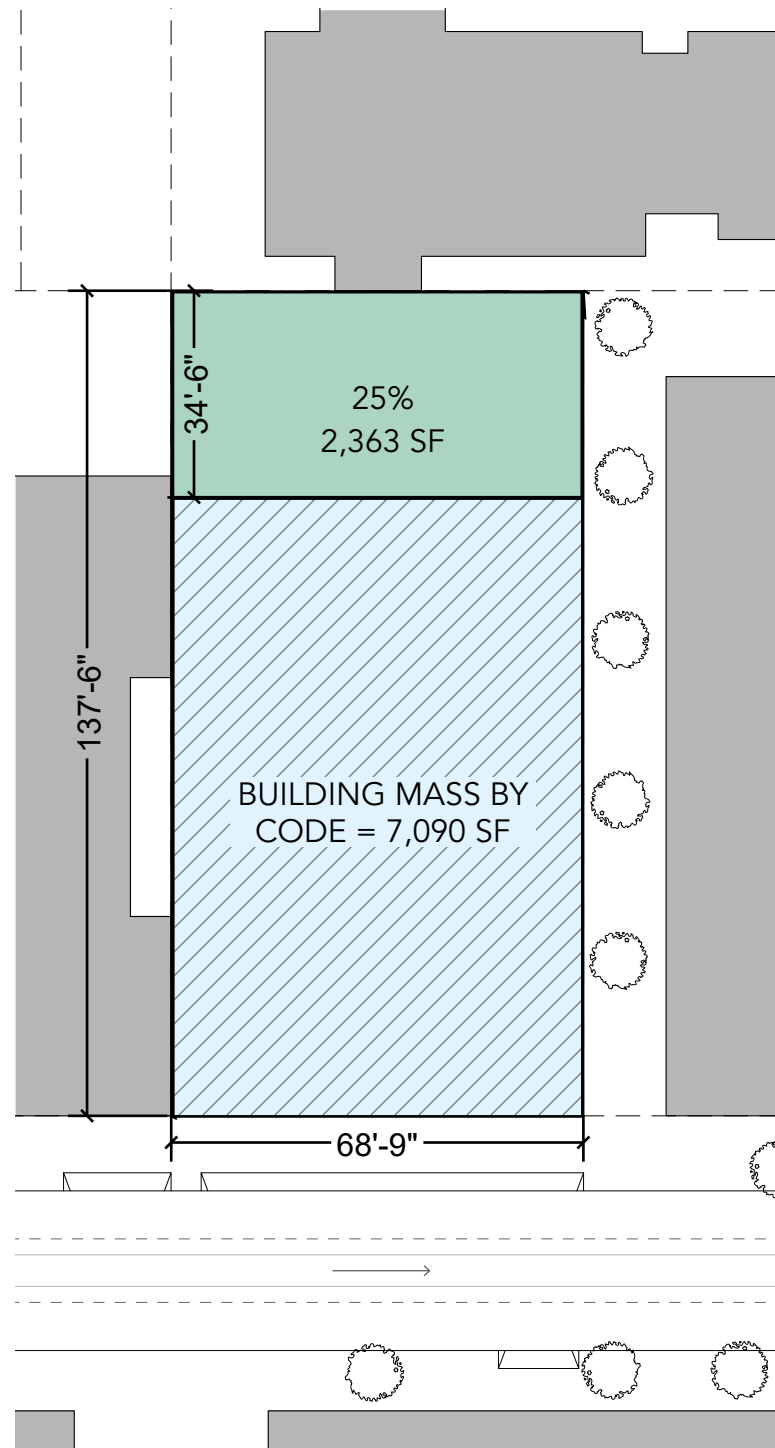
PROPOSED BULK
MEASURED @ 40' PER SFPD SEC. 270

REAR YARD DIAGRAM



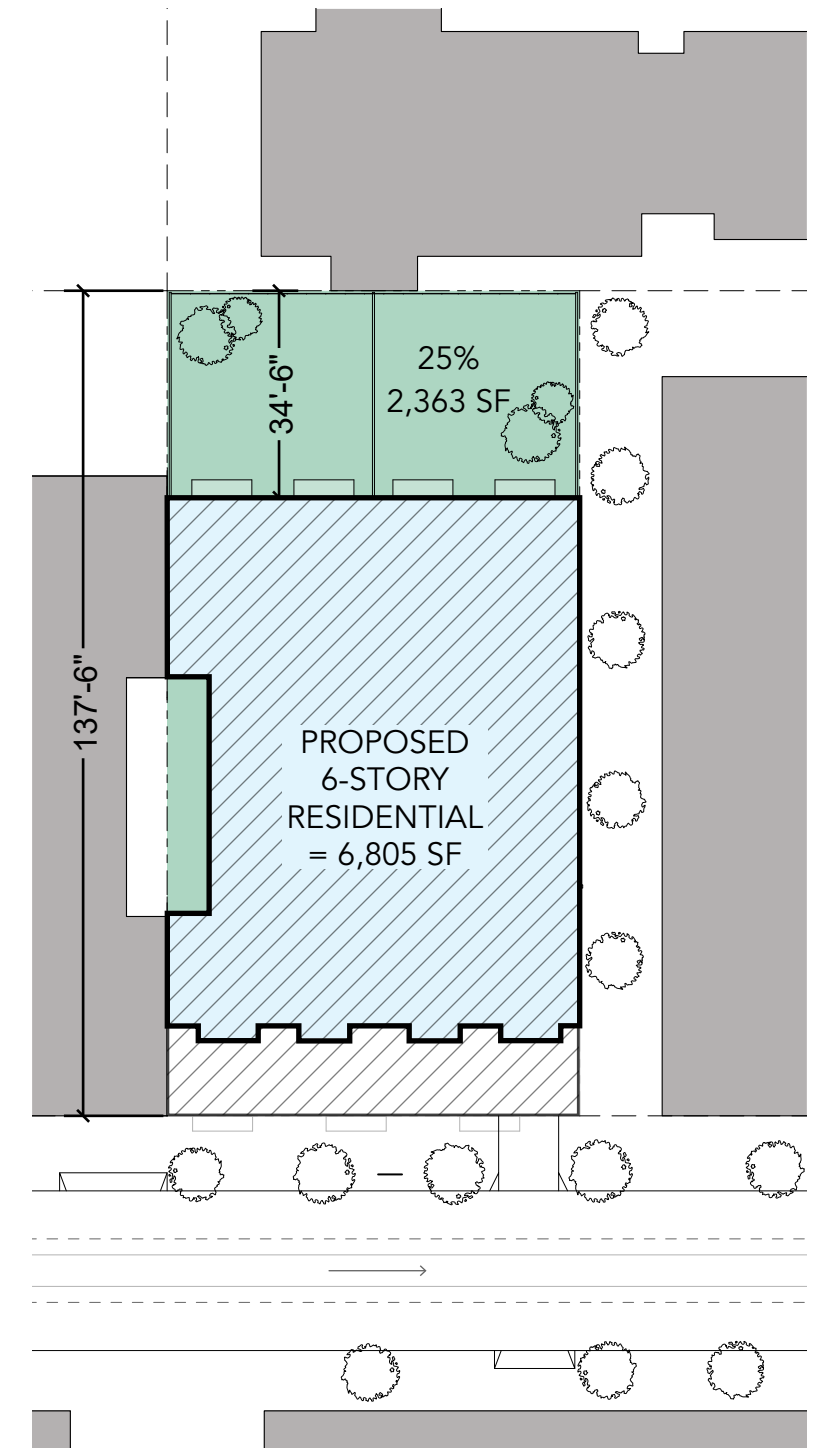
- Existing two-story garage building extends up to the property line on all sides
- No existing rear yard

EXISTING BUILDING



- Standard compliant rear yard only provides massing relief and light to rear units
- Side neighbors receive no relief

BY CODE



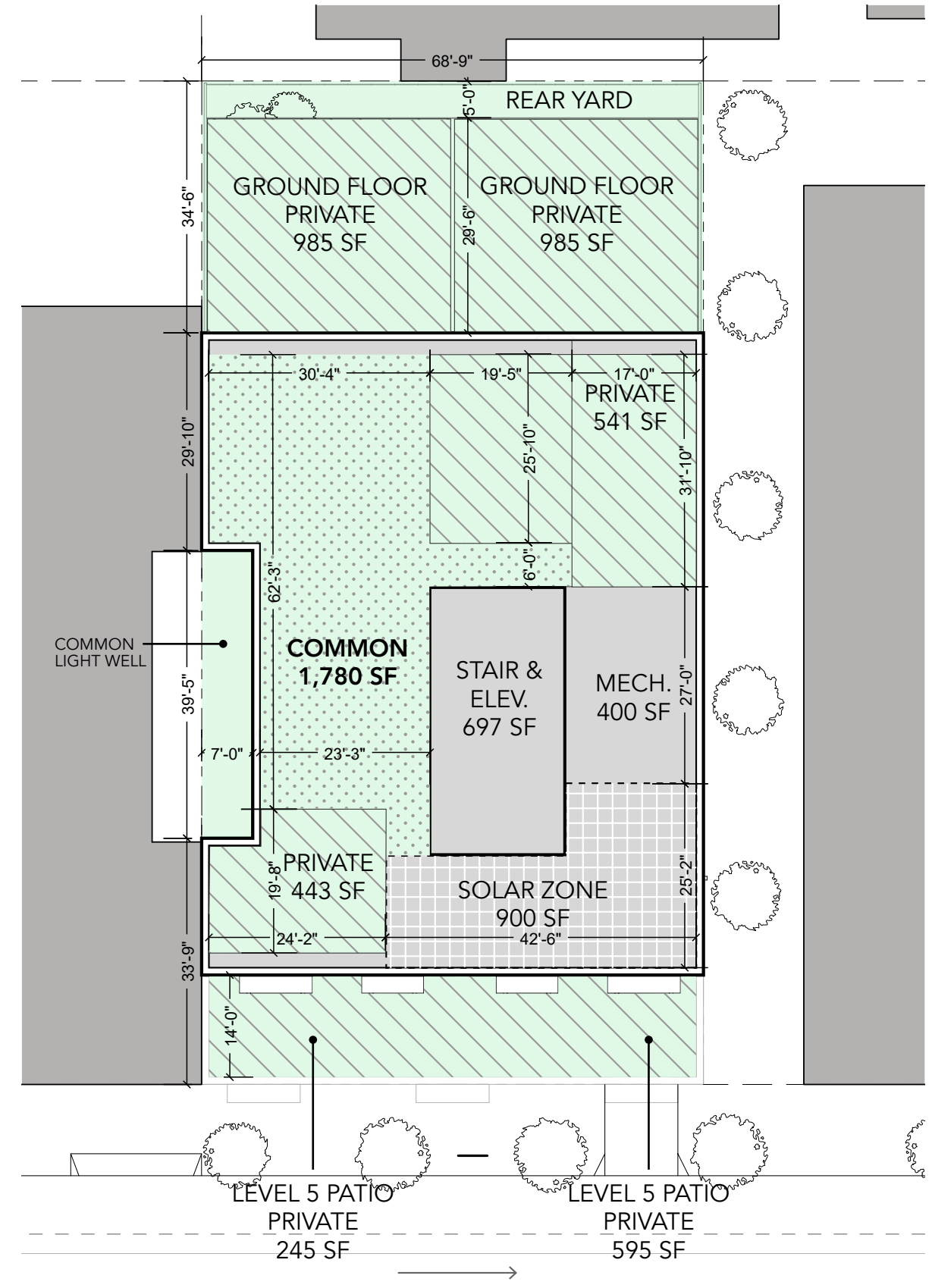
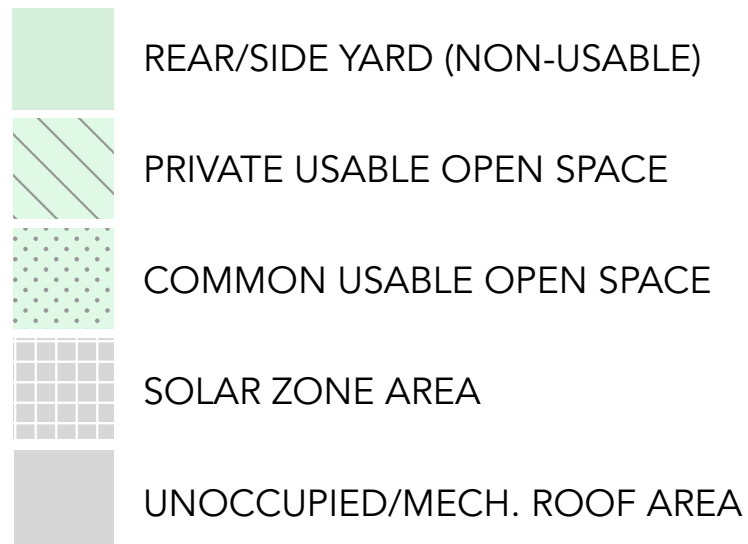
- Compliant light well matches adjacent building and massing relief and light to more units.
- Provides relief to side neighbors

PROPOSED SCHEME

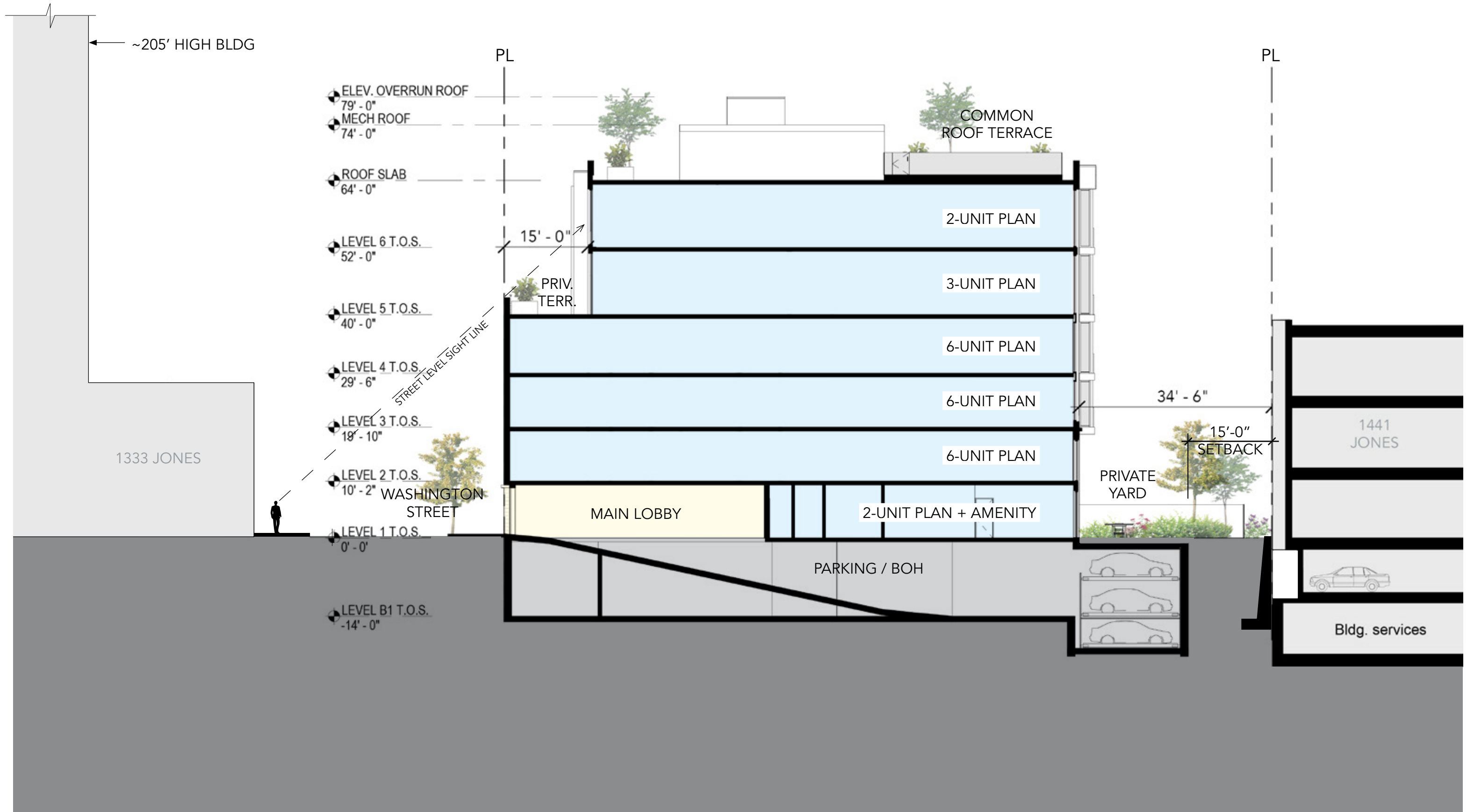
OPEN SPACE & BETTER ROOFS DIAGRAM

	REQUIRED / PERMITTED ZONING	PROPOSED
Zoning	RM-4 (Residential-Mixed, High Density)	
Height per Section 253	65'	65'
Usable Open Space per Section 135	36 SF per unit private, 48 SF per unit common 48 SF x 18 units = 864 SF Common 36 SF x 7 units = 252 SF Private	1,780 SF Common Terrace 4,298 SF Private Terraces

FLOOR	USABLE OPEN SPACE (PER SFPD SEC 135)		
	COMMON	PRIVATE	TOTAL
ROOF	1,780	1,488	3,268
6			
5		840	840
4			
3			
2			
1		1,970	1,970
B1			
PROPOSED	1,780	4,298	6,078
REQUIRED	854	252	1116

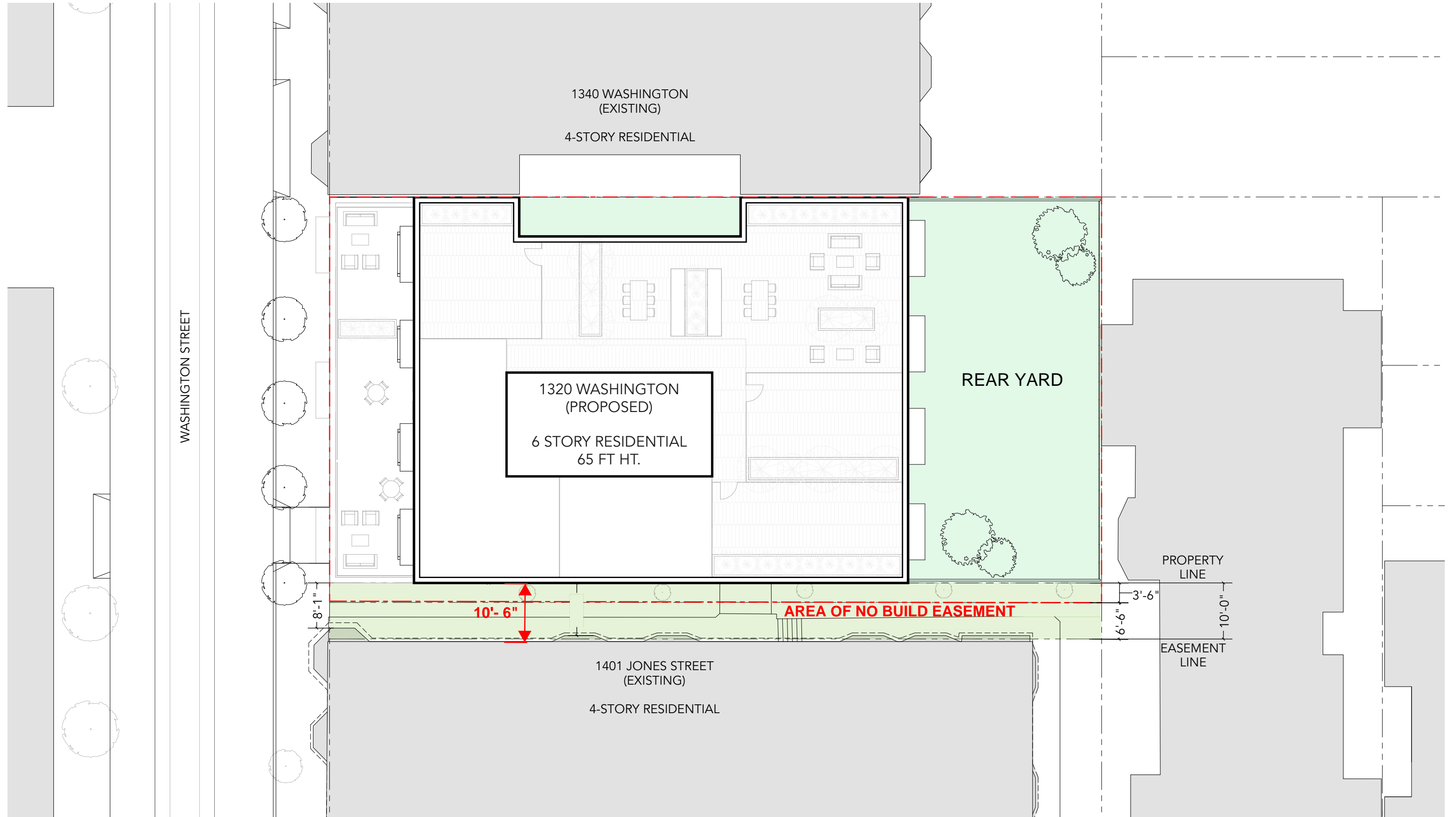


PROPOSED BUILDING SECTION N-S



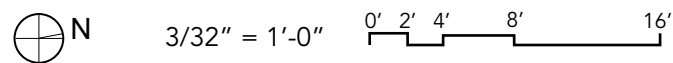
3/32" = 1'-0" 0' 2' 4' 8' 16'

PROPOSED SITE PLAN

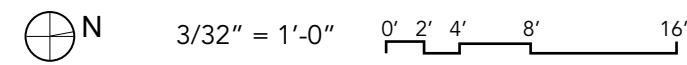
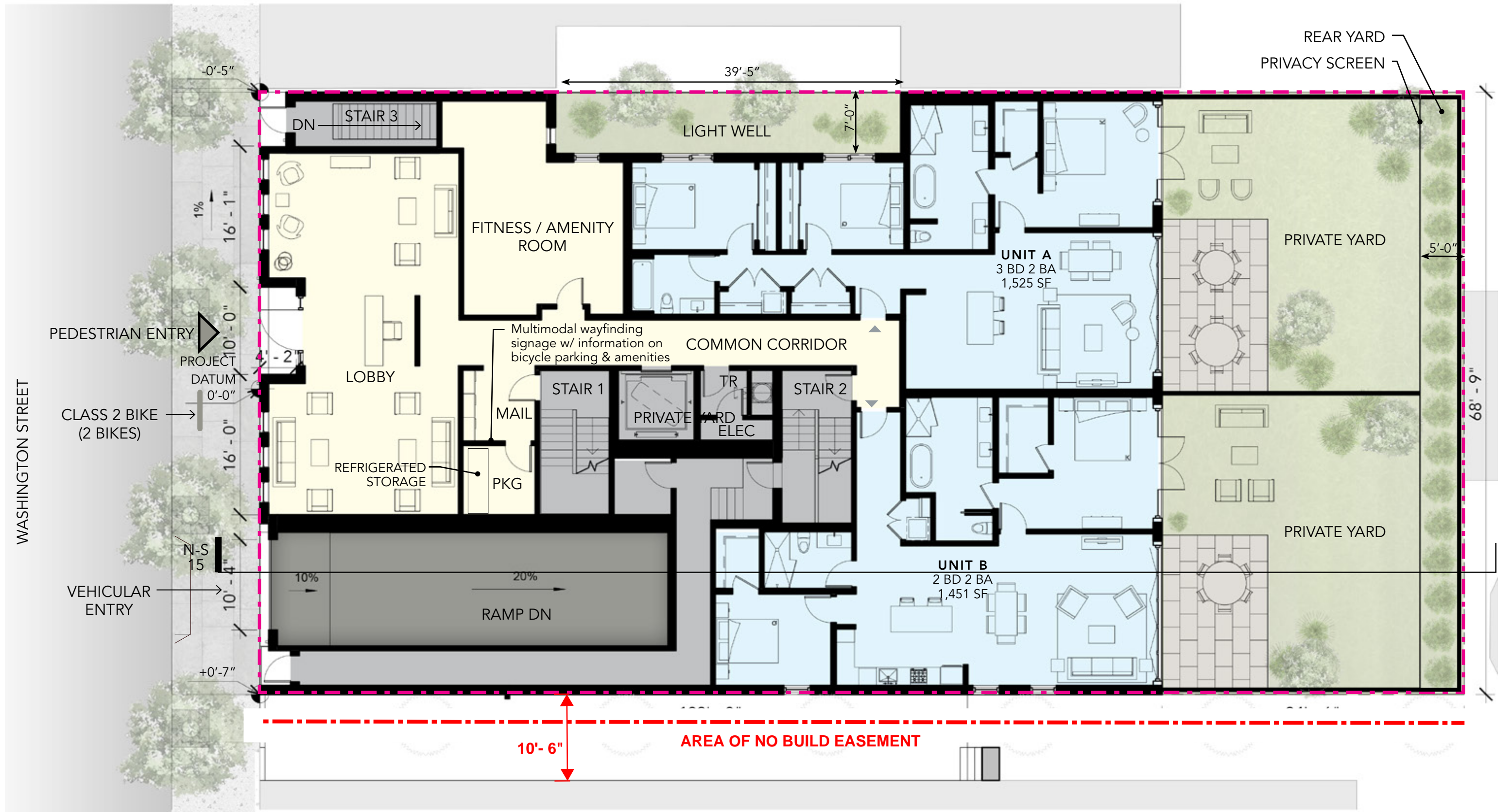


1/16" = 1'-0" 0' 5' 10' 15' N

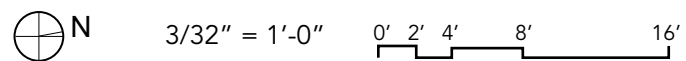
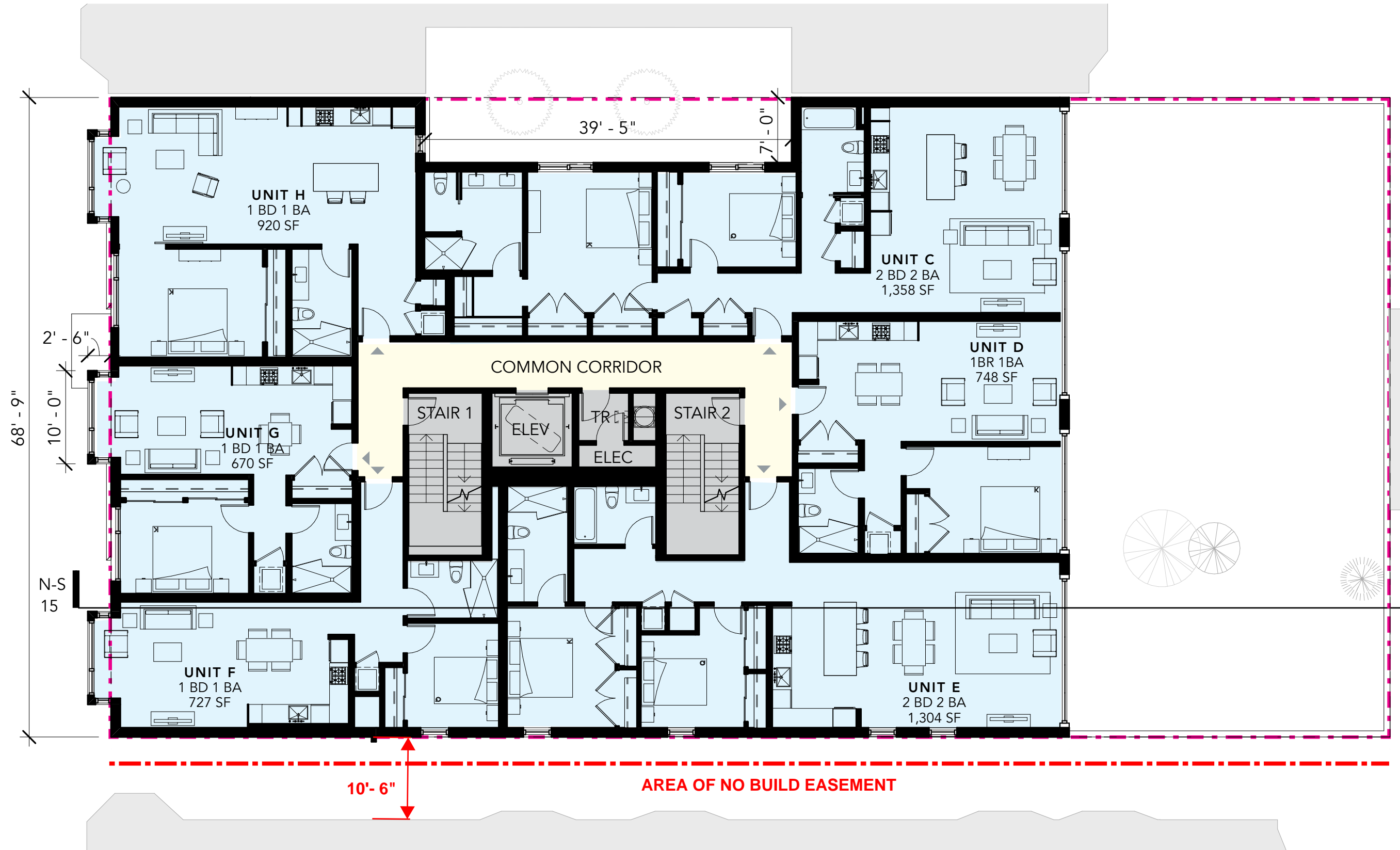
PROPOSED BASEMENT FLOOR PLAN



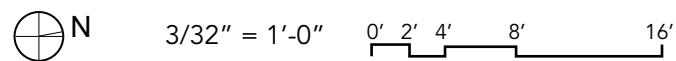
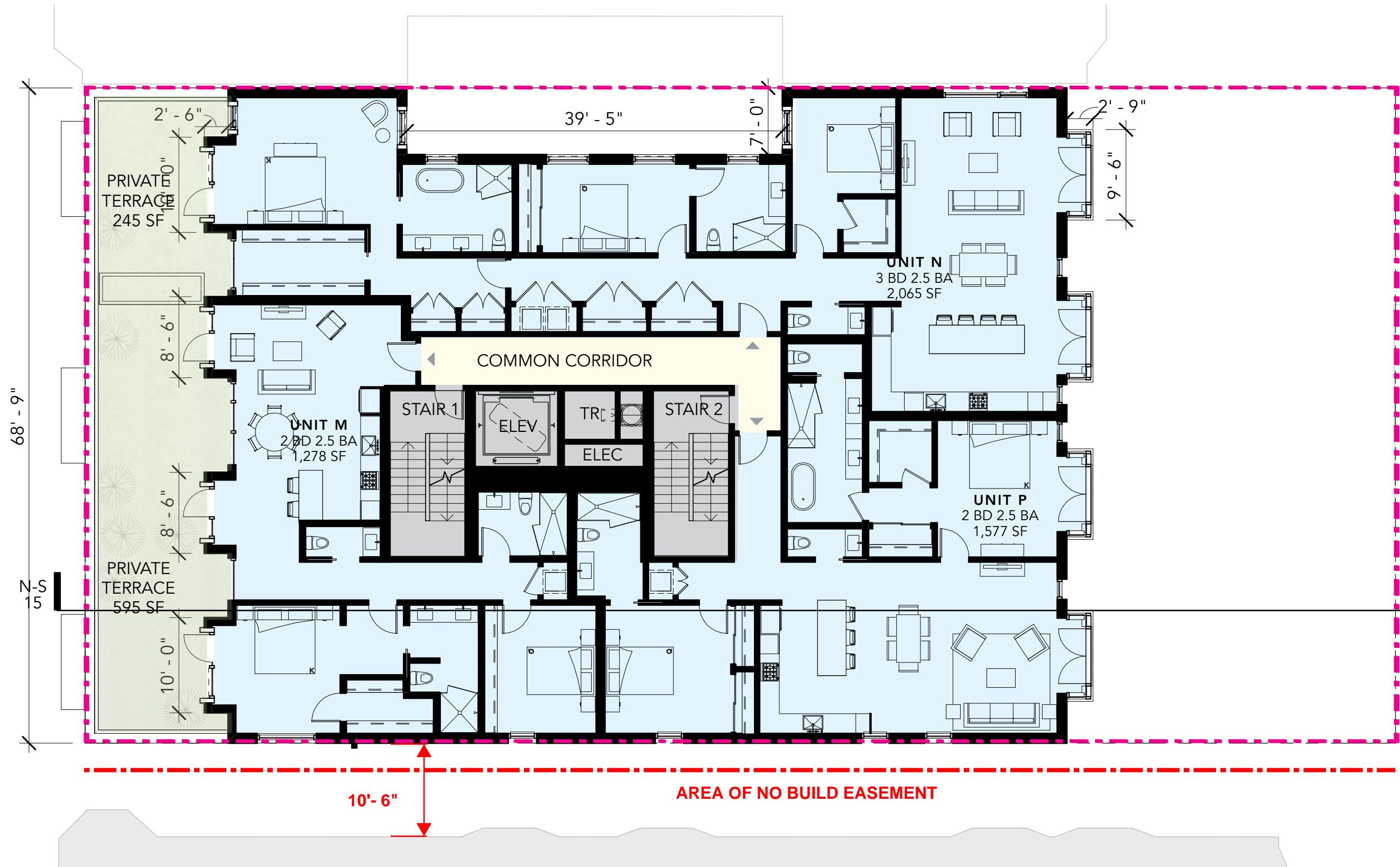
PROPOSED GROUND FLOOR PLAN



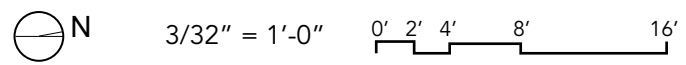
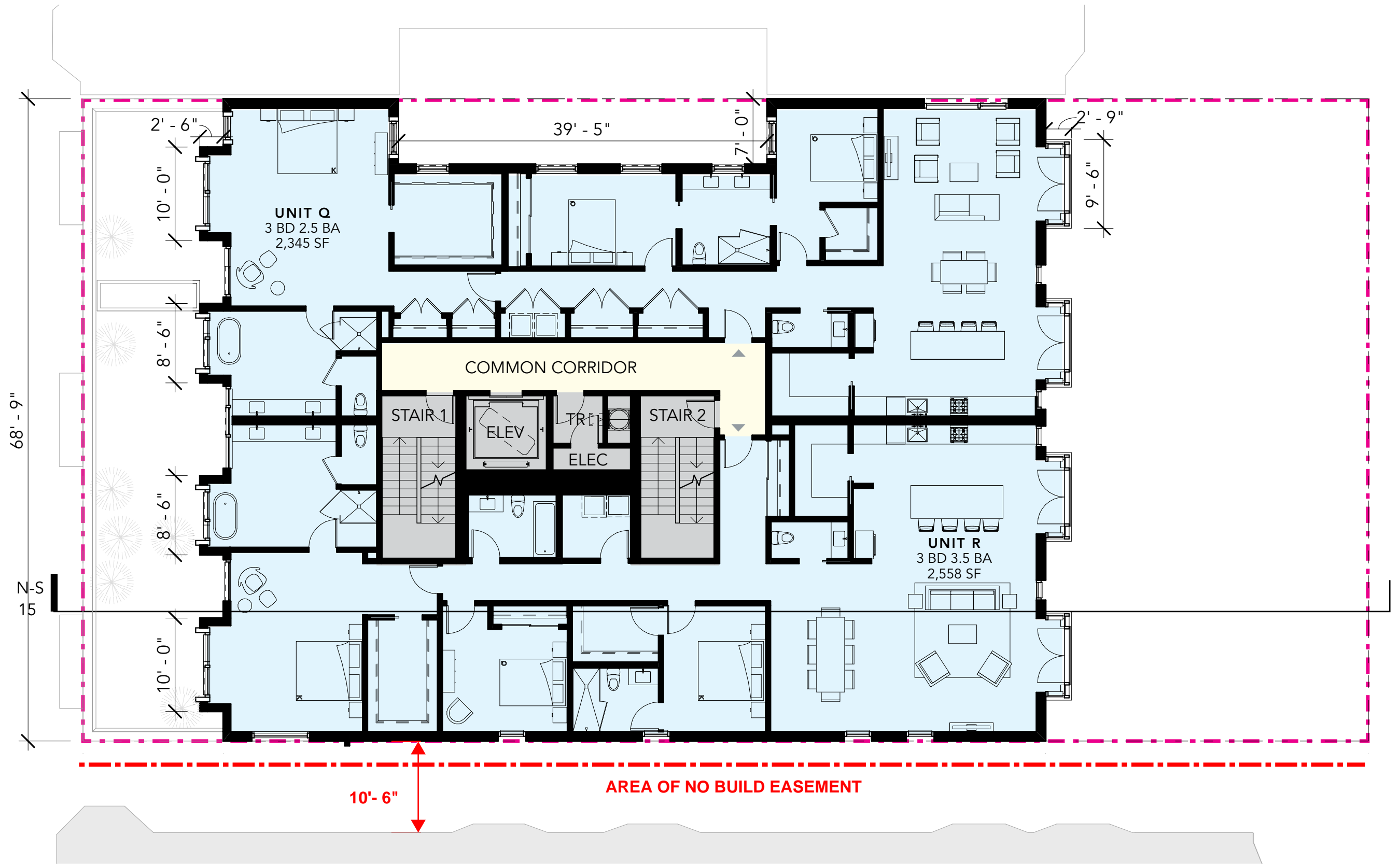
PROPOSED LEVEL 2-4 FLOOR PLAN



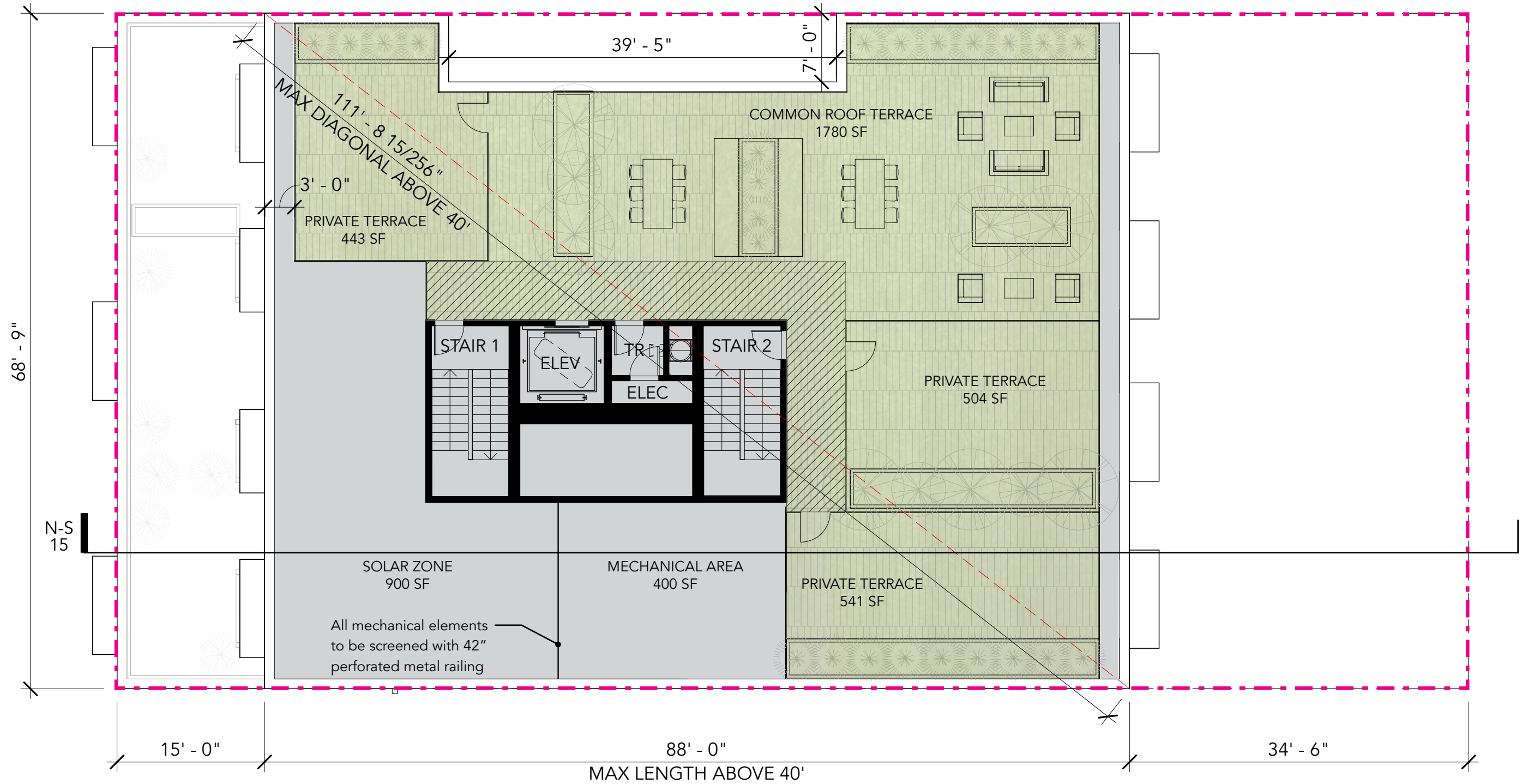
PROPOSED LEVEL 5 FLOOR PLAN



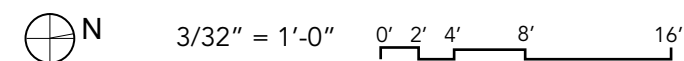
PROPOSED LEVEL 6 FLOOR PLAN



PROPOSED ROOF PLAN



/// CIRCULATION



PROPOSED PERSPECTIVE



Clear building termination per UDAT comment A5

More consistent vertical stacked bay rhythm between upper and lower floors per UDAT comments A1 and A3

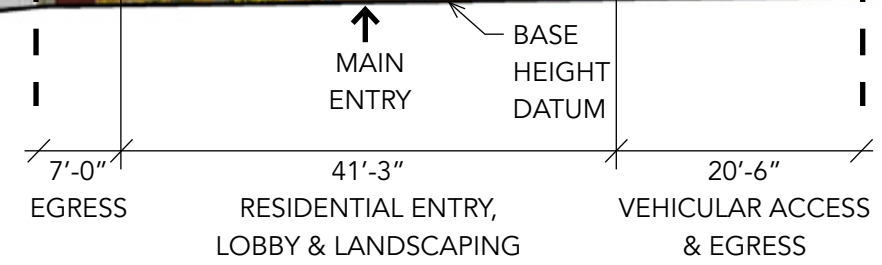
Stacked bay expression per UDAT comment A3.

Street facing, lot-line main entry with increased ground level transparency per UDAT comments S5, A3, A8

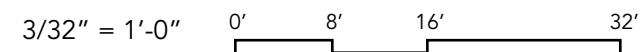
PROPOSED ELEVATIONS NORTH AND SOUTH



NORTH (REAR YARD)



SOUTH (WASHINGTON ST.)



PROPOSED ELEVATIONS EAST



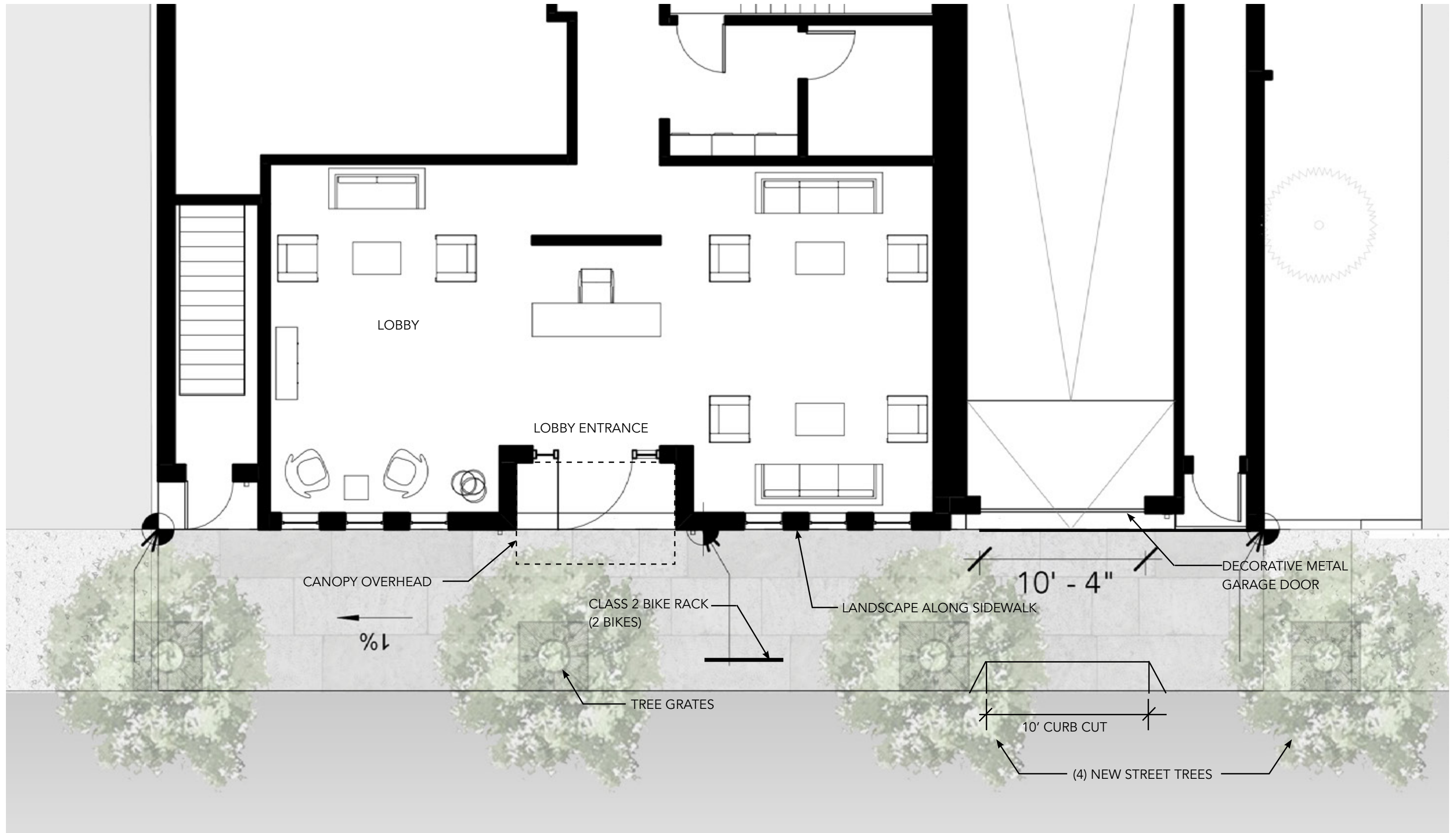
3/32" = 1'-0" 0' 8' 16' 32'

PROPOSED ELEVATIONS WEST



3/32" = 1'-0" 0' 8' 16' 32'

ENLARGED WASHINGTON ST. STREETScape



3/32" = 1'-0" 0' 8' 16' 32'

PROPOSED EXTERIOR VIEW WITH MATERIALS

WASHINGTON LOOKING NE



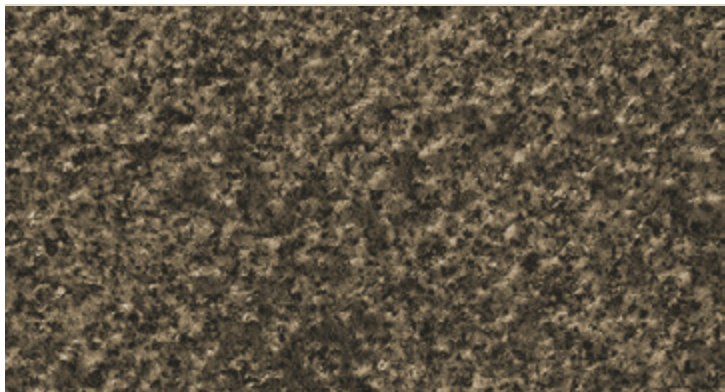
FULL HEIGHT WINDOW IN PROJECTED FRAME



BAY WINDOW FRAME MATERIAL - LIGHT COLOR METAL PANEL



WINDOW FRAME AND MULLIONS - BRONZE METAL



STONE VENEER - FLAMED FINISH



TERRACE METAL RAILING - CONCEALED FROM STREET VIEW



RAINSCREEN CLADDING: CEMENTITIOUS/MASONRY



BRONZE METAL PANEL GARAGE AND ENTRY DOOR

PROPOSED EXTERIOR VIEW WASHINGTON LOOKING NW



PROPOSED EXTERIOR VIEW WASHINGTON LOOKING NE



PROPOSED EXTERIOR VIEW CONTEXTUAL AERIAL VIEW



THANK YOU



HANDEL ARCHITECTS LLP



Exhibit C

Environmental Determination



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1320 WASHINGTON ST		0188006
Case No.		Permit No.
2018-007380ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The 9,453-square-foot project site is located on the block bound by Washington, Jackson, Leavenworth and Jones streets in the Nob Hill neighborhood of San Francisco. A 28-foot-tall, two-story, 18,906-square-foot public parking garage with 48 vehicle parking spaces, built in 1920, currently occupies the site. The proposed project would demolish the existing building and construct an approximately 65-foot-tall, six-story-over-basement, 47,329-square-foot residential building with 25 dwelling units (12 one-bedroom units, 9 two-bedroom units, and four three-bedroom units). The project would also include 25 unbundled vehicle parking spaces and 25 bicycle parking spaces in a basement garage. A new 10-foot-wide curb cut on Washington Street would provide access to the new garage, replacing the existing 64-foot-wide curb cut. A main entrance along Washington Street would provide pedestrian access to the building lobby. Two bicycle parking spaces and four new street trees would be installed in the public right of way along the Washington Street frontage. The project would include 6,078 square feet of open space for building residents in a combination of private roof terraces and rear yards, and a common roof deck. The new building would be supported by a mat or spread footing foundation. Construction would last approximately 18 months.</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

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 type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	Other _____
<input checked="" 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 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 checked="" type="checkbox"/>	<p>Hazardous Materials: <input checked="" type="checkbox"/> Maher or <input checked="" type="checkbox"/> Cortese 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? <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> 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 checked="" 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://sfplanningqis.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: 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): Jennifer M McKellar See attached memo below for a summary of environmental review comments.</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<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. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<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

<input checked="" type="checkbox"/>	Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required. The project is exempt under CEQA.	
	Project Approval Action: Planning Commission Hearing	Signature: Jennifer M McKellar
		10/19/2021
<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 9,453-square-foot project site is located on the block bound by Washington, Jackson, Leavenworth and Jones streets in the Nob Hill neighborhood of San Francisco. A 28-foot-tall, two-story, 18,906-square-foot public parking garage with 48 vehicle parking spaces, built in 1920, currently occupies the site. The proposed project would demolish the existing building and construct an approximately 65-foot-tall, six-story-over-basement, 47,329-square-foot residential building with 25 dwelling units (12 one-bedroom units, 9 two-bedroom units, and four three-bedroom units). The project would also include 25 unbundled vehicle parking spaces and 25 bicycle parking spaces in a basement garage. A new 10-foot-wide curb cut on Washington Street would provide access to the new garage, replacing the existing 64-foot-wide curb cut. A main entrance along Washington Street would provide pedestrian access to the building lobby. Two bicycle parking spaces and four new street trees would be installed in the public right of way along the Washington Street frontage. The project would include 6,078 square feet of open space for building residents in a combination of private roof terraces and rear yards, and a common roof deck. The new building would be supported by a mat or spread footing foundation. Construction would last approximately 18 months and include excavation of the entire site to depths of 13.5 to 20.5 feet below ground surface (from front to back of site) resulting in the removal of approximately 5,100 cubic yards of soil.

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:



MEMO

October 19, 2021

Case Number: 2018-007380ENV
Project Address: 1320 WASHINGTON ST
Zoning: RM-4 (RESIDENTIAL- MIXED, HIGH DENSITY)
Block/Lot: 0188/006
Staff Contact: Jennifer McKellar – 628-652-7563
Jennifer.McKellar@sfgov.org

Summary Environmental Review Comments

Air Quality: The project site is not located within an air pollutant exposure zone. The project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The project would also be subject to mandatory federal, state, and local regulations concerning the handling and disposal of hazardous building materials, including asbestos-containing building materials. The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring criteria air pollutant analysis.

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on March 26, 2019 and July 6, 2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Geology and Soils: A preliminary geotechnical report was prepared by Northgate Environmental Management, Inc, on October 12, 2015, which recommends the new building be supported by a mat or spread footing foundation. The project's structural drawings would be reviewed by the building department for conformance with recommendations in the geotechnical report, and where it would be determined if further geotechnical review is required. The project would be subject to the requirements of the California Building Code (state building code, California Code of Regulations, Title 24) requirements plus local amendments, including the building department's administrative bulletins and information sheets. State building code Chapter 18, Soils and Foundations, includes requirements for excavation, grading and fill activities, and shoring and underpinning, as needed, to protect adjacent structures.

Hazardous Materials: The project site is listed on the GeoTracker database as a "COMPLETED — CASE CLOSED" site. This means that a closure letter or other formal closure decision has been issued for the site because corrective action to ensure protection of human health, safety, and the environment, in accordance with standards set by the State, has been completed for the site. The project site once contained an underground

storage tank, subject to the State Water Resources Control Board's (SWRCB) oversight. SWRCB, either directly or acting through the San Francisco Bay Regional Water Quality Control Board, will provide regulatory oversight for the abatement of any unauthorized releases of hazardous substances from underground storage tanks, in accordance with State laws and regulations. Based on the performance standards required by the State to ensure that no adverse impacts with respect to public health and safety would occur, it can be clearly demonstrated that the project has no potential to have significant environmental effects with respect to hazardous substances on the site. In addition, the project applicant has enrolled the site in the Maher Program (Article 22A of the Health Code). The Maher Program, codified in Article 22A of the San Francisco Health Code, provides a specific process for investigating, analyzing and, when deemed necessary, remediating or mitigating hazardous substances in soils and groundwater, under the oversight and supervision of the Department of Public Health. Pursuant to this program, the project will be screened by the Department of Public Health. If, following site investigation and soil and/or groundwater analysis, the site is determined to contain hazardous substances that are likely to cause significant health and safety risks, the Maher Program requires preparation of a site mitigation plan. This plan identifies the measures necessary to assure that the project will not result in public health or safety hazards in excess of the health risk levels established by the State for the intended use of the site. Following satisfactory completion of the site mitigation measures, any required post-mitigation monitoring, and recordation of any deed restrictions, the Director of Public Health issues a letter of "no further action" and notifies the Department of Building Inspection of compliance with the Maher Program. For project sites subject to the Maher Program, the Department of Building Inspection shall not issue building permits (except for soil sampling or the site plan mitigation measures required by the Maher Program) unless and until it receives this written notification from the Director of Public Health. Accordingly, the project shall not proceed until the Department of Public Health has confirmed that any hazardous substances on the site have been removed or remediated to State standards for the intended use. The project would also be subject to mandatory federal, state, and local regulations concerning the handling and disposal of hazardous building materials (e.g., asbestos-containing building materials, lead-based paint, fluorescent light ballasts containing polychlorinated biphenyl (PCBs) or diethylhexyl phthalate (DEHP), etc.), which would ensure that demolition of the existing building would not pose a public health risk within San Francisco.

Noise and Vibration: 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 proposed. The 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). A vibration analysis prepared by Municon West Coast, Inc., on October 14, 2021, confirmed that project-generated construction vibration would not damage adjacent buildings.

Shadow: A shadow analysis prepared by Fastcast, LLC, in October 2020 confirmed that the project would not cast any new shadow on publicly accessible open spaces, including San Francisco Recreation and Park Commission properties.

Transportation: The department's transportation staff determined that additional transportation review is not required (March 18, 2019 and May 15, 2020). The project qualifies as a transit-oriented project pursuant to Public Resource code section 21099. Therefore, parking impacts shall not be considered physical environmental impacts.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 4.2, section 146), which requires a Construction Site Runoff Control permit. Since the project would disturb over 5,000 square feet of area, the project requires preparation of an Erosion and Sediment Control Plan to comply with the stormwater management ordinance (Public Works Code, article 4.2, section 147). Both plans would be reviewed by the SFPUC. 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.

Wind: A wind analysis prepared by Rowan William Davies & Irwin, Inc., (RWDI) on April 12, 2021, confirmed that the project would not generate ground-level winds in excess of the wind hazard criterion (defined in section 148 of the Planning Code).

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on August 18, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Nob Hill neighborhood group list.

Exhibit D

Land Use Data



LAND USE INFORMATION

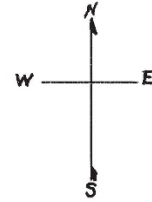
PROJECT ADDRESS: 1320 WASHINGTON ST
RECORD NO.: 2018-007380PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	18,906	4,537	-14,369
Residential GSF	0	40,337	40,337
Retail/Commercial GSF	0	0	0
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	6,078	6,078
Public Open Space	0	0	0
Other ()			
TOTAL GSF	18,906	50,952	32,046
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	25	25
Dwelling Units - Total	0	25	25
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	4	6
Parking Spaces	48	-23	25
Loading Spaces	0	0	0
Bicycle Spaces	0	29	29
Car Share Spaces	0	0	0
Other ()			

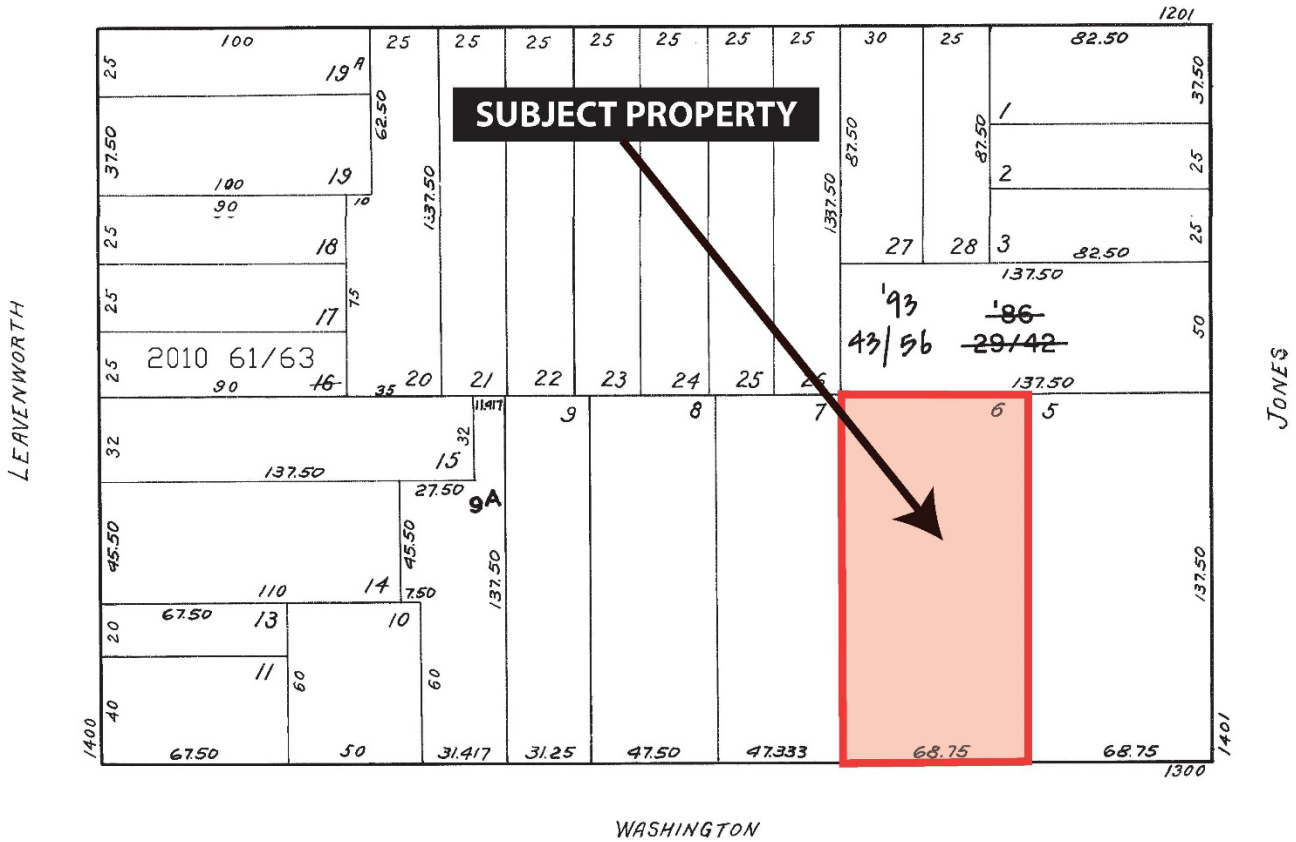
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	12	12
Two Bedroom Units	0	9	9
Three Bedroom (or +) Units	0	4	4
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Exhibit E – Maps and Context Photos

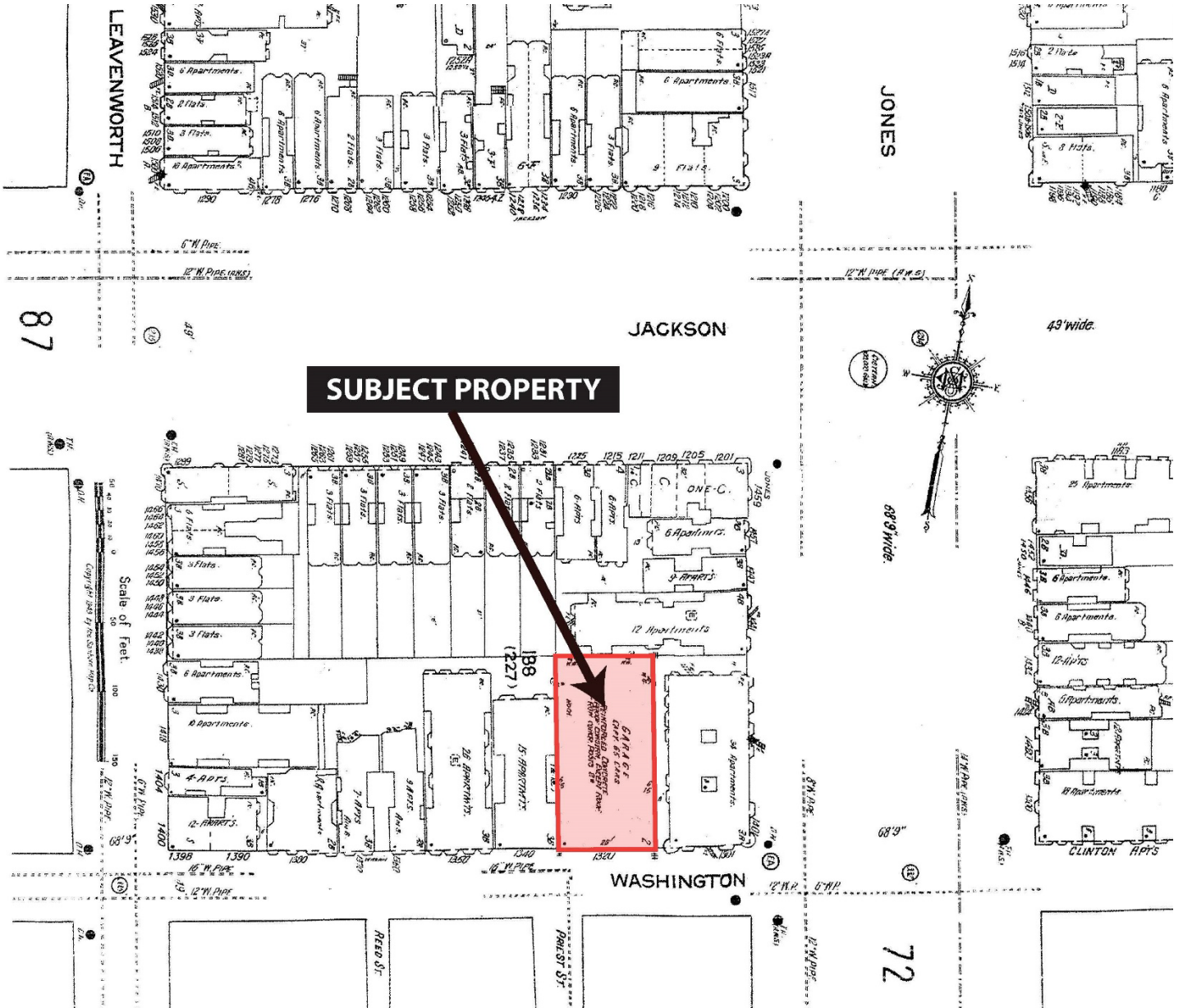
Block Book Map



JACKSON

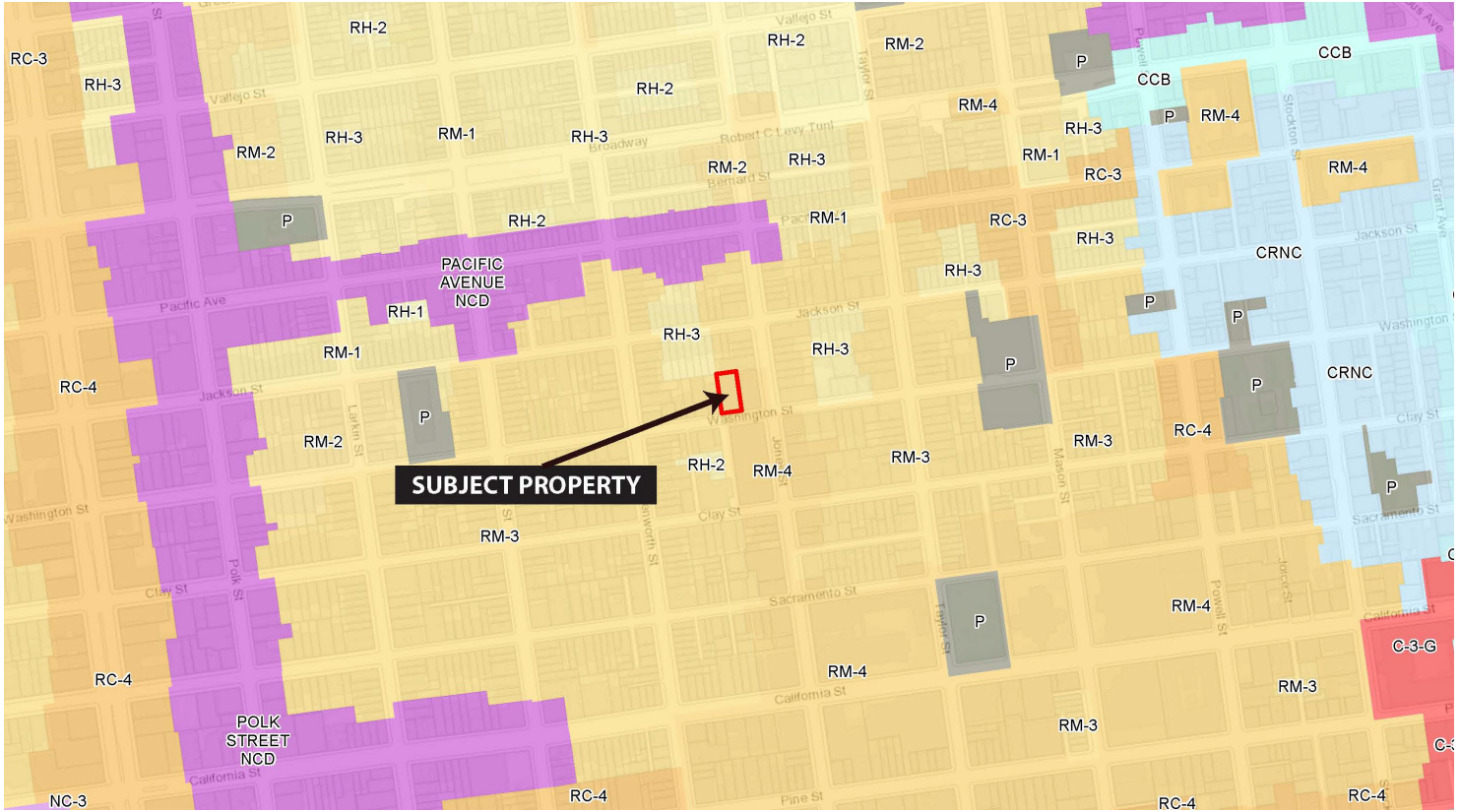


Sanborn Map*

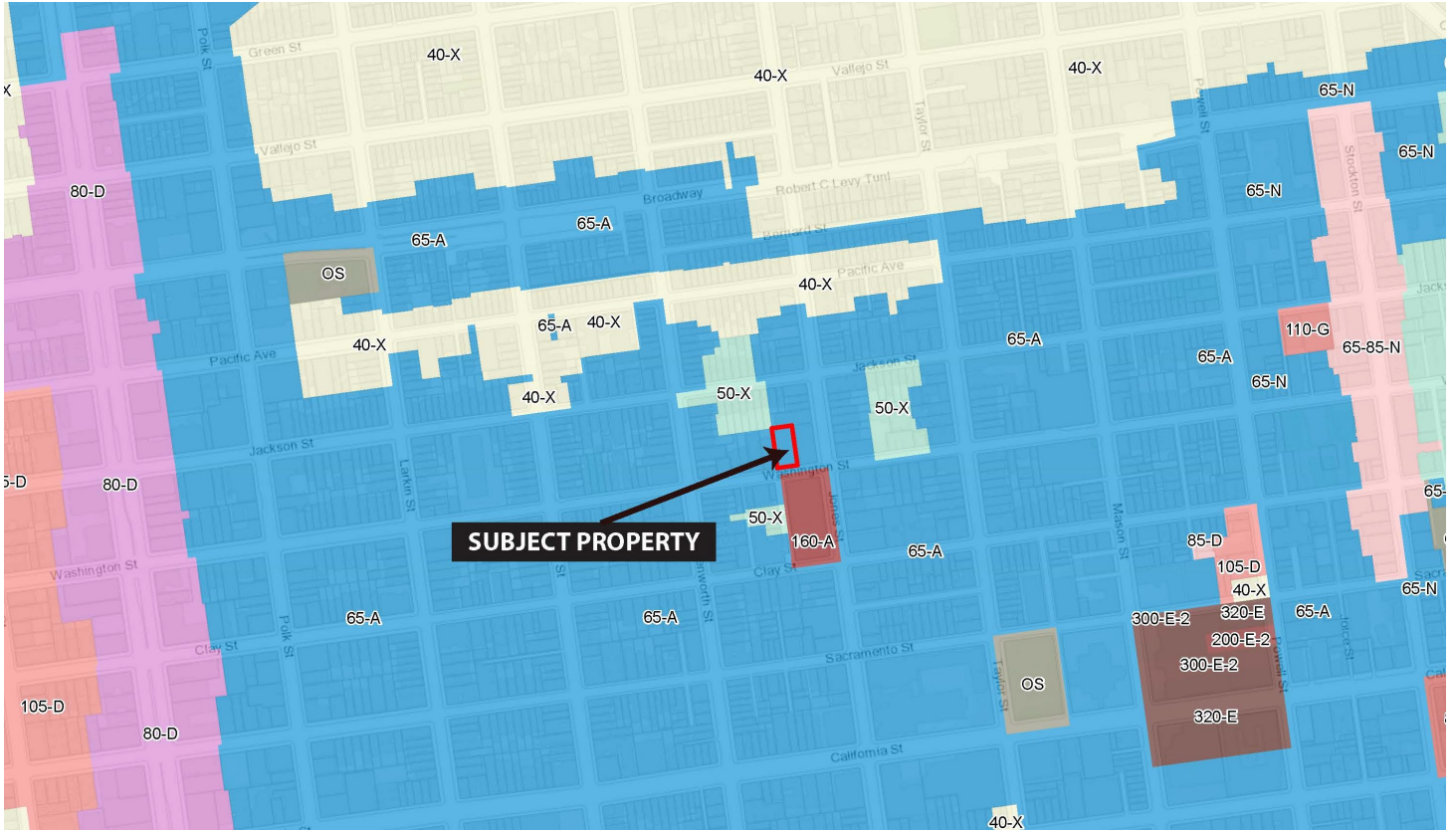


* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

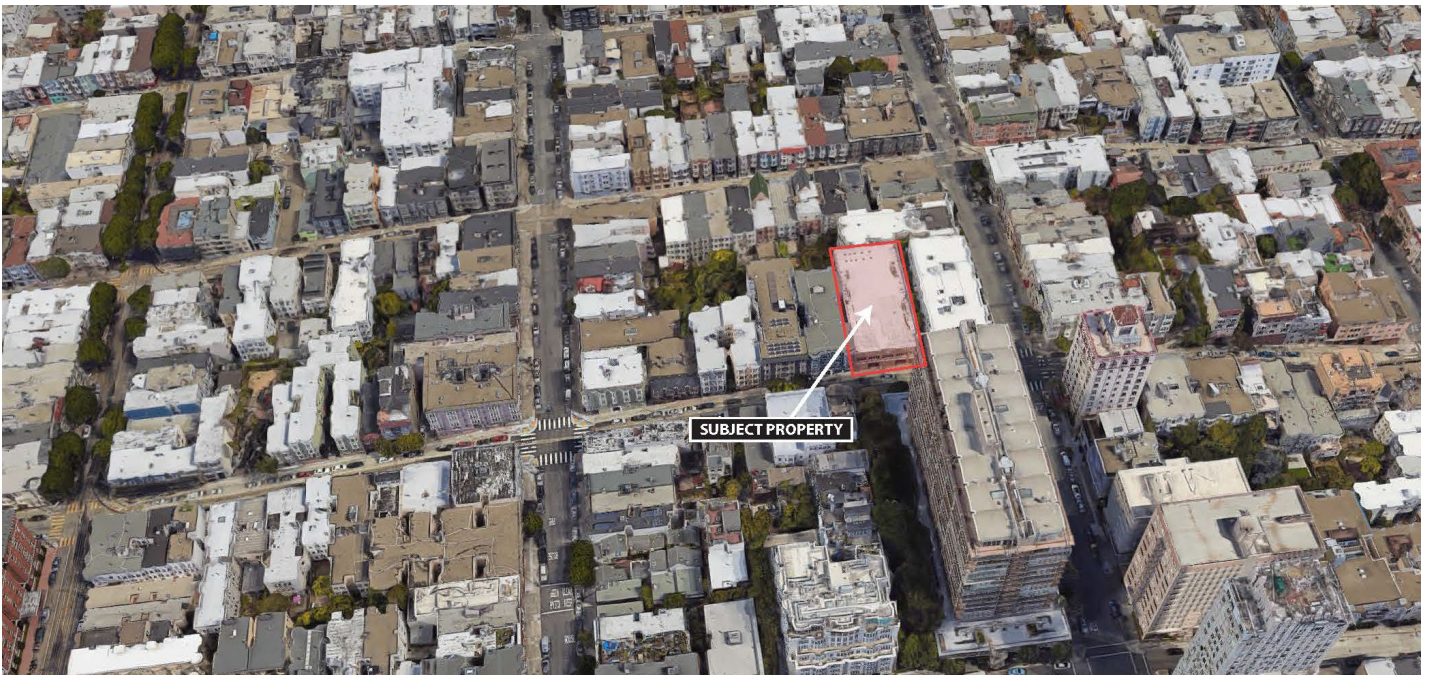
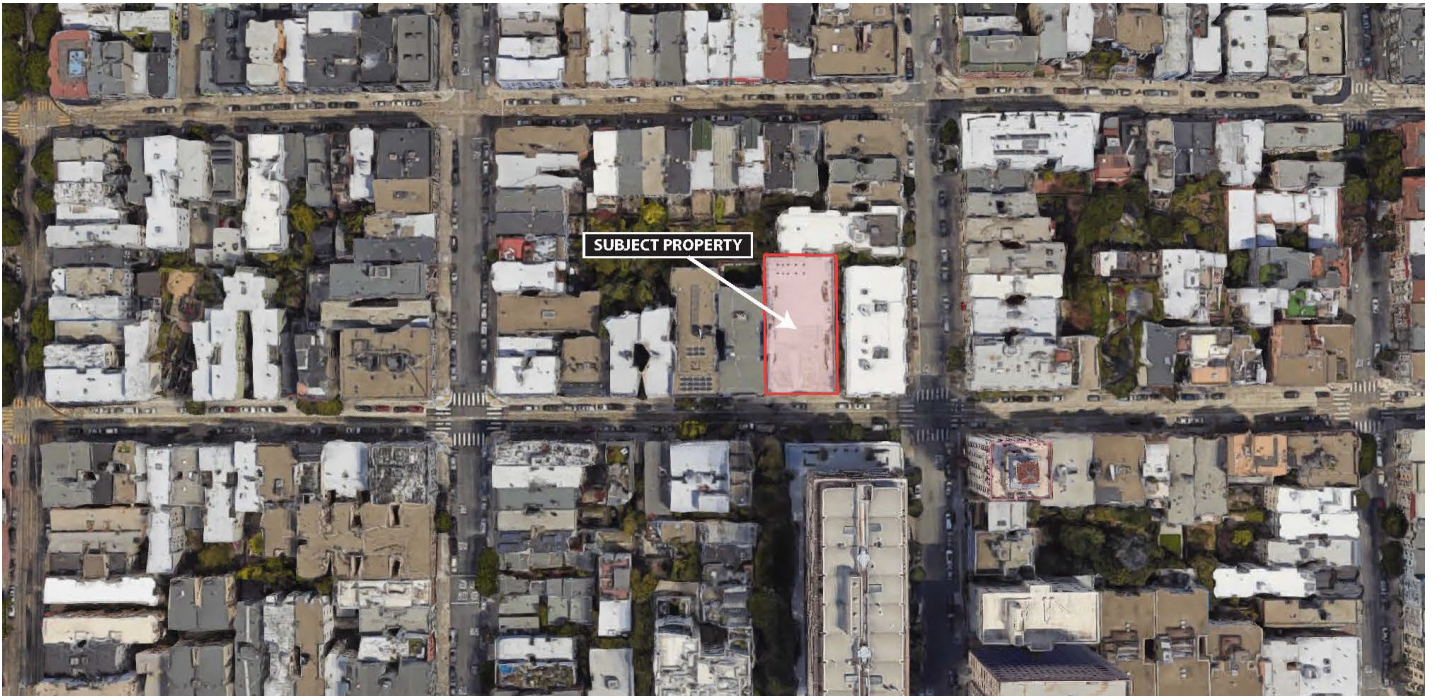
Zoning Map



Height and Bulk Map



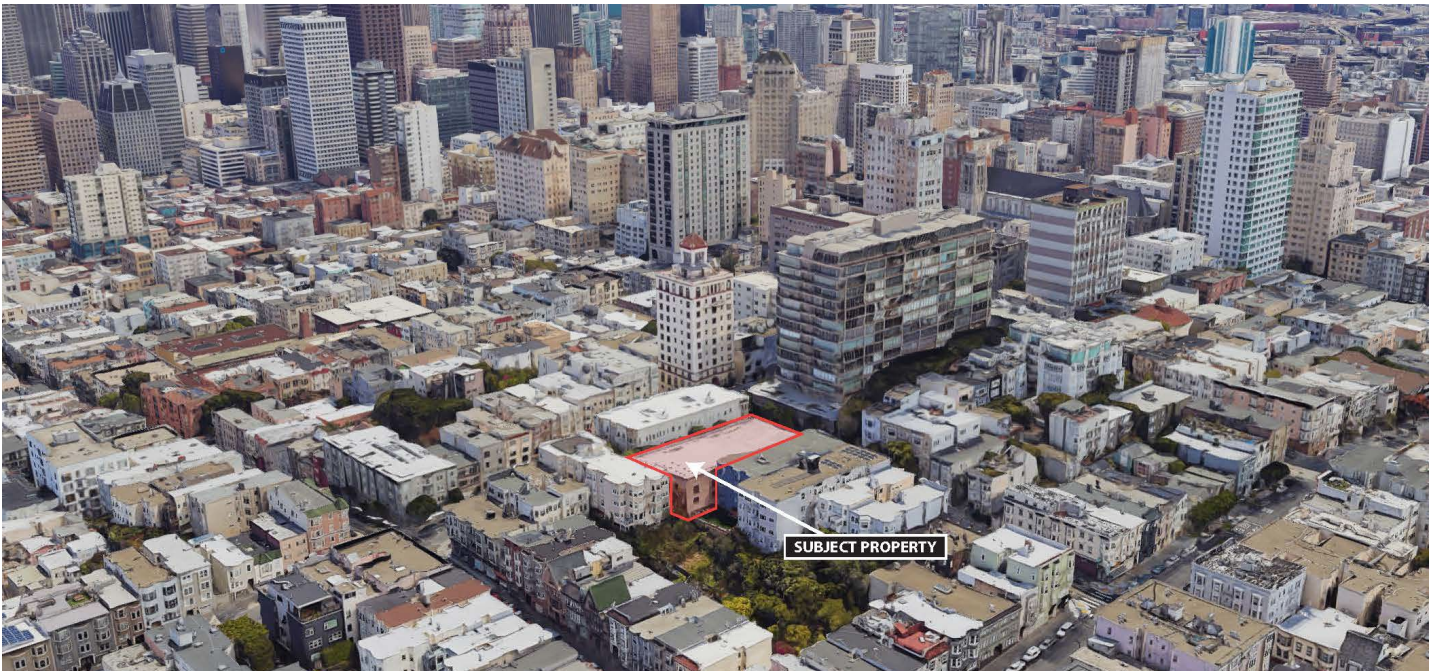
Aerial Photos (oriented north)



Aerial Photos (oriented west)



(oriented southeast)

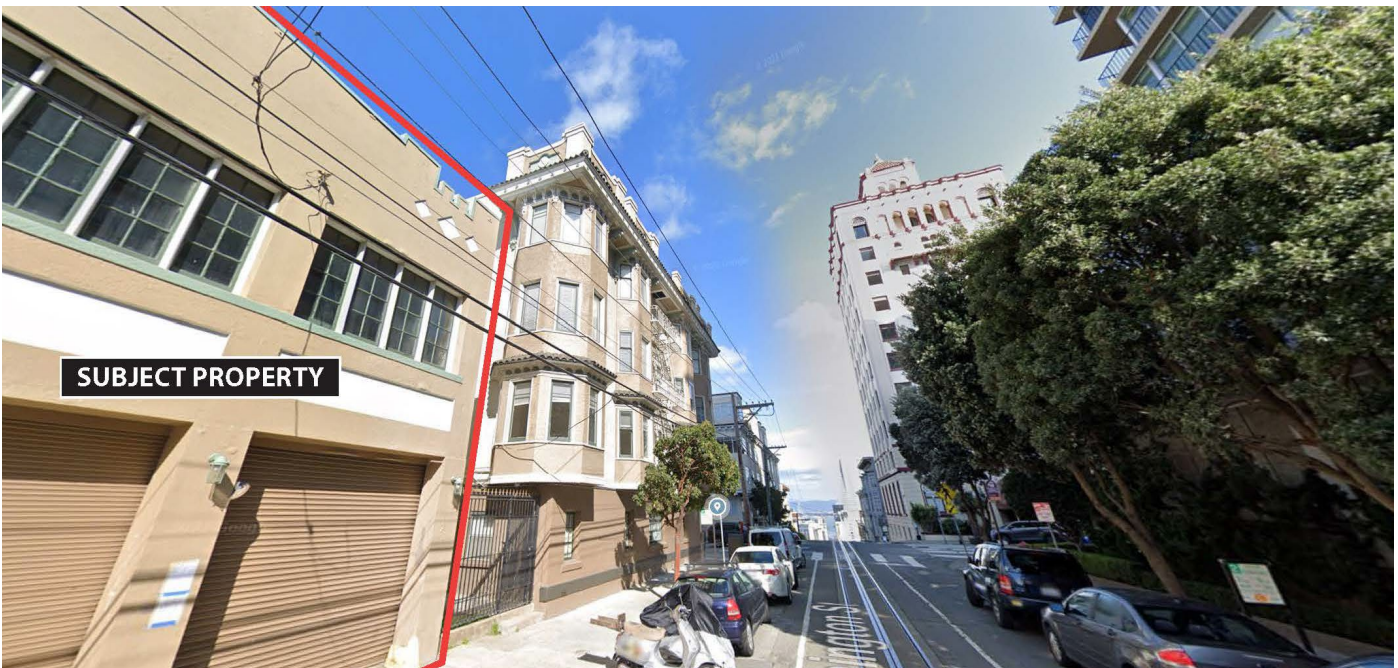


Context Photos

(Washington Street looking west toward project site)

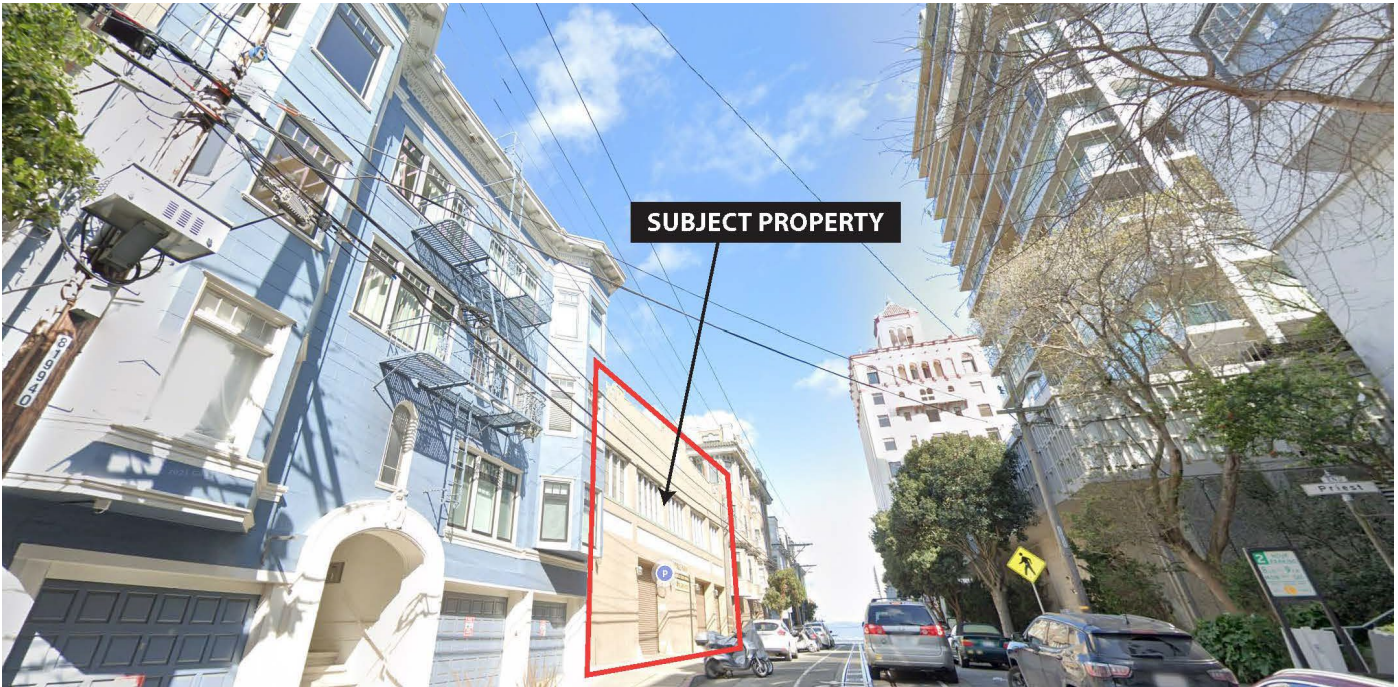


(Washington Street looking east away from project site)



Context Photos

(Washington Street looking east toward project site)



(Washington Street looking west away from project site)



Exhibit F

Project Sponsor Brief

REUBEN, JUNIUS & ROSE, LLP

Melinda A. Sarjapur
msarjapur@reubenlaw.com

October 21, 2021

Delivered Via Email (andrew.perry@sfgov.org)

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

Re: **1320 Washington Street**
Block/Lot: 0188/006
Planning Case Number: **2018-007380CUA**
Hearing Date: **November 4, 2021**

Dear President Koppel and Commissioners:

This office represents the Vasati Nob Hill Residences LLC (“**Vasati**”), the sponsor of a project at 1320 Washington Street that proposes to replace a commercial parking garage with a beautifully designed new 25-unit residential building (the “**Project**”).

The Project requires Conditional Use authorization for the building to reach a maximum height of 65-feet on a lot with more than 50 linear feet of street frontage in the RM-4 District. In addition, the Project requires a rear yard variance due to a portion of the basement which rises above the assumed line of natural grade at the rear of the site, though as a practical matter the basement will be fully below-grade once the Project has been constructed and the yard leveled at the first floor of homes. A dwelling unit exposure variance is also required for 15 units facing the 34’6” deep rear yard, due to the technical requirement for rear yard variance.

The Project should be approved as it will provide substantial benefits:

- 25 New Infill Housing Units. The Project embraces the Nob Hill neighborhood’s primarily residential character by replacing a two-story commercial parking garage with an attractive new residential building containing 25 homes.
- Housing Suitable for Family Occupancy. The Project will include 9 two-bedroom and 4 three-bedroom units, suitable for families. The units will be served by ample common and private open space, and the building’s basement will contain an area dedicated to storage for resident car seats, strollers, and other family-friendly athletic gear, plus two cargo or large bicycle parking spaces.

- *Compatible Design and Scale.* The Project has been thoughtfully designed to complement the character of this predominantly residential neighborhood, and to provide an appropriate transition from the moderate-scale residential buildings west of the Project to the larger and taller buildings to the east and south, including the 150-foot-tall Comstock Apartments at 1333 Jones Street, directly across Washington Street from the Property.
- *Increased Open Space, Improved Light and Air.* The Project would replace an existing commercial building that covers the full lot with a residential structure providing generous setbacks and landscaped open space areas. These would include a 34'6"-deep rear yard starting at the building's first floor; a 7-foot deep lightwell aligned with a lightwell on the neighboring residential building to the west, and a 15'-deep setback above the building's 4th floor along Washington Street which respects the scale of adjacent development. The Project would include an impressive 6,078 square feet of open space for building residents, including 1,780 square feet of common open space at the roof, and 4,289 square feet of private terraces. These spaces are well in excess of planning code requirements, and will provide residents with ample access to high quality outdoor space.
- *Pedestrian Streetscape Improvements.* The Project would greatly improve the pedestrian experience along Washington Street by decreasing the number of vehicle entrances across the sidewalk and reducing the actual number of vehicles traversing the pedestrian right-of-way. The current 64' curb cut will be replaced by a 10' curb cut. The attractive new ground-floor residential façade will reactivate the street frontage, and the addition of street trees, lighting and landscaping will beautify the pedestrian realm.
- *Community Support.* The sponsor has engaged residents, neighborhood organizations, and interested stakeholders in thorough and meaningful outreach to ensure 1320 Washington Street is a welcome addition to the Nob Hill community. To date, the sponsor is pleased to have received an endorsement letter from the Nob Hill Association and 21 letters of support from local residents.

We look forward to presenting this Project to the Commission on November 4, 2021.

A. Property and Project Description

The Property at 1320 Washington Street is located in the Nob Hill neighborhood, in an RM-4 Zoning and 65-A Height and Bulk District (the "**Property**"). A non-historic, two-story parking garage currently covers the full lot area, and is accessed from 3 curb cuts along Washington Street. It is bounded on both sides by multi-unit residential buildings, which are more in keeping with the character of the neighborhood.



(The existing public parking garage at the Property)

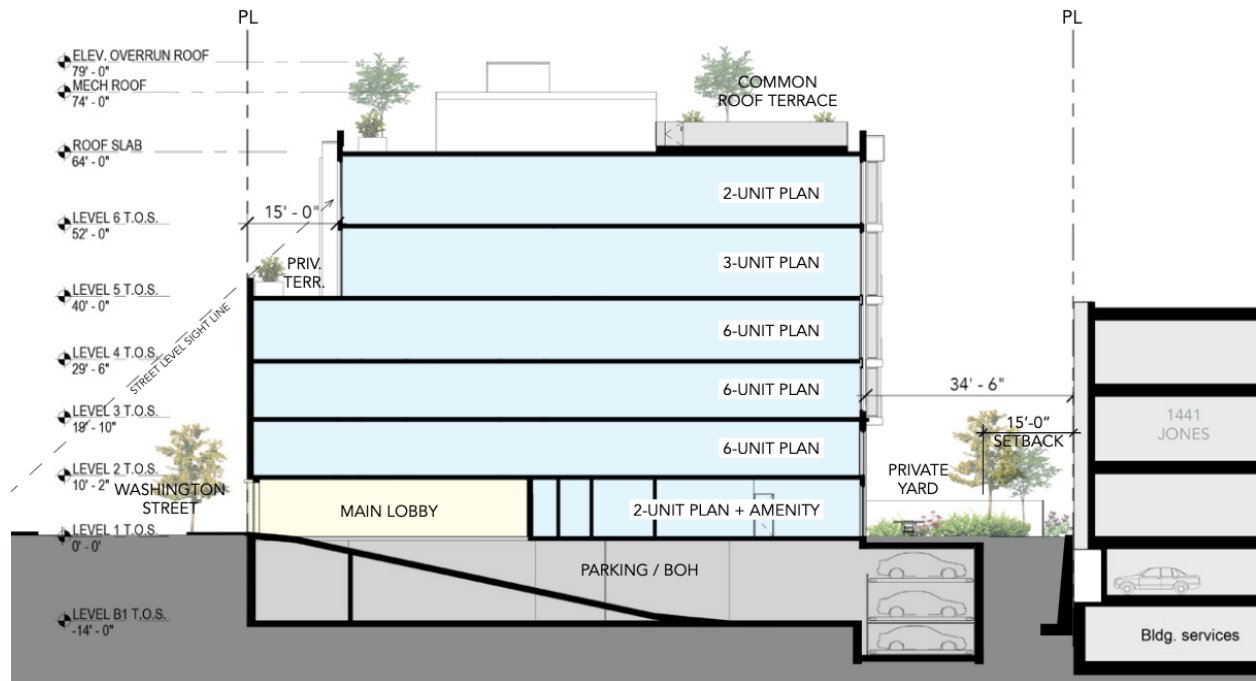
The Project would demolish the commercial parking garage and construct a 25-unit residential building reaching a maximum height of 65-feet (the “**Project**”).



(Rendering of proposed Project at 1320 Washington Street)

The Project would feature a range of unit types and sizes including 12 one-bedrooms, 9 two-bedrooms, and 4 three-bedroom units, many of which would be suitable in size for family occupancy. It would significantly exceed usable open space requirements by providing a 1,780 square foot commonly-accessible rooftop terrace and 4,298 square feet of private terraces.

The building would incorporate a number of massing reductions and setbacks to respect light and air to adjacent residential buildings, including a 15-foot-deep setback along Washington Street above the fourth floor; a 7-foot-deep lightwell which aligns with a lightwell on the adjacent building to the west, and a 34'6" deep rear yard beginning at the first floor. In addition, the Project has been designed to align the level of its landscaped rear yard area with the first floor of residential occupancy on the adjacent building to the north so that units of that building would face onto landscaped Project open space.



(Proposed site plan showing various Project setbacks)

At the street level, the Project will implement various improvements. The change from a commercial parking garage to an active residential use, along with a modern building design that complements the existing neighborhood character, will create an attractive and visually interesting street frontage. Further, the extant 64-foot curb cut will be reduced to a standard 10-foot curb cut, and the number of vehicle entrances will be reduced from three to one, creating a safer pedestrian-friendly environment. Street trees and other landscaping will beautify and enhance the pedestrian realm, provide shade, and increase surface permeability, supporting stormwater management.

The Project would contain a single basement level with 25 off-street parking spaces (20 stackers and 5 non-stacked), bicycle parking, and building mechanical systems.

B. Outreach Summary

Since March 2018, the sponsor has engaged residents, neighborhood organizations, and interested stakeholders in thorough and meaningful outreach to ensure 1320 Washington Street is a welcome addition to the Nob Hill community. To date, the sponsor is pleased to have received an endorsement letter from the Nob Hill Association and 21 letters of support from local residents.

A detailed summary of Project outreach materials is attached as **Exhibit A**.

C. Conclusion

The Project would replace a dated public parking garage with an attractive new residential building containing 25 dwelling units in a diverse range of unit types and sizes, the majority of which would be suitable for family occupancy. It has been thoughtfully designed to complement the existing character and scale of its surroundings, while incorporating various features and massing that improve light and air access for adjacent properties and creating a safer, friendlier, and greener pedestrian realm. For these reasons, we respectfully request that you approve this Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Melinda A. Sarjapur

Enclosures:

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner
Rachael Tanner, Commissioner
Andrew Perry, Project Planner

EXHIBIT A

1320 Washington Street Outreach Summary March 2018 to Current

The project sponsor of 1320 Washington Street, is pleased to propose a project with twenty-five homes with a broad range of sizes to accommodate families and individuals looking to make their home in Nob Hill. 1320 Washington Street incorporates generous green spaces adjacent to neighboring buildings and a beautifully landscaped pedestrian frontage and rooftop. The project sponsor first introduced the project to the Nob Hill community in March 2018, followed by over three years of community outreach to neighborhood organizations, neighbors, and interested stakeholders.

March 2018 to June 2018: Early Outreach

The project sponsor began the community engagement process in March 2018, sending a letter of introduction to over 400 neighbors within close proximity of the project site. That mailer ([linked here](#)) invited community residents to meet with the developer to learn more about the plans. A project specific email was set up to make communication with the developer easy and seamless. As a result of the mailing, the project sponsor engaged in a series of early in-person meetings, phone conversations, and email communications with residents from the 1340 Washington Street, 1350 Washington Street, 1441 Jones Street, 1460 Jones Street, The Bentley, and Comstock buildings, as well as held many individual meetings at people's homes, offices, coffee shops, and clubs. The key areas of discussion included architecture, views, parking, traffic and construction impacts.

This early phase of outreach laid the groundwork for transparent and responsive communications with key stakeholders throughout the project's planning process, including:

- On February 20, 2018, the project team presented the proposed project to the Comstock building board of directors. The board did not take any action but did pass along project materials to building residents.
- On March 29, 2018, the project team, including Handel Architects and project sponsor representatives, met with four of the owners at the Comstock, whose units are located directly across from the site on lower floors. The purpose of these discussions was to respond to the individual owners' questions about the proposal and to view the project site from their vantage point.
- On April 25, 2018, the project team presented to the Nob Hill Association (NHA) board of directors. The NHA has a large membership and is the primary neighborhood group in the area. The purpose of the meeting was to present initial ideas, massing, and architectural themes to generate feedback. The team has kept in close contact with the

NHA leadership throughout the development process, and in September 2021, they officially endorsed the project.

Upon completion of its initial outreach phase, the project sponsor presented the project to the larger community at its pre-application meeting on September 7, 2018. Over 400 residents, owners, business owners, and the local community groups were invited to learn about the proposed project. The format was a presentation made by the developer followed by a series of stations set up to answer questions about various aspects of the project such as density, design, parking, and construction. Participants were encouraged to complete comment cards and a survey that allowed residents to express their preferences for density. The meeting attendees in the surveys expressed a strong predilection for the proposed moderate density project.

April - August 2019: Phase 2 Outreach

The project sponsor launched its second phase of outreach, contacting nearby residents and property owners, sending follow-up communications to the neighborhood groups, pre-application meeting attendees, the Comstock, 1441 Jones neighbors, and other key stakeholders. Of primary importance was gaining consensus from the community on the project's proposed design. As a result of extensive community engagement, 17 letters of support for the project sponsor's preferred moderate density design (21- 25 units) were submitted to the Planning Department.

On September 3, 2020: The project sponsor received 10 emails from the city with comments from neighbors about the project as part of the CEQA process. The project sponsor responded to each email where contact was provided and offered to meet or have a call with each community member.

April 2021 – Present: Phase 3 Outreach

The project team has continued to provide project updates throughout the development process and worked diligently to address the concerns of nearby residents, including:

1441 Jones Street – The residents had many questions about the proposed project since their building's rear yard is adjacent to the back of the project site. The existing garage is one of the few structures that currently does not have a backyard setback but rather fills out the property on all four sides. The initial design for the project proposed a project with a smaller rear yard setback than the project coming before the Planning Commission in November. This was of great concern to the residents of 1441 Jones Street as were upper floor private terraces in close proximity to 1441 Jones. As a result of their input the project sponsor revised the project to incorporate a rear yard setback of over 30 feet, the inclusion of two ground level backyards for first floor units instead of upper-level private terraces, and the inclusion of smaller private roof gardens as well as a smaller common roof garden. This setback will provide a significant improvement in terms of light, air, and views for 1441 Jones residents with windows to the rear of our building who currently look straight at the blank wall of the existing garage.

1340 Washington Street – For over two years, the project sponsor has been engaged in discussions with their adjacent neighbors to address residents' concerns with the loss of light and air. As a result of these conversations, a beautifully designed, double-width lightwell mirroring their buildings was created to provide maximum access to light and air. The project sponsor is also funding the installation of skylights on their roof to increase light to upper floor units.

In summary, since March 2018, the project sponsor has engaged residents, neighborhood organizations, and interested stakeholders in thorough and meaningful outreach to ensure 1320 Washington Street is a welcome addition to the Nob Hill community.

As of this date, the project sponsor has received an endorsement letter from the NHA and 21 letters of support from local residents.

Exhibit G

Inclusionary Affordable Housing Affidavit

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

October 18, 2021

Date

I, Susan Sagy,
do hereby declare as follows:

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

1320 Washington Street

Address

0188 / 006

Block / Lot

The subject property is located within the following Zoning District:

RM-4

Zoning District

65-A

Height and Bulk District

N/A

Special Use District, if applicable

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

Yes No

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

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

2018-0007380

Planning Case Number

N/A

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:

Andrew Perry

Planner Name

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

12/27/2018

Date

The project contains 25 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:

33% (fee)

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.

40,337

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
25	0	0	12	9	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): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

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

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

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

Number of Affordable Units to be Located OFF-SITE:

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

Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:	
Area of Dwellings in Off-Site Project (in sq. feet):		
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):	Number of Market-Rate Units in the Off-site Project:

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site % of affordable housing requirement.

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

Income Levels for On-Site or Off-Site Units in Combination Projects:			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No
 If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) _____

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

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
0	0	0	0	0	0

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

- On-site Affordable Housing Alternative N/A - No existing dwelling units on site
- 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

Vasati Nob Hill Residences, LLC

Company Name

Susan Sagy

Name (Print) of Contact Person

33 New Montgomery Street, Suite 1810

Address

(415) 431-3800

Phone / Fax

San Francisco, CA 94105

City, State, Zip

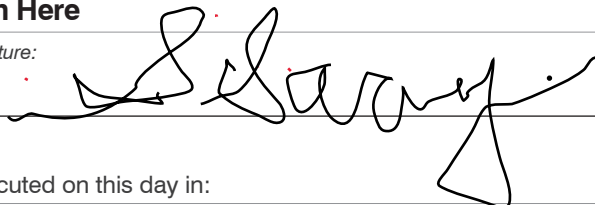
ssagy@uldevelopment.com

Email

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

Sign Here

Signature:



Name (Print), Title:

Susan Sagy, Project Manager

Executed on this day in:

Location:

San Francisco, CA

Date:

10/18/21

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:

Exhibit H

Anti-Discriminatory Housing Affidavit

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Vasati Nob Hill Residences, LLC	
PROPERTY OWNER'S ADDRESS: 33 New Montgomery St. Suite #1810 San Francisco CA 94105	TELEPHONE: (415) 431-3800
	EMAIL: ssagy@uldevelopment.com

APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: ()
	EMAIL:

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT: 1320 Washington Street, San Francisco CA		ZIP CODE: 94109
CROSS STREETS: Leavenworth & Jones St		
ASSESSORS BLOCK/LOT: 0188 / 006	ZONING DISTRICT: RM-4	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	0	25	25
<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: 

Date: 10/20/21

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

SUSAN SAZY
Owner / Authorized Agent (circle one)

Exhibit I

First Source Hiring Affidavit



AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM - ADMINISTRATIVE CODE CHAPTER 83

APPLICATION

Project Sponsor's Information

Name: Vasati Nob Hill Residences, LLC

Address: 33 New Montgomery St. Suite #1810
San Francisco, CA 94105

Email Address: ssagy@uldevelopment.com

Telephone: (415) 431-3800

Property Information and Related Applications

Project Address: 1320 Washington Street, San Francisco CA

Block/Lot(s): 0188 / 006

Building Permit Application No(s): N/A

Estimated Residential Units: 25

Estimated SQ FT Commercial Space: 0

Estimated Height/Floors: 65' / 6 floors

Estimated Construction Cost: 15,000,000

Anticipated Start Date: 4th qtr 2022

FIRST SOURCE HIRING PROGRAM VERIFICATION

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	YES
Project is wholly residential	<input checked="" type="checkbox"/>
Project is wholly commercial	<input type="checkbox"/>
Project is mixed use	<input type="checkbox"/>
A: The project consists of ten (10) or more residential units.	<input checked="" type="checkbox"/>
B: The project consists of 25,000 square feet or more of gross commercial floor area/	<input type="checkbox"/>
C: Neither A nor B apply	<input type="checkbox"/>

Notes:

- If you checked C, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.
- If you checked A or B, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.
- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or 415.701.4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

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	0	0	0	Laborer	61	3	20
Boilermaker	0	0	8	Operating Engineer	110	0	2
Bricklayer	78	1	6	Painter	74	1	5
Carpenter	87	3	25	Pile Driver	124	0	4
Cement Mason	80	1	6	Plasterer	77	1	6
Drywall/Latherer	77	2	15	Plumber and Pipefitter	121	2	12
Electrician	117	2	12	Roofer/Water proofer	67	1	6
Elevator Constructor	149	1	4	Sheet Metal Worker	110	1	5
Floor Coverer	82	1	6	Sprinkler Fitter	102	1	4
Glazier	85	2	8	Taper	82	1	5
Heat & Frost Insulator	87	1	4	Tile Layer/ Finisher	73	2	9
Ironworker	95	1	5	Other:	0	0	0
			TOTAL:				TOTAL:
			99				8

- | | | |
|--|-------------------------------------|--------------------------|
| | YES | NO |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired? | <u>20</u> | |

DECLARATION OF SPONSOR OF PRINCIPAL PROJECT

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Susan Sagy	ssagy@uldevelopment.com	(415) 431-3800

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.

Susan Sagy Digitally signed by Susan Sagy
 Date: 2021.10.21 12:57:09 -07'00' 10/21/ 2021
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE) (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