



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Shadow Authorization

HEARING DATE: JULY 30, 2020

Record No.: 2018-009487SHD
Project Address: 811 Valencia Street
Zoning: Valencia Street Neighborhood Commercial Transit (NCT) Zoning District
55-X Height and Bulk District
Mission Alcohol Restricted Use District
Block/Lot: 3596/099
Project Sponsor: Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, CA 94103
Property Owner: Phoenix Irish Bar LLC
1934 Indian Valley Road
Novato, CA 94947
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org
Recommendation: Determine Shadow Will Not Adversely Affect Mission Playground

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes demolition of the existing single-story building, and new construction of a six-story, 55-ft tall, mixed-use residential building (approximately 7,454 square feet (sq. ft.)) with 18 single-room occupancy (SRO) dwelling units, approximately 540 square feet of Retail Sales and Service use, 19 Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission, upon recommendation from the Recreation and Park Commission, must make a determination that the shadow impact on Mission Playground will not be significant or adverse, pursuant to Planning Code Section 295.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received four letters and two phone calls in opposition to the Project from neighborhood residents. The opposition to the Project includes concerns about the height relative to neighboring buildings and more specifically the elevator/stair penthouses and rooftop structures, the typology of the housing (SRO),

impacts to neighborhood businesses and sidewalk during construction, and shadow cast on neighboring properties.

- **Outreach:** The Sponsor has hosted one meeting within the community, on October 29, 2018. Subsequently, they met with the Valencia Corridor Merchants Association (VCMA) on April 10, 2019 as well as other general outreach to the neighbors and neighborhood. The Project Sponsor has submitted 35 letters of support for the project.
- **Single-Room Occupancy.** The Planning Code defines a single-room occupancy dwelling unit as:

A Residential Use characteristic, defined as a Dwelling Unit or Group Housing room consisting of no more than one occupied room with a maximum gross floor area of 350 square feet and meeting the Housing Code's minimum floor area standards. The unit may have a bathroom in addition to the occupied room. As a Dwelling Unit, it would have a cooking facility and bathroom. As a group housing room, it would share a kitchen with one or more other single room occupancy unit/s in the same building and may also share a bathroom. A single room occupancy building (or "SRO" building) is one that contains only SRO units and accessory living space.
- **Inclusionary Affordable Housing.** The Project has elected the on-site rental affordable housing alternative, identified in Planning Code Section 415. The project site is located within the Valencia NCT Zoning District and the Mission Area Plan, which requires 13% of the total number of units to be designated as part of the inclusionary affordable housing program, since the project filed an Environmental Evaluation Application on February 19, 2019. The Project contains 18 SRO dwelling units and the Project Sponsor will fulfill this requirement by providing 2 affordable units on-site.
- **Entertainment Commission.** In accordance with the Entertainment Commission's approved "Guidelines for Entertainment Commission Review of Residential Development Proposals Under Administrative Code Chapter 116," Entertainment Commission staff determined that a hearing on this project was not required under Section 116.7(b) of the Administrative Code. The Entertainment Commission recommends that the Planning Department and/or Department of Building Inspection impose the Entertainment Commission's standard conditions and incorporate all recommended Noise Mitigation Measures as included in the July 29, 2019 Environmental Noise Report prepared by ARC Management.
- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:
 - Removal of the roof deck and associated rooftop structures;
 - Reduction in height and mass of stair and elevator penthouses;
 - Open Space provided in compliant rear yard.
- **Neighborhood Notice.** The Building Permit Applicant for the Project is subject to a 30-day notification of property owners and residents within 150-feet of the subject property Pursuant to Planning Code Section 311.
- **Code-Complying:** The Project is fully compliant with the Planning Code and is not seeking any variances or exceptions to any Planning Code requirement.

ENVIRONMENTAL REVIEW

On July 10, 2020 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan. Although the Project results in net new shadow on Mission Playground, the Project provides new housing, including new on-site below-market rate units for rent and new affordable-by-design units, which is a top priority for the City. The amount of net new shadow on Mission Playground would be 1,217 annual square foot hours of shadow and increasing shadow load by a minimal 0.00037% above current levels. The shadow would affect a small portion of the exercise equipment and playground surface in the northeast corner of the interior playground for a maximum duration of 18 minutes in the early morning.

ATTACHMENTS:

Draft Motion – Shadow Authorization
Resolution Recreation and Park Commission
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Shadow Report, dated April 29, 2020
Exhibit E – Land Use Data
Exhibit F – Maps and Context Photos
Exhibit G – Inclusionary Affordable Housing Affidavit
Exhibit H – Anti-Discriminatory Housing Affidavit
Exhibit I – First Source Hiring Affidavit



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS WITH THE RECOMMENDATION OF THE RECREATION AND PARK COMMISSION, THAT NET NEW SHADOW ON MISSION PLAYGROUND BY THE PROPOSED PROJECT AT 811 VALENCIA STREET WOULD NOT BE ADVERSE TO THE USE OF MISSION PLAYGROUND.

PREAMBLE

Under Planning Code Section 295, a building permit application for a project exceeding a height of 40 feet cannot be approved if there is any shadow impact on a property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission, upon recommendation from the Recreation and Park Commission, makes a determination that the shadow impact will not be significant or adverse.

Planning Code Section 295 was adopted in 1985 in response to voter-approved Proposition K, which required Planning Commission disapproval of any structure greater than 40 feet in height that cast a shadow on property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission found the shadow would not be significant. On February 7, 1989, the Recreation and Park Commission and the Planning Commission adopted criteria establishing absolute cumulative limits for additional shadows on fourteen named parks throughout San Francisco (Planning Commission Resolution No. 11595).

The Proposition K Memorandum established criteria for determining a potentially permissible quantitative limit for additional shadows, known as the absolute cumulative limit, for parks not named in the Memorandum. Mission Playground was not named in the Proposition K Memorandum and, at 2.03 acres (88,427 sq. ft.), is considered a large park which is shadowed between 20 and 40 percent of the time during

the year. As such, Proposition K Memorandum recommended that additional shadow of up to one tenth (0.1) percent could be potentially permitted if the shadow meets the qualitative criteria of the park. The qualitative criteria include existing shadow profiles, important times of day and seasons in the year associated with the park's use, the size and duration of new shadows, and the public good served by the buildings casting new shadow. Approval of new shadow on Mission Playground would require hearings at the Recreation and Park Commission and the Planning Commission.

Mission Playground is a public park under the jurisdiction of the Recreation and Park Department (RPD). It is a 2.03-acre (88,427 square feet) urban park located in the Mission neighborhood of San Francisco. The park is located interior to the block bounded by 19th Street to the north, Valencia Street to the east, 20th Street to the south, and Guerrero Street to the west, with frontage on 19th, Linda and Valencia Streets. The stated hours of operation for Mission Playground are from 6 am to 10 pm, year-round.

The park contains playgrounds, picnic area, lawn, soccer field, basketball court, tennis courts and an outdoor pool. The park also contains the Mission Clubhouse, which provides reservable community rooms, and restrooms. Public entrances are located on Linda, 19th and Valencia Streets. The lawn and clubhouse are located at the corner of 19th Street and Linda Street. From there a walkway leads to the pool and playground. The basketball and tennis courts and soccer field are located in the southwest corner of the park. A smaller playground and seating area fronts on Valencia Street.

The proposed project would result in new shadows falling on the park, adding approximately 1,217 annual square foot hours (sfh) of shadow and increasing shadow load by 0.00037% above current levels, resulting in an increase in the total annual shading from 30.43% to 30.43037% of Total Annual Available Sunlight (TAAS). The new shadow resulting from the Project would be present for ten weeks, between April and May, and July and August in early morning hours and would fall on the northeastern portion of the park and cast new shadows on a piece of the playground gym equipment and landscape boarder.

On February 20, 2019, Reza Khoshnevisan of SIA Consulting Corp. (hereinafter "Project Sponsor") filed Application No. 2018-009487SHD (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Shadow Analysis to construct a six-story, 55-ft. tall, and 7,454 gross sq. ft. mixed use building containing 537 sq. ft. of ground floor commercial retail use and 4,905 sq. ft. of residential use for 18 dwelling units, 600 sq. ft. common open space, and 19 Class 1 bicycle parking spaces (hereinafter "Project") at 811 Valencia Street, Block 3596 and Lot 099 (hereinafter "Project Site"). The Project is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning Districts, Mission Alcohol RUD (Restricted Use District), and a 55-X Height and Bulk District.

On an annual basis, the Theoretical Annual Available Sunlight ("TAAS") on Mission Playground is approximately 329,276,915 square-foot hours of sunlight. Existing structures in the area cast shadows on Mission Playground that total approximately 100,200,223 square-foot hours, or approximately 30.43% of the TAAS.

A shadow analysis report, prepared by Fast Cast, was submitted on January 27, 2020, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Record No. 2018-009487SHD). The memorandum concluded that the Project would cast approximately 1,217 square-foot hours of new shadow on Mission Playground, equal to approximately

0.00037% of the TAAS on Mission Playground, bringing the estimated total annual shading of the Park as a percentage of TAAS to 30.43037% (previously at 30.43%).

On July 10, 2020 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-009487SHD is located at 1650 Mission Street, Suite 400, San Francisco, California.

On July 16, 2020, the San Francisco Recreation and Parks Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Shadow Analysis Application No. 2018-009487SHD and adopted a resolution finding that the shadow cast by the proposed Project would not have a significant adverse impact on the use of Mission Playground.

On July 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Shadow Analysis Application No. 2018-009487SHD.

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.

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. The additional shadow cast by the Project would not be adverse and is not expected to interfere with the use of the Park for the following reasons:
 - a. The magnitude of the additional shadow is well below one tenth percent of TAAS on an annual basis and amounts to a reasonable and small loss of sunlight for a park in an area of intended for building heights of 55 feet and increased residential density.
 - b. When present, the new shadow would occur in the early morning, between 7:01 and 7:43 a.m., for a maximum duration of 18 minutes and an average duration of 13 minutes.
 - c. Shading from the Project would be cast over the top of intervening buildings, which already cast shadows on the park.
3. **Public Outreach and Comment.** The Department has received four letters and two phone calls in opposition to the Project from neighborhood residents. The opposition to the Project includes concerns about the height relative to neighboring buildings and more specifically the elevator/stair penthouses and rooftop structures, impacts to neighborhood businesses and sidewalk during

construction, and shadow cast on neighboring properties. The Sponsor has hosted one meeting within the community, on October 29, 2018. Subsequently, they met with the Valencia Corridor Merchants Association (VCMA) on April 10, 2019 as well as other general outreach to the neighbors and neighborhood. The Project Sponsor has submitted 35 letters of support for the project.

4. A determination by the Planning Commission and the Recreation and Park Commission to allocate net new shadow to the Project does not constitute an approval of the Project.

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 **DETERMINES**, under Shadow Analysis Application No. 2018-009487SHD that the net new shadow cast by the Project on Mission Playground will not be adverse to the use of Mission Playground.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on July 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECREATION & PARK COMMISSION
City and County Of San Francisco
Resolution No. 2007-003

RESOLUTION RECOMMENDING TO THE PLANNING COMMISSION REGARDING WHETHER OR NOT THE NEW SHADOW CAST BY THE PROPOSED PROJECT AT 811 VALENCIA STREET WILL HAVE A SIGNIFICANT ADVERSE IMPACT ON THE USE OF MISSION PLAYGROUND PURSUANT TO PLANNING CODE SECTION 295 (THE SUNLIGHT ORDINANCE).

RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 811 Valencia Street will not have a significant adverse impact on the use of Mission Playground, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and

Adopted by the following vote:

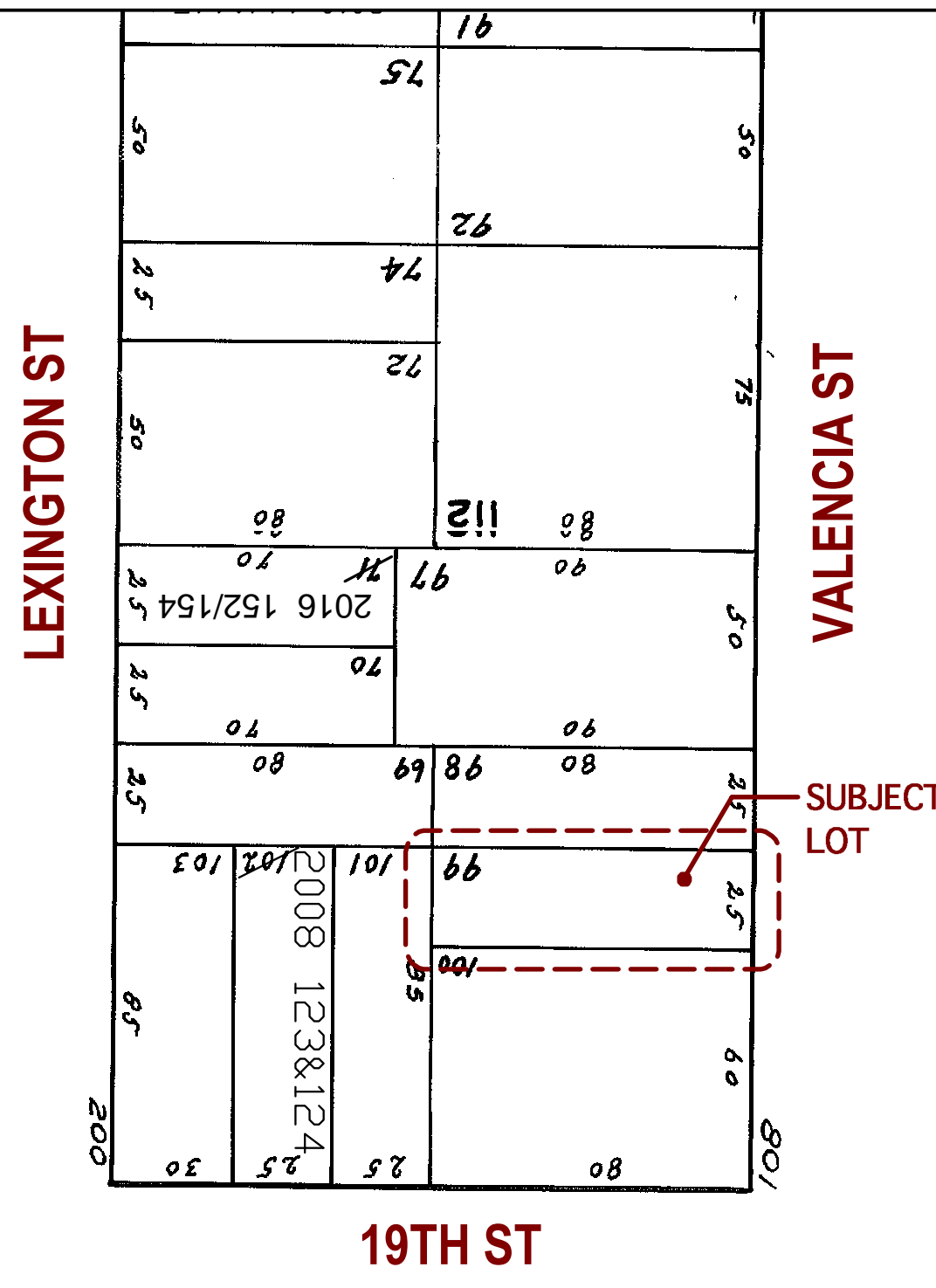
Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on July 16, 2020.



Staci L. White, Acting Commission Liaison

ASSESSOR'S PARCEL MAP



PROPOSED MASSING



SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF A 6-STORY BUILDING AT 811 VALENCIA ST. THE PROPOSED DESIGN INCLUDES GROUND FLOOR COMMERCIAL, 18 DWELLING UNITS & A SHARED OPEN SPACE.

DRAWING INDEX

- A-0.1 COVER SHEET
- A-0.2 3-D MODEL
- A-0.3 AERIAL PHOTOS
- A-0.4 SITE PHOTOS
- A-0.5 SITE SURVEY
- A-1.1 (E) & (N) SITE PLAN
- A-2.0 (E) FLOOR PLANS AND ELEVATIONS
- A-2.1 FLOOR PLAN LEVEL 1 & 2 PLANS
- A-2.2 FLOOR PLAN LEVEL 3 - 5 & 6 PLANS
- A-2.3 ROOF PLAN / TYPICAL DETAILS
- A-3.1 FRONT & REAR ELEVATIONS
- A-3.2 RIGHT ELEVATION
- A3.3 LEFT ELEVATION
- A-4.1 BUILDING SECTION
- GPR-1.0 GREEN BUILDING CHECKLIST

PROJECT DATA

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
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SHEET TITLE

Cover Sheet

PLANNING DATA

LOT AREA: 2,000 ± S.F.
BLOCK / LOT: 3596 / 099
ZONING: NCT
ALLOWABLE BUILDING HEIGHT: 55-X
(E) BUILDING HEIGHT: 18'-4"±
(N) BUILDING HEIGHT: 55'-0"
(E) STORIES: 1
(N) STORIES: 6
(E) OCCUPANCY GROUP: M
(N) OCCUPANCY GROUP: R2 & M
(E) GROSS S.F.: 1,951 ± S.F.

PARKING SUMMARY

CLASS I BICYCLE PARKING: 19 BICYCLE PARKING (ONE PER DWELLING)
CLASS II BICYCLE PARKING: 2 @ SIDE WALK (ONE PER EVERY 20 UNITS)

BMR UNITS

TBD: TBD (AS REQUIRED BY SF REGULATIONS)

CONSTRUCTION TYPE

TYPE "V-A" / "III-A"

APPLICABLE CODES

2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

GROSS FLOOR AREA DATA BREAKDOWN (GSF)

LEVEL	COMMERCIAL	RESIDENTIAL	CIRCULATION	STORAGE UTILITY BIKE	TOTAL
1ST FLOOR	379 S.F.	-	702 S.F.	283 S.F.	1,364 S.F.
2ND FLOOR	158 S.F.	545 S.F.	171 S.F.	-	874 S.F.
3RD FLOOR	-	1,097 S.F.	214 S.F.	-	1,311 S.F.
4TH FLOOR	-	1,097 S.F.	214 S.F.	-	1,311 S.F.
5TH FLOOR	-	1,097 S.F.	214 S.F.	-	1,311 S.F.
6TH FLOOR	-	1,069 S.F.	214 S.F.	-	1,283 S.F.
TOTAL	537 S.F.	4,905 S.F.	1,729 S.F.	283 S.F.	7,454 S.F.

RESIDENTIAL UNIT MATRIX

FLOOR LEVEL	UNIT TYPE	TOTAL # OF UNIT	COMMON OPEN SPACE
1ST FLOOR	SRO	0	600 S.F.
2ND FLOOR	SRO	2	0 S.F.
3RD FLOOR	SRO	4	0 S.F.
4TH FLOOR	SRO	4	0 S.F.
5TH FLOOR	SRO	4	0 S.F.
6TH FLOOR	SRO	4	0 S.F.
ROOF	-	0	-
TOTAL		18 UNITS	600 S.F.

OPEN SPACE REQUIRED: 18 x 100 = 1,800/3 = 600 S.F.
 PROVIDED: 600 S.F.

NOTE:
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN A.A.

CHECKED R.K.

DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

SHEET NO.

A-0.1

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San Francisco, CA 94110



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SHEET TITLE

3-D Model

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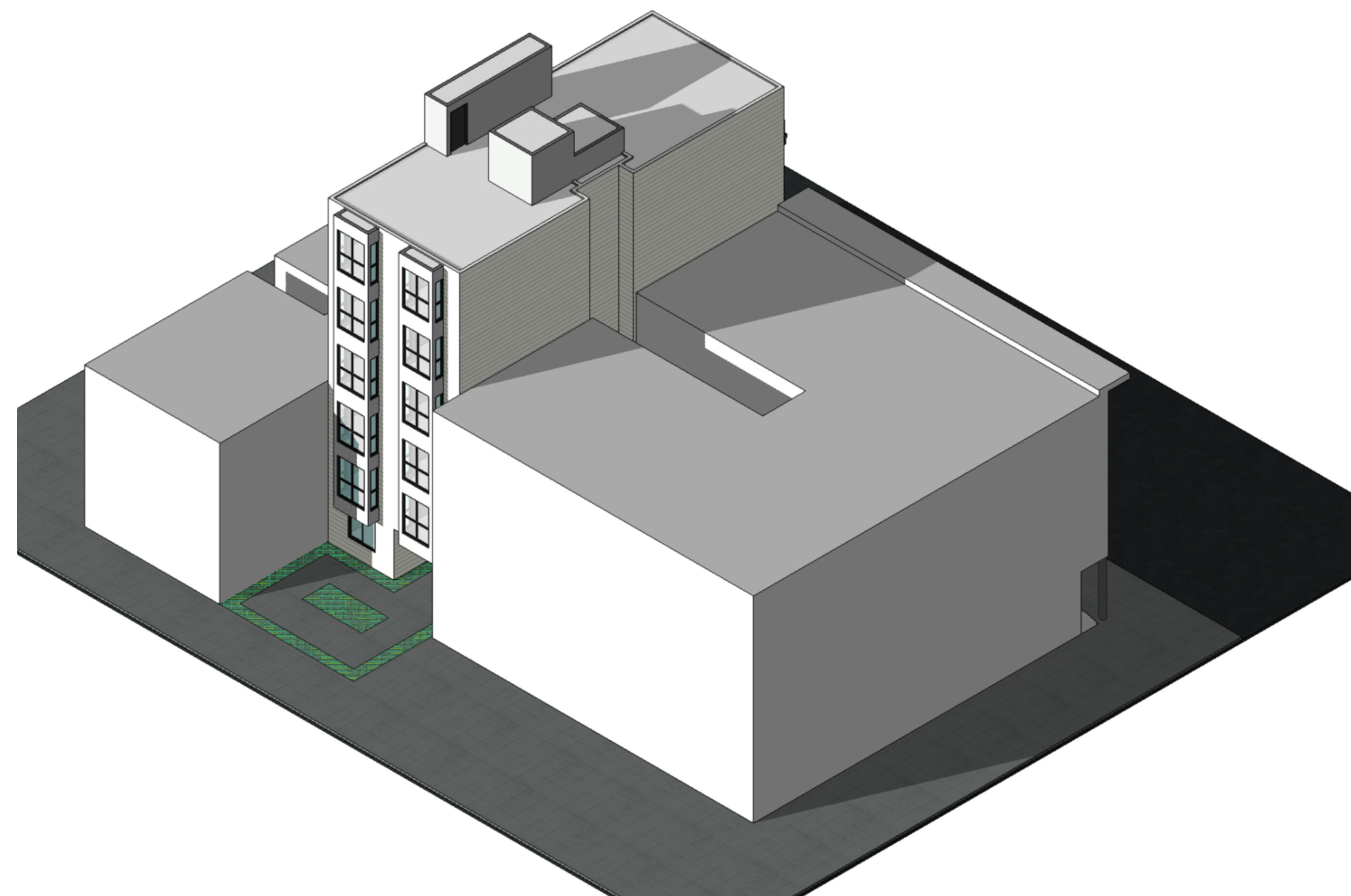
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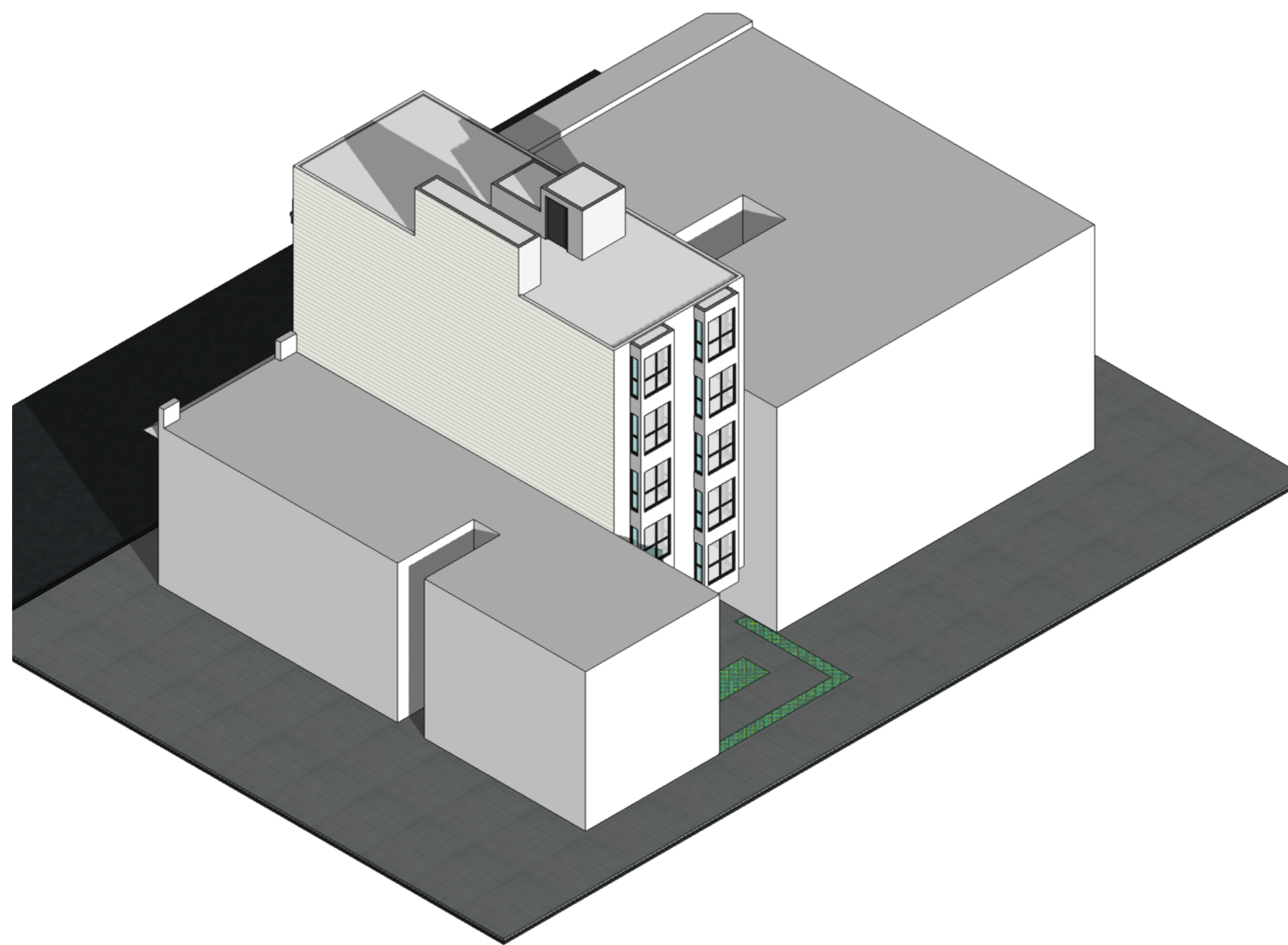
PROPOSED FACADE ISOMETRIC VIEW



PROPOSED FACADE ISOMETRIC VIEW



PROPOSED REAR ISOMETRIC VIEW



PROPOSED REAR ISOMETRIC VIEW

A



Aerial Block Photo

B

C

PROJECT NAME
811 Valencia St.
 San Francisco, CA 94110



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SHEET TITLE

Aerial Photos

D



Aerial Photo

E

F

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SHEET NO.	A-0.3

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110

A

A



PROPERTY TO THE LEFT OF SUBJECT PROPERTY



SUBJECT PROPERTY



PROPERTY TO THE RIGHT OF SUBJECT PROPERTY



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SHEET TITLE

Site Photos

D

D



PROPERTY ACROSS FROM SUBJECT PROPERTY



PROPERTY ACROSS FROM SUBJECT PROPERTY



PROPERTY ACROSS FROM SUBJECT PROPERTY

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SHEET NO.	A-0.4

A.A.

R.K.

05/31/2018

01/06/2020

17-1771

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F

F

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SHEET TITLE

Site Plan

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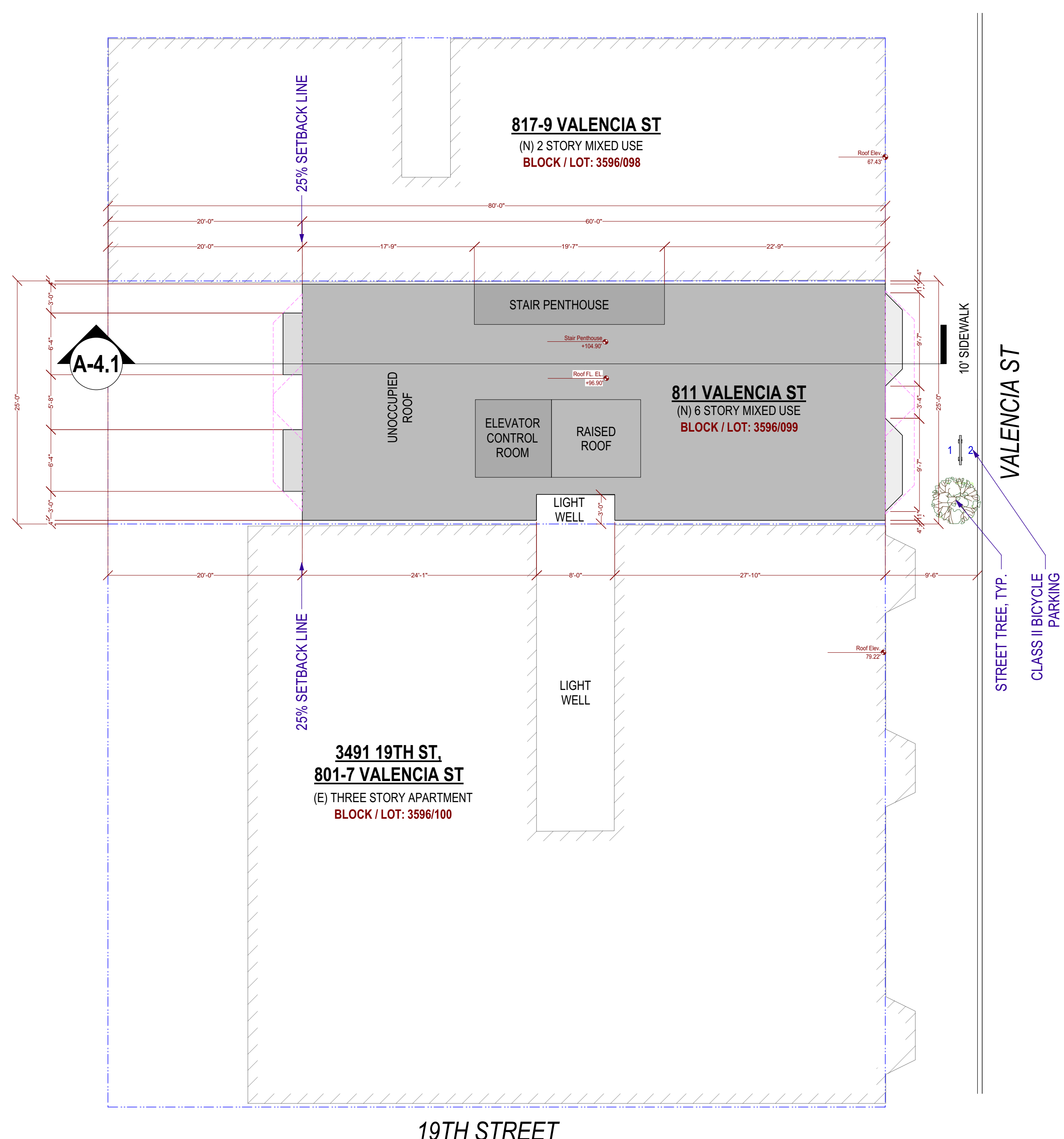
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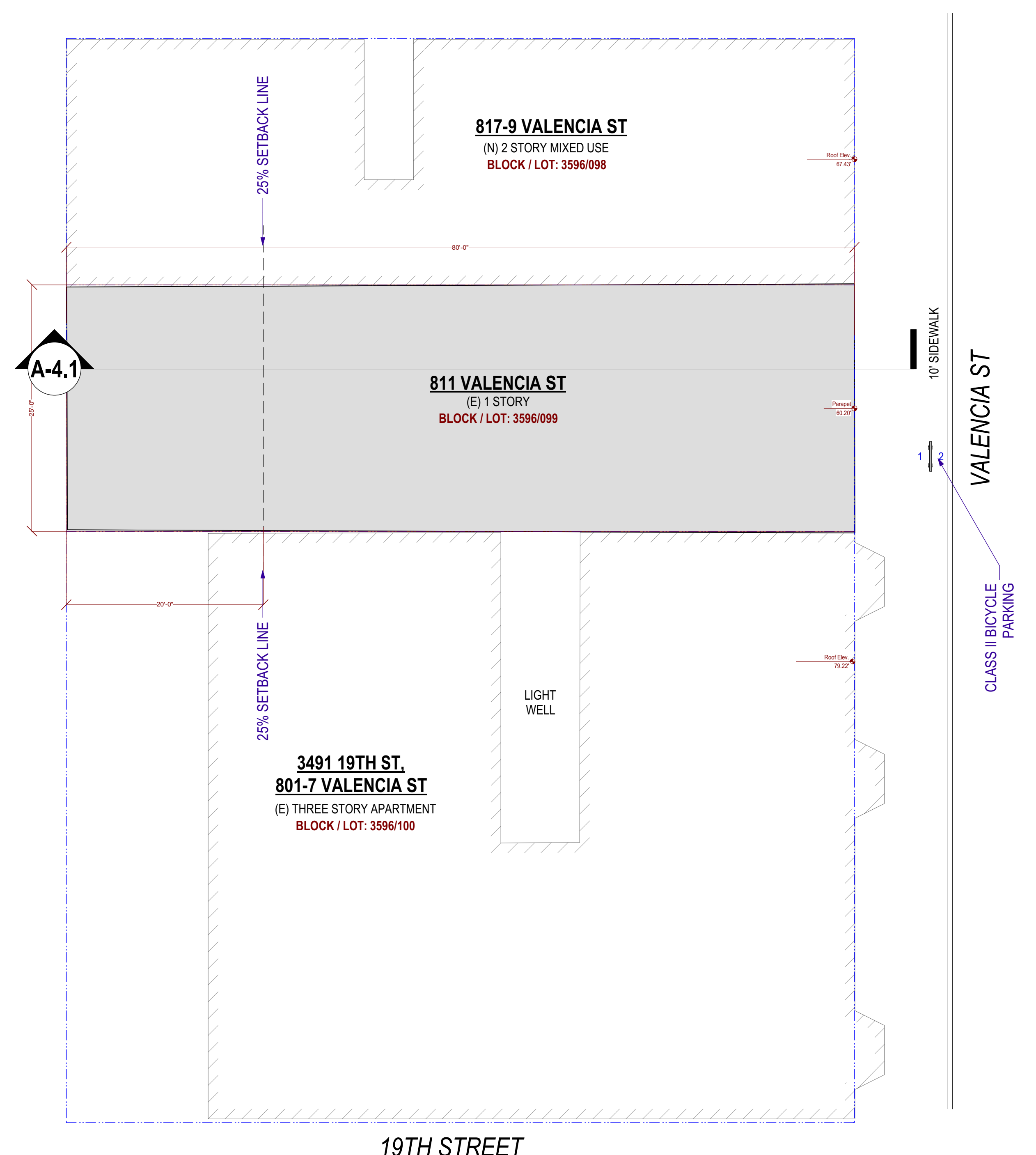
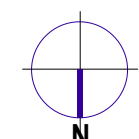
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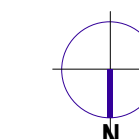
Proposed Site Plan

1/8" = 1'-0"



Existing Site Plan

1/8" = 1'-0"



BLOCK / LOT: 3596/099

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS:

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SHEET TITLE

(E)/Demo Flr
Plans and
Elevations

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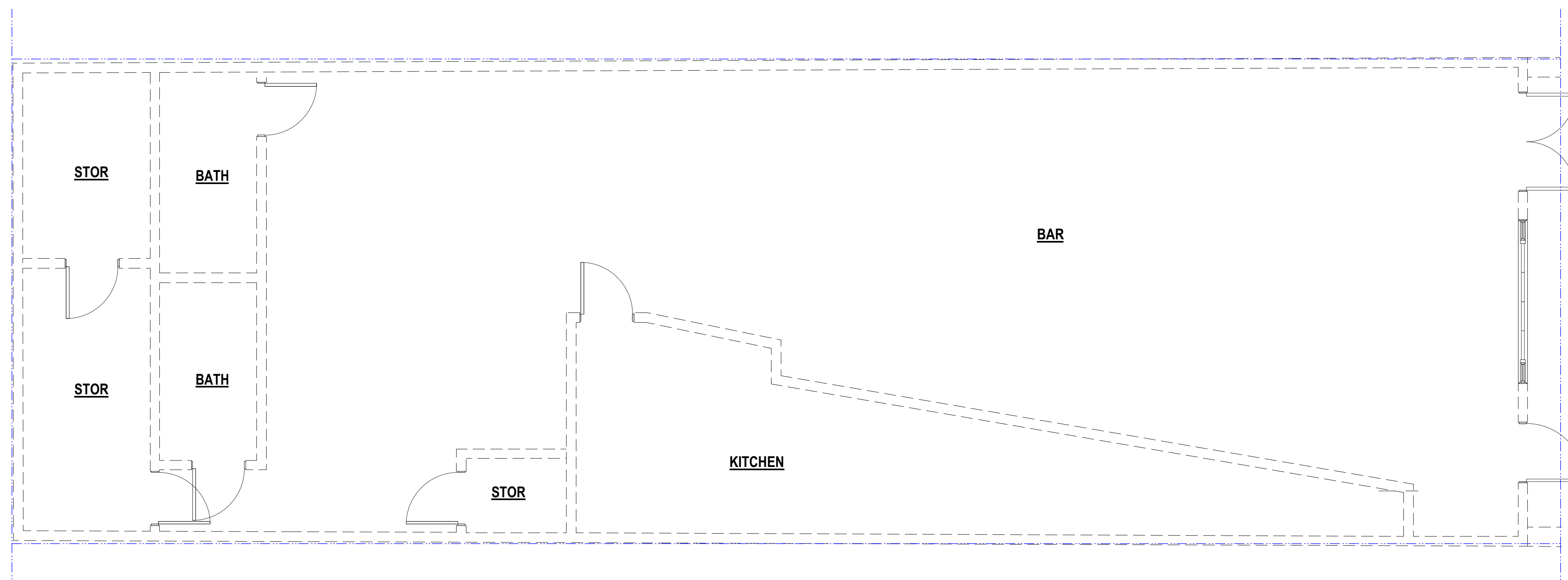
DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

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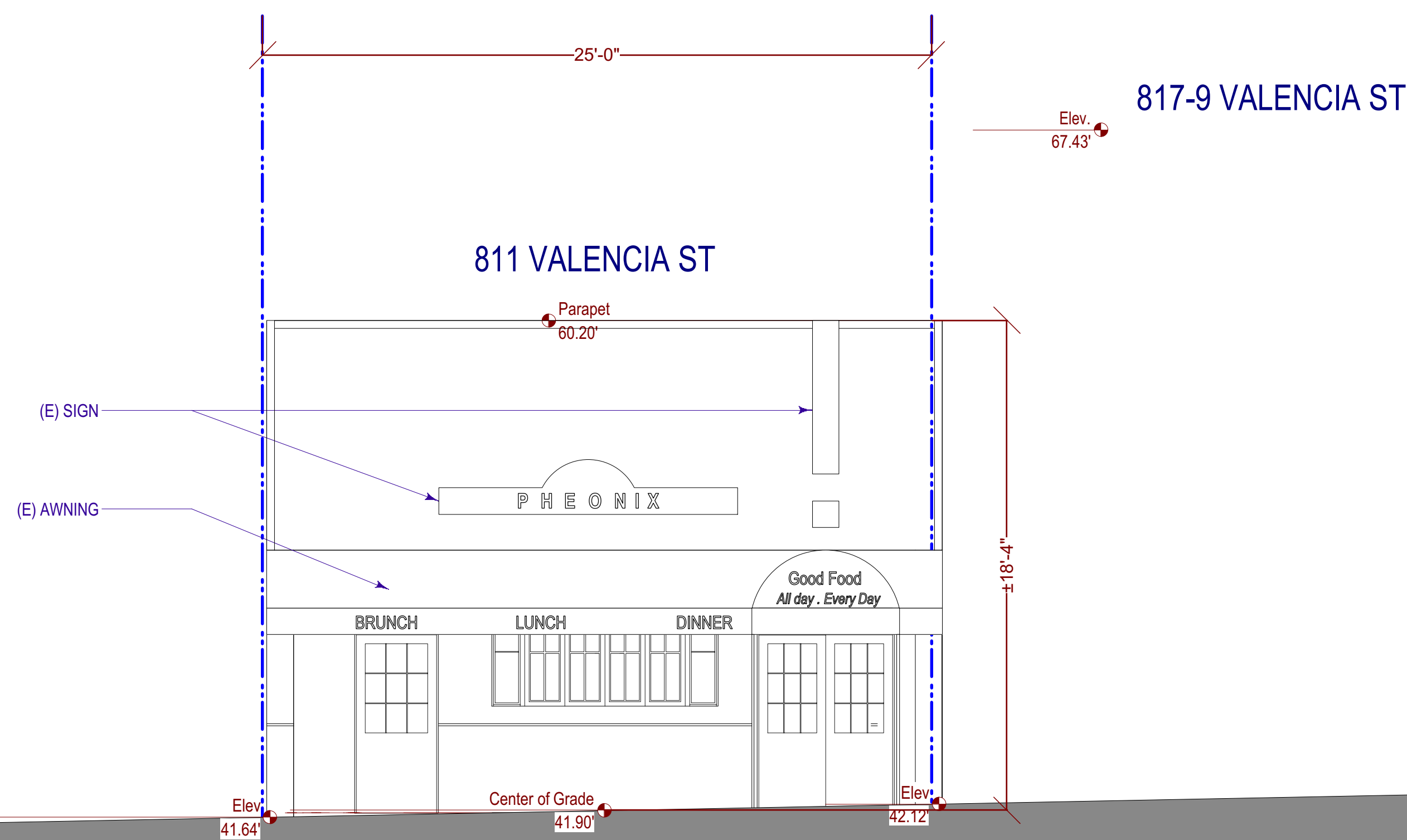


(E) First Floor Plan

1/4" = 1'-0"

3491 19TH ST
801-7 VALENCIA ST

Elev. 79.22'



(E) West Elevation (Valencia Street)

1/8" = 1'-0"

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Levels 1 & 2 Plans

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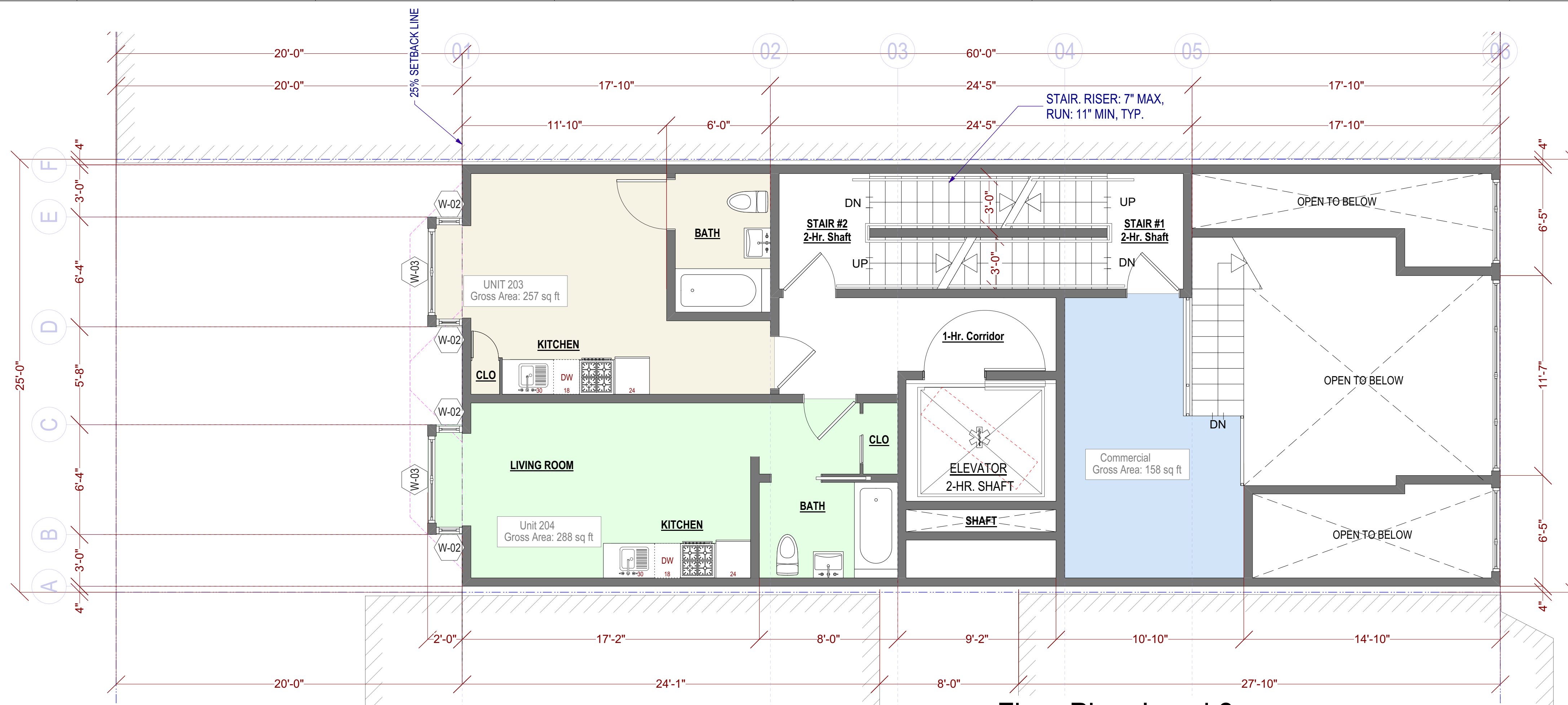
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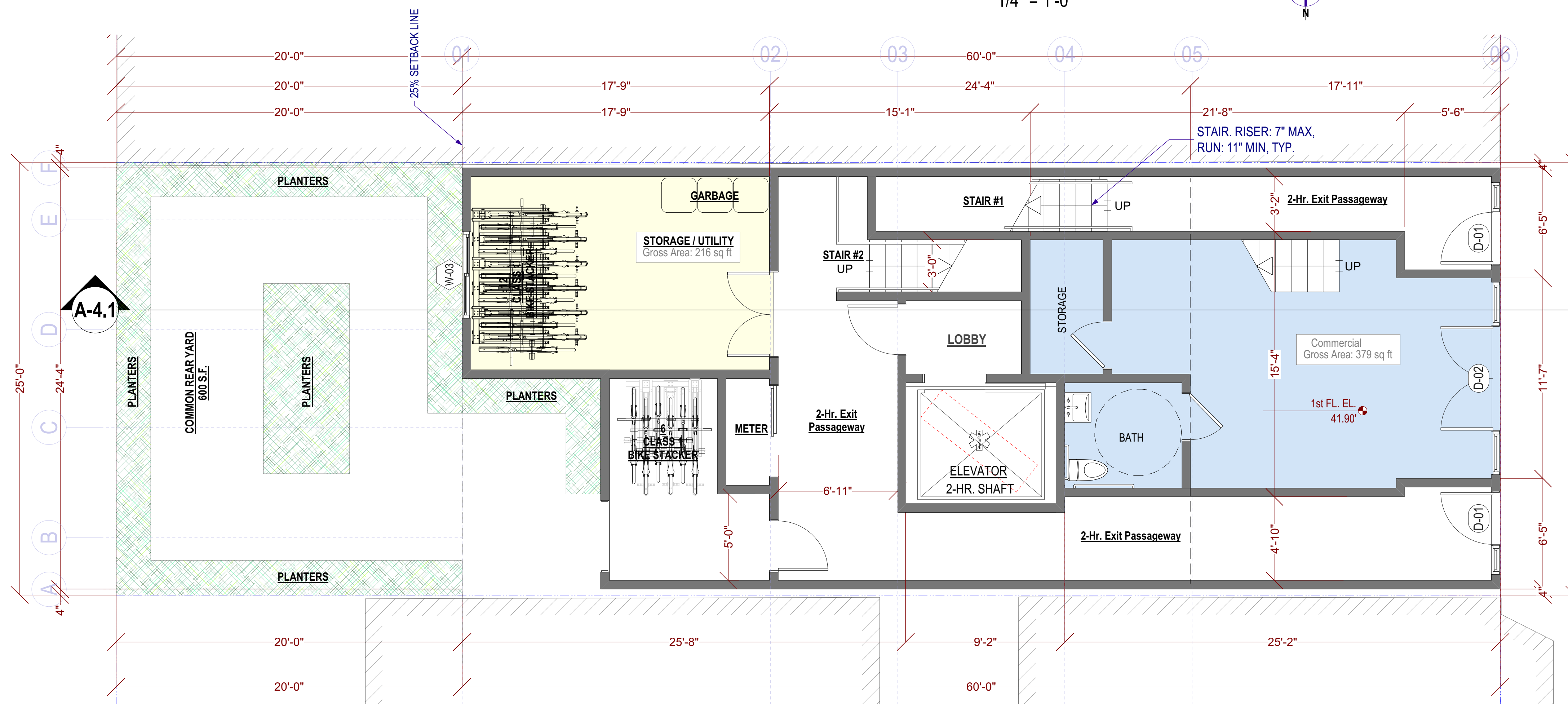
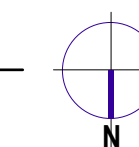
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A-2.1



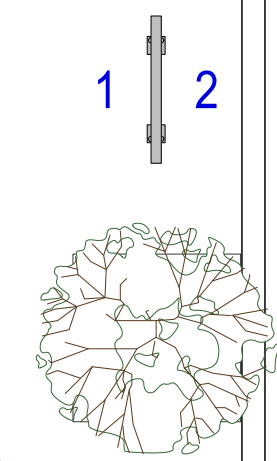
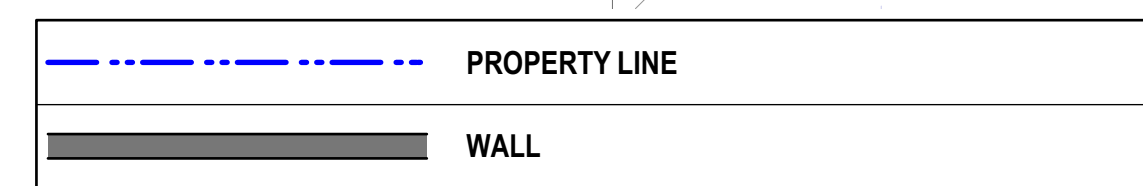
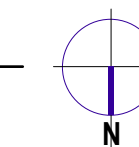
Floor Plan: Level 2

1/4" = 1'-0"



Floor Plan: Level 1

1/4" = 1'-0"



VALENCIA ST



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Levels 3 - 5 & 6
Plans

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ISSUES / REVISIONS

NO. DATE DESCRIPTION

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CHECKED R.K.

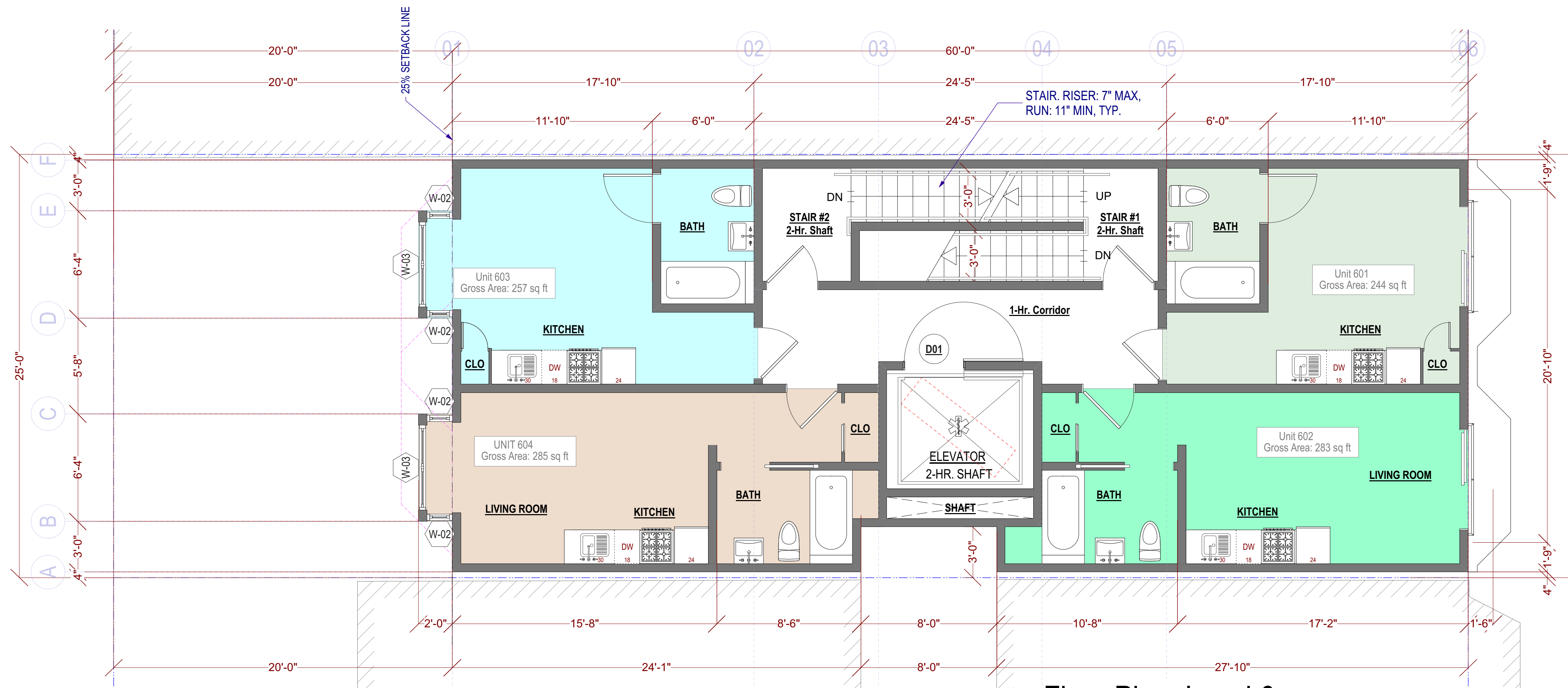
DATE 05/31/2018

REVISED DATE 01/06/2020

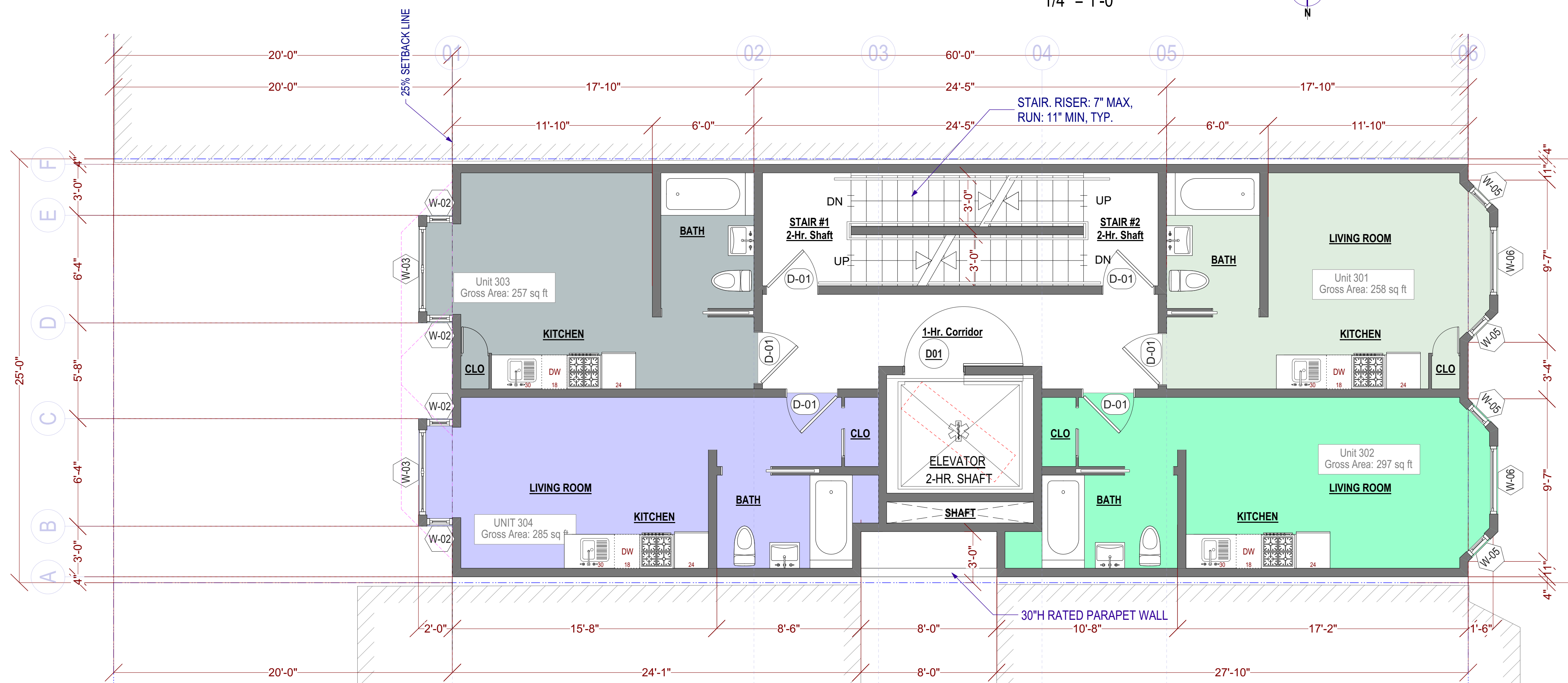
JOB NO. 17-1771

SHEET NO.

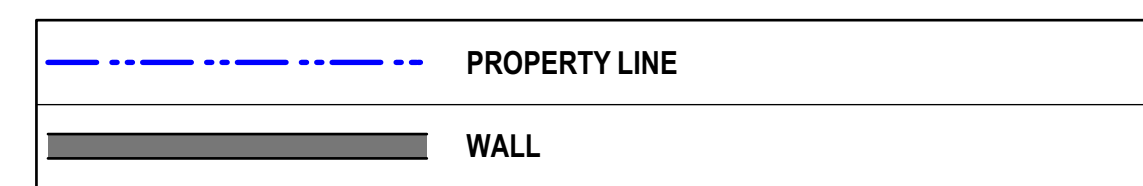
A-2.2



Floor Plan: Level 6
1/4" = 1'-0"



Floor Plan: Level 3 - 5
1/4" = 1'-0"



VALENCIA ST

VALENCIA ST



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SHEET TITLE

Front & Rear Elevations

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DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

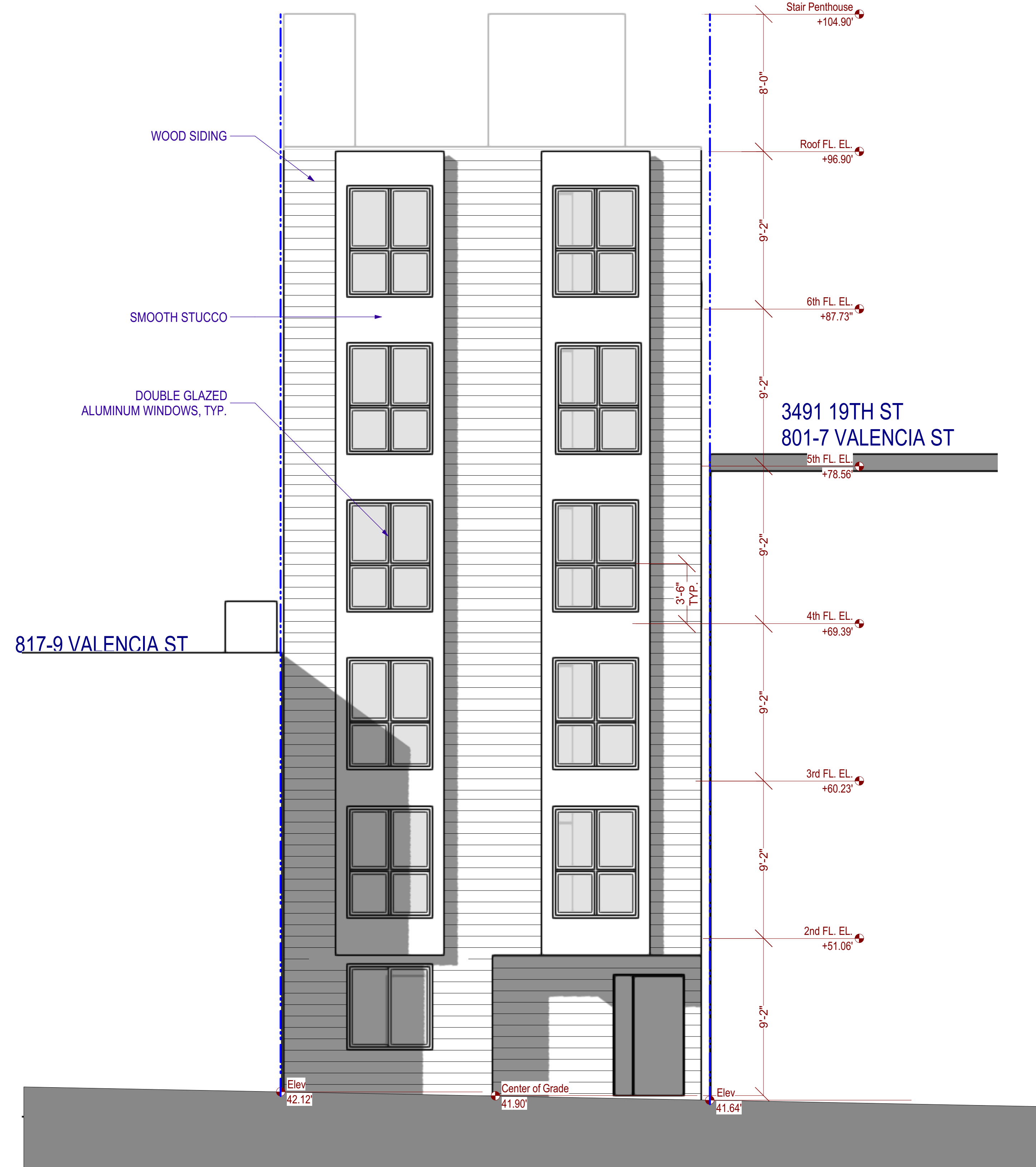
SHEET NO.

A-3.1

PROPERTY LINE

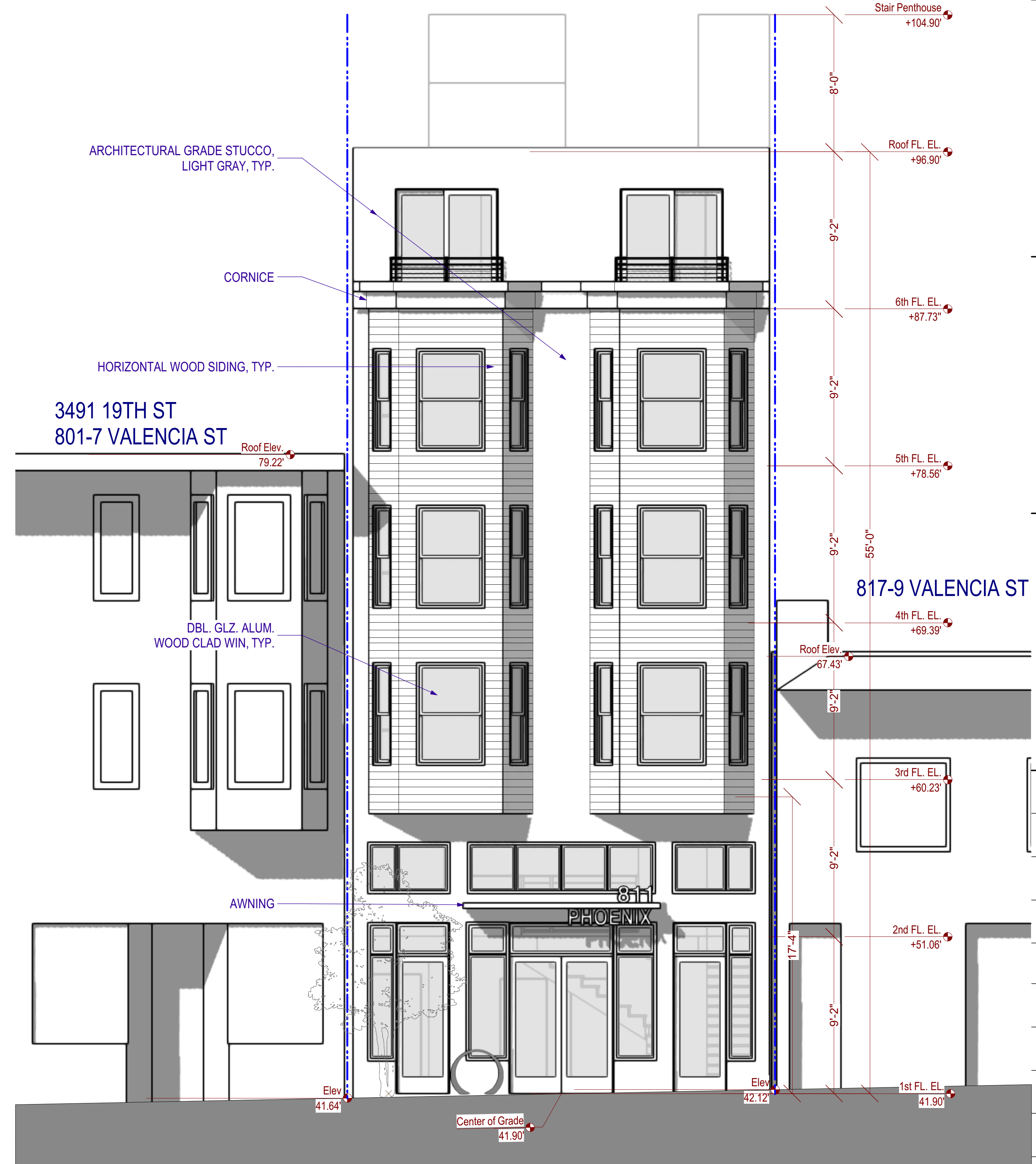
811 VALENCIA ST

811 VALENCIA ST



Rear Elevation

1/4" = 1'-0"



Front Elevation

1/4" = 1'-0"

1 2 3 4 5 6 7 8 9 10

1 2 3 4 5 6 7 8 9 10

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE

Right Elevation

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DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

SHEET NO.

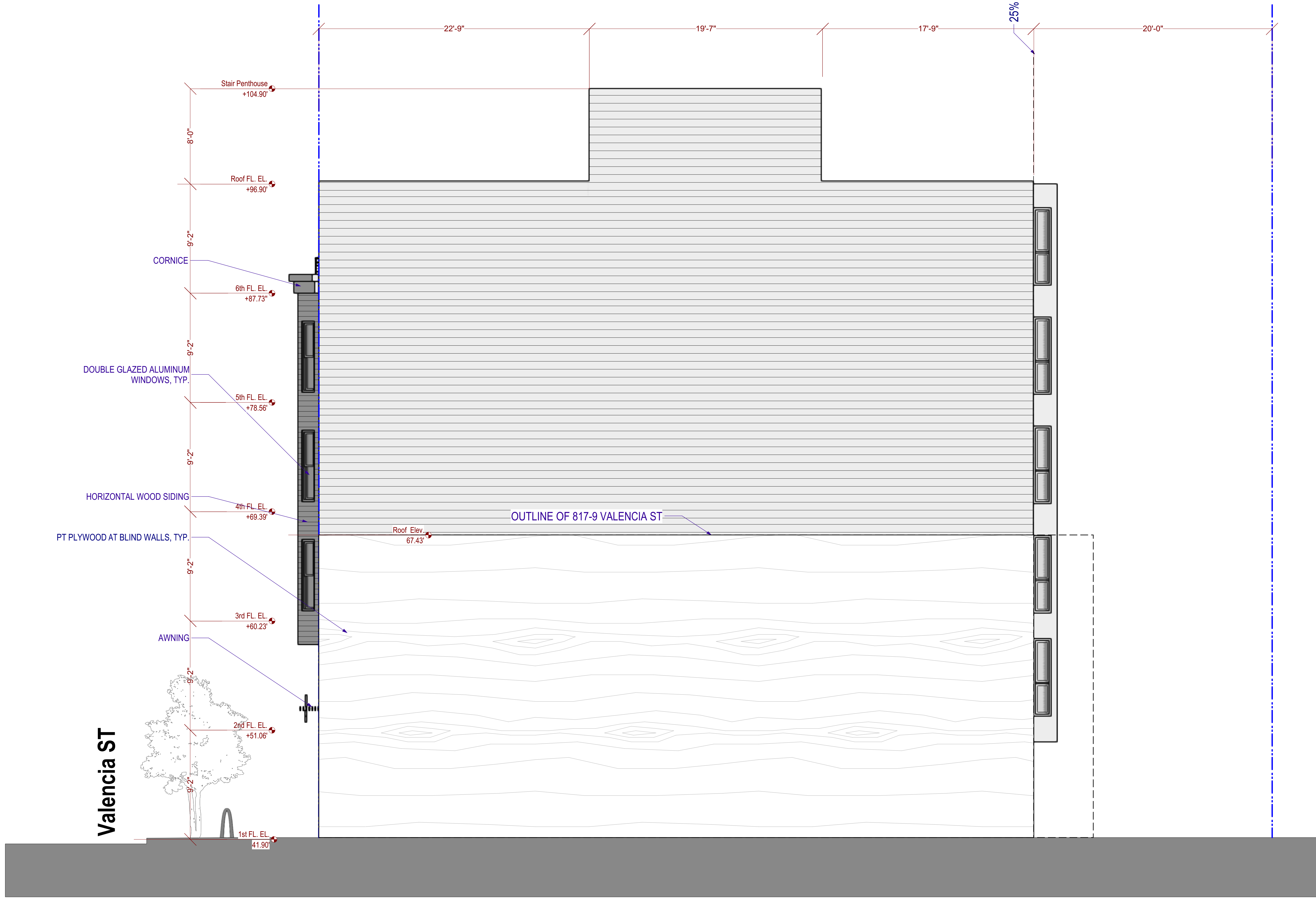
A-3.2

PROPERTY LINE

25% SETBACK LINE

A
B
C
D
E
F

A
B
C
D
E
F



Right Elevation
1/4" = 1'-0"

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE

Left Elevation

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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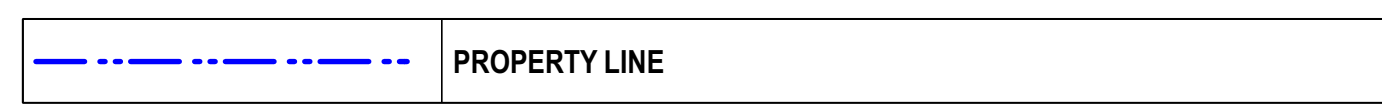
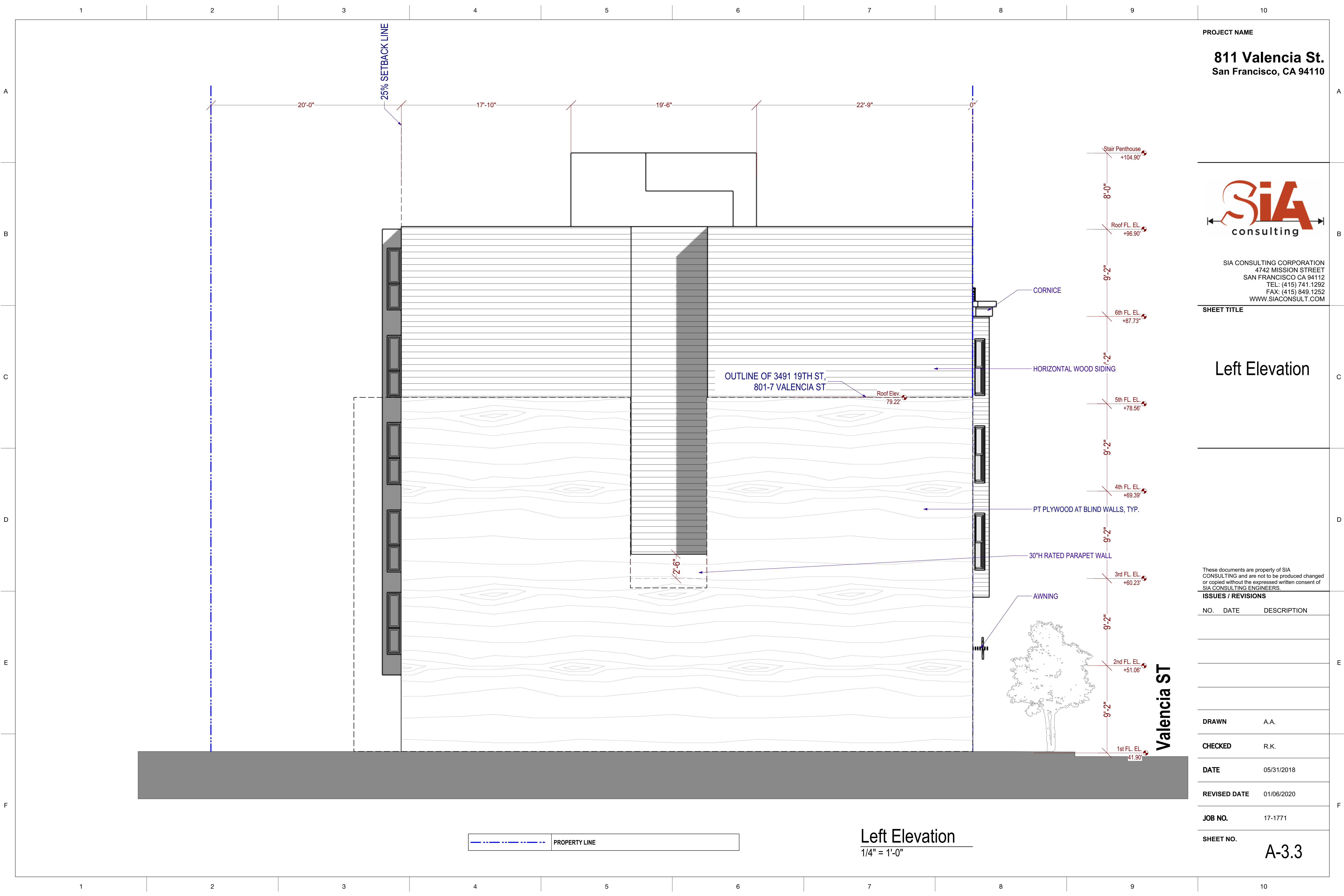
DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

SHEET NO.

A-3.3



Left Elevation
1/4" = 1'-0"

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



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SHEET TITLE

Section

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ISSUES / REVISIONS

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DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

SHEET NO.

A-4.1

PROPERTY LINE

25% LINE

02

03

04

05

06

80'-0"

20'-0" 60'-0"

Stair Penthouse +104.90'

8'-0"

Roof FL. EL. +96.90'

UNOCCUPIED DECK

UNIT 603

BATH

1 HR. CORR.

BATH

UNIT 201

6th FL. EL. +87.73'

UNIT 503

BATH

1 HR. CORR.

BATH

UNIT 501

9'-2"

5th FL. EL. +78.56'

UNIT 403

BATH

1 HR. CORR.

BATH

UNIT 401

9'-2"

4th FL. EL. +69.39'

UNIT 303

BATH

1 HR. CORR.

BATH

UNIT 301

9'-2"

3rd FL. EL. +60.23'

UNIT 203

BATH

1 HR. CORR.

COMMERCIAL

55'-0"

9'-2"

2nd FL. EL. +51.06'

EXCAVATION CALC:
 AREA: 1,461 S.F.
 MAX DEPTH: 24"
 AMOUNT: 109 C.Y.

COMMON REAR YARD

STORAGE

2-HR EXIT PASSAGEWAY

LOBBY

1st FL. EL. 41.90'

Valencia ST

Section A
1/4" = 1'-0"

GS1: San Francisco Green Building Site Permit Submittal Form

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO			
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				<input type="checkbox"/> LOW-RISE RESIDENTIAL	<input type="checkbox"/> HIGH-RISE RESIDENTIAL	<input type="checkbox"/> LARGE NON-RESIDENTIAL	<input type="checkbox"/> OTHER NON-RESIDENTIAL	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	811 VALENCIA PROJECT NAME			
LEED/GPR	Required LEED or GPR Certification Level	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	3596/099 BLOCK/LOT			
LEED/GPR	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	Enter any applicable point adjustments in box at right.	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	811 VALENCIA ST. ADDRESS			
MATERIALS	LOW-EMITTING MATERIALS	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	R-2 / M PRIMARY OCCUPANCY			
WATER	INDOOR WATER USE REDUCTION	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).	•	•	LEED WEC2 (2 pts)	•	•	•	•	•	•	± 7,454 S.F. GROSS BUILDING AREA			
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)			
WATER	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	•	•	•	•	•	•	•	•	•	<div style="text-align: center; font-size: 2em; font-weight: bold;">GREEN CHECKLIST</div>			
WATER	WATER METERING	CALGreen 5.303.1	n/r	n/r	•	•	n/r	n/r	•	•	•				
ENERGY	ENERGY EFFICIENCY	CA Energy Code	•	•	•	•	•	•	•	•	•				
ENERGY	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r				
ENERGY	RENEWABLE ENERGY	SFGBC 5.201.1.3	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r				
ENERGY	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	n/r	n/r	LEED EA c1	•	n/r	n/r	•	•	•				
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	•	•	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added				
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added				
PARKING	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r				
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	•	•	•	•	•	•	•	•	•				
WASTE DIVERSION	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.138	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•				
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	•	•	n/r	n/r	•	•	n/r	n/r	n/r				
HVAC	HVAC DESIGN	CALGreen 4.507.2	•	•	n/r	n/r	•	•	n/r	n/r	n/r				
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	n/r	n/r	•	•	n/r	n/r	•	•	•				
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	n/r	n/r	•	•	n/r	n/r	•	•	•				
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	•	•	•	•	•	•	•	•	•				
GOOD NEIGHBOR	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	•	•	•	•	•	•	•	•	•				
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope				
POLLUTION PREVENTION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope				
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	•	•	•	•	n/r	n/r	•	•	•				
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	•	•	•	•	•	•	•	•	•				
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	if applicable	if applicable	•	•	if applicable	n/r	•	•	•				
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r				
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r				
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	•	•	n/r	n/r	•	•	n/r	n/r	n/r				
RESIDENTIAL	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	•	•	n/r	n/r	•	•	n/r	n/r	n/r				
RESIDENTIAL	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	•	•	n/r	n/r	•	•	n/r	n/r	n/r				
RESIDENTIAL	MOISTURE CONTENT	CALGreen 4.505.3	•	•	n/r	n/r	•	•	n/r	n/r	n/r				
RESIDENTIAL	BATHROOM EXHAUST	CALGreen 4.506.1	•	•	n/r	n/r	•	•	n/r	n/r	n/r				

811 VALENCIA

3596/099

811 VALENCIA ST.

R-2 / M

± 7,454 S.F.

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

SHEET TITLE

GREEN CHECKLIST

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CHECKED R.K.

DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

SHEET NO.

GPR-1.0



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
811 VALENCIA ST		3596099
Case No.		Permit No.
2018-009487ENV		201811156033
<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 proposed project ("Project") would demolish an existing one-story commercial building on the approximately 2,000-square-foot site and construct a six-story mixed use building, of approximately 55 feet in height and 7,400 gross square feet in area, containing 18 Single Room Occupancy (SRO) units and 370 square feet of ground floor commercial space. The project includes 18 Class 1 bicycle parking spaces in two ground floor storage rooms and one Class 2 bicycle parking space on the Valencia Street sidewalk, and a 600-square foot rear yard. Construction of the currently proposed project would occur over approximately 24 months.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input checked="" 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?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): PLEASE SEE ATTACHED</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: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Lauren Bihl
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/10/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

CEQA Impacts

Geology and Soils: A preliminary geotechnical report was prepared by Rockridge Geotechnical on 01/14/2019, confirming that the project is located on a site subject to liquefaction. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on March 13, 2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Hazardous Materials: The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on January 9, 2020 and is required to submit a Phase II Site Assessment Work Plan.

Traffic: The department's transportation staff reviewed the proposed project on May 27, 2020 and determined that additional transportation review is not required.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Although the geotechnical report stated that vibratory equipment would be necessary for compacting during foundation installation, correspondence with the project sponsor indicates that the project will not be using any such equipment and therefore construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Since the project would disturb less than 5,000 square feet, the project sponsor would be required to implement Stormwater Best Management Practices to prevent construction site runoff discharges into the sewer systems. 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.

Natural Habitat: The project site is paved and within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on January 10, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the citywide and Mission neighborhood group list.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

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 categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



34 Corte Madera Avenue
Mill Valley, CA 94941

April, 29, 2020

TO: Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

SUBJECT: 811 Valencia Street Shadow Analysis

811 VALENCIA STREET PROJECT

Perspective View



NO APPROXIMATE DATE OR TIME



LEGEND

 Existing Structures	 Open Spaces
 Existing Shadows	 Mission Playground
 811 Valencia Street Project	

FASTCAST | 811 VALENCIA STREET PROJECT | OCTOBER, 2019

Figure 1.
Perspective View of Project

INTRODUCTION

Fastcast has performed a technical shadow analysis for the 811 Valencia Street project in order to determine potential shadow impacts on Mission Playground, as well as any Privately Owned Public Open Spaces



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(POPOS). This analysis is based on project description information provided by SIA Consulting Corp. in conjunction with data developed exclusively by Fastcast.

The purpose of this shadow analysis is to measure, quantify and discuss potential net new shadow associated with the residential development proposed under the 811 Valencia Street project (the "Project") on Mission Playground as well as any Privately Owned Public Open Spaces (POPOS). The POPOS are not under the jurisdiction of the Recreation and Park Commission; however, the Planning Department determined that because the proposed Project is subject to review under the California Environmental Quality Act ("CEQA") and would potentially cast new shadow on an outdoor recreation facility, park or publicly accessible open space such that the use or enjoyment of that park or open space could be adversely affected, a quantitative shadow analysis is required.

REPORT ORGANIZATION

This report is organized as follows: 1) background information about the need for a shadow analysis for this Project and shadow impacts per CEQA; 2) description of the proposed Project, description of the existing site and uses, and a description of surrounding properties; 3) information about the potentially affected properties and the uses of the open spaces on the properties – Mission Playground, and any possible POPOS or publicly accessible open spaces 4) methodology for analysis; and 5) shadow findings for each property, including existing and proposed shadows, and a description of the "maximum shadow day" (day with greatest impact). The analysis of the proposed Project's impacts is both quantitative and qualitative. Exhibits supporting the analysis are attached to the report as follows: Exhibit A.1 - 811 Valencia St.-09-13-2019.pdf; Exhibit B.1 – Quantitative Shadow Results 811 VALENCIA STREET Mission Playground; Exhibit C.1 - 811 VALENCIA STREET Graphical Shadow Projections.pdf.

Section 295 Evaluation Criteria

Proposed buildings that would total more than 40 feet tall in height and could cause new shadow in parks under the control of the Recreation and Parks Commission are subject to review under Section 295 of the San Francisco Planning Code. Section 295 requires the Planning Commission to deny building permits for projects that would have adverse shadow impacts on these parks, unless the impacts are found to be of minor significance.

Following the directives provided by Section 295, an adverse impact is defined as the addition of new shadow from any proposed development over 40 feet in height at any time throughout the year at times between one hour after sunrise through one hour before sunset, unless the Planning Commission, with input from the general manager of the Recreation and Park Department and the Recreation and Park Commission, determines that the impact would be insignificant.¹ (In this report, the term "Section 295 cutoff times" refers to one hour after sunrise and one hour before sunset, and "Section 295 start time" refers to one hour after sunrise.).

1. BACKGROUND

The Project includes construction of a building greater than 40 feet in height, and therefore, a preliminary shadow fan analysis under Section 295 was required. The preliminary shadow fan prepared by the Planning Department showed that the Project could potentially cause new shadow on the neighboring Mission Playground, which is under the jurisdiction of the Recreation and Park Commission and protected under Section 295 of the Planning Code. Therefore, further quantitative shadow analysis was required. The analysis was conducted according to the criteria described in the February 3, 1989 memorandum, Proposition K – The

¹ Project-generated shadow is also often evaluated as part of environmental review under the California Environmental Quality Act (CEQA), however the threshold for significance under CEQA is different than Section 295. Under CEQA, the new shadow would need to be shown to "substantially affect outdoor recreation facilities or other public areas".

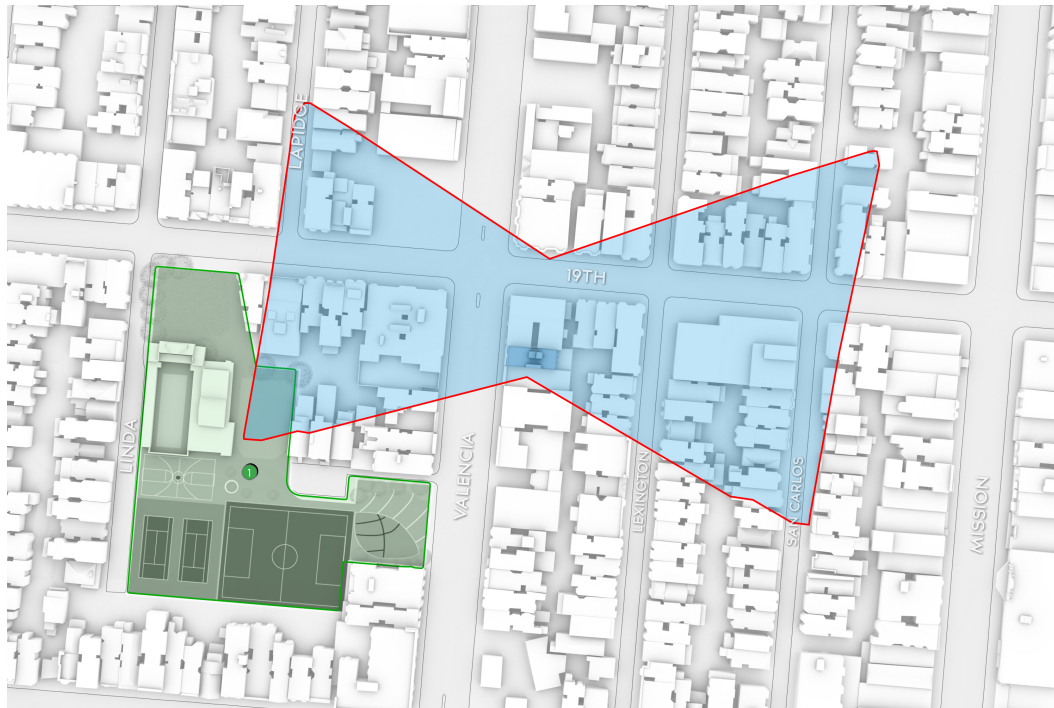


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Sunlight Ordinance and the Planning Department July 2014 memorandum, Shadow Analysis Procedures and Scope Requirements.

811 VALENCIA STREET PROJECT - INITIAL SHADOW FAN

Plan View



LEGEND

Existing Structures	Open/Public Spaces
Existing Shadows	Mission Playground
811 Valencia Street Project	
Proposed Shadow	
Shadow Extent	



FASTCAST | 811 VALENCIA STREET PROJECT | OCTOBER, 2019

Figure 2. Initial shadow fan of proposed project.

The Planning Department has set forth criteria on how to quantitatively measure shadow impacts. The Theoretically Available Annual Sunlight (“TAAS”) is the amount of theoretically available sunlight in a park or open space if there were no shadows from structures, or other facilities. TAAS is calculated in square-foot-hours (sfh is the expression of shadow over the course of an hour based on the 15 minute sample times) by multiplying the area of the park/open space by 3,721.4 (the number of hours of sunlight available on an annual basis in San Francisco). Quantitatively, new shadows cast by a proposed project are to be measured by the additional annual amount of shadow-square foot-hours as a percent of TAAS.



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Qualitative Evaluation Criteria

The 1989 Proposition K memorandum establishes qualitative evaluation criteria for parks based on existing shadow profiles, including times of the day, seasons in the year, size and duration of new shadows that would cast new shadows. In order for a shadow to be considered insignificant, net new shadows must not adversely affect existing patterns of use in the park when evaluated by factors such as the value of sunlight and shadow characteristics, including size, duration, and location.

2. PROPOSED PROJECT

Site Description and Current Use:

The Project site is composed of Lot 099 of Assessor's Block 3596 in the Mission District. The one-story structure is currently used as the Phoenix Irish Pub – restaurant/bar.

Surrounding Property and Neighborhood

The Project site is predominately flat and surrounded by a variety of uses, including commercial, residential, and entertainment uses, most ranging 2-5 stories. Directly next door, to the south of the project site is The Brew Coop (2 stories), and to the north is a 3 story residential building with Serendipity Cards and Gifts, and Boba Guys Mission on the ground floor. Directly across Valencia Street is a 3 story residential building, with various shops on the ground floor consisting of Rhea's Deli & Market, Rebook Float & Cryo Spa, a Chase ATM, Aggregate Supply, and Gingko Home Furnishings.

Project Description:

The Project site is located on the block bounded by 19th Street to the north, Valencia Street to the west, Mission Street to the east, and 20th Street to the south in the Mission District. The Project site is occupied by a ±14-foot tall, one-story, approximately 2,000-square-foot, commercial space (constructed in 1959) and is currently used as a Pub.

The project sponsor proposes the demolition of the existing building and construction of 55-foot-tall, six-story, mixed-use buildings approximately 7,454 square feet (sf) in size. The proposed building includes 18 Single-Room Occupancy (SRO) residential units and 537 sf of ground-floor commercial retail.

No off-street parking spaces are proposed. The Project would provide 18 Class I bicycle spaces at the ground floor and 2 Class II bicycle spaces along Valencia Street. The proposed project would include 600 sf of common open space situated in the rear yard open space on the ground floor.



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PROPERTY LINE



Figure 3.
Front Elevation



34 Corte Madera Avenue
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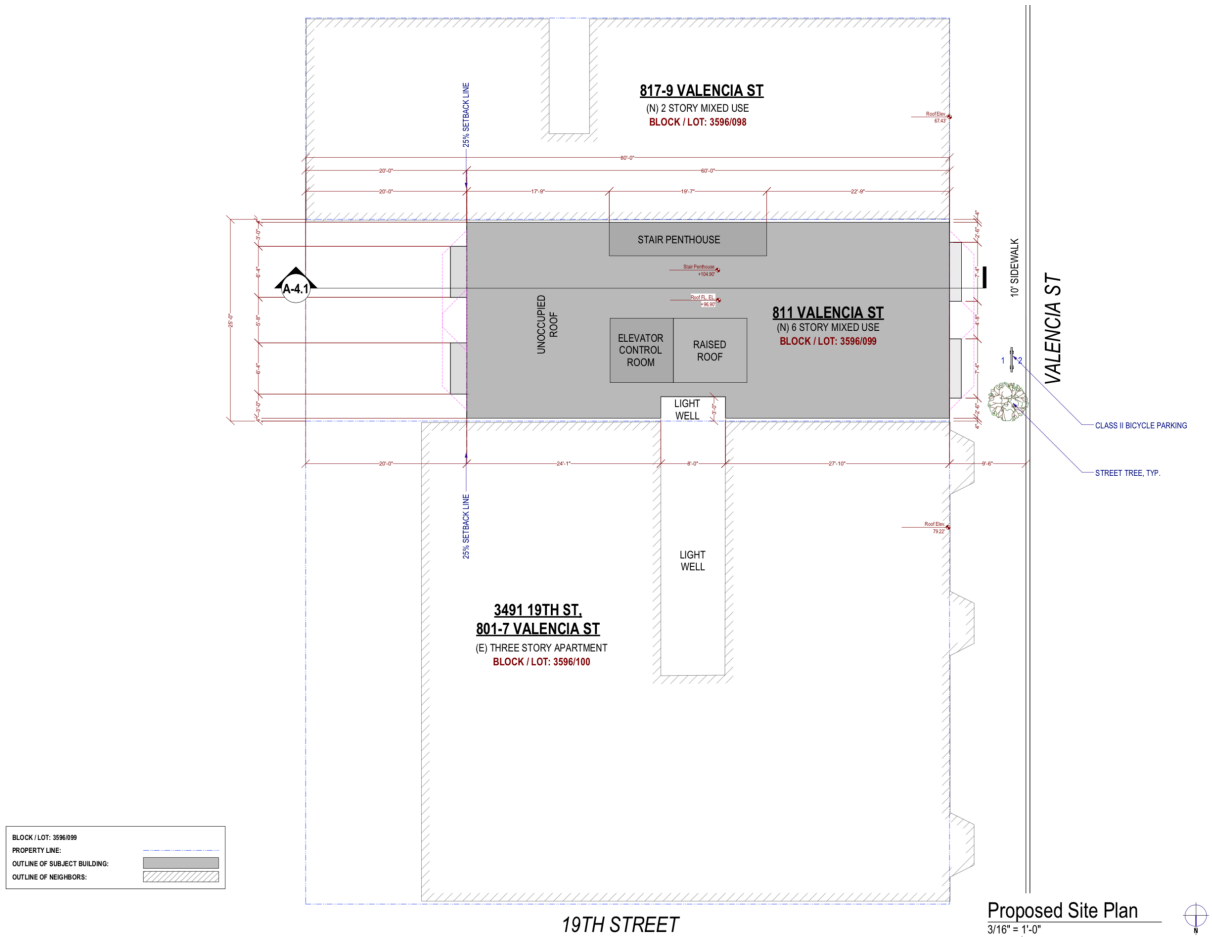


Figure 4.
Site Plan

3. POTENTIALLY AFFECTED PROPERTIES

Recreation and Park Department Properties

Mission Playground

Mission Playground is under the jurisdiction of Recreation and Park Commission. It is 2.03 acres (88,427 square feet) in size and is located in the block surrounded by 19th, Valencia, 20th, and Guerrero Streets, one block west of the project site. The park has entrances on Valencia, 19th and Linda Streets. Mission Playground consists of two playground areas, lawn area, two tennis courts, a basketball court, a blacktop soccer pitch and the City's only outdoor pool. are available for games. The playground shares a site with the Mission Clubhouse , which provides reservable community rooms(describe function of clubhouse) and public restrooms. The general topography is relatively flat. An aerial diagram and interior park images of Mission Playground are included below in Figures 5 through 7. An area map is included below in Figure 8.



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Figure 5.
Mission Playground Aerial Diagram



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Figure 6.
Mission Playground View from Valencia Street



Figure 7.
Mission Playground Soccer Field



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Figure 8. Area Map.

Privately-Owned Public Open Spaces

According to the San Francisco Planning Department,² there are no privately-owned public open spaces (POPOS) in the project vicinity.

4. METHODOLOGY FOR ANALYSIS

QUANTITATIVE ANALYSIS

Fastcast prepared a shadow analysis to quantify the amount of net new shadow that would be cast by the proposed Project on Mission Playground as well as any POPOS or publicly accessible open spaces. The analysis was conducted based on a “solar year” to provide a sample of representative sun angles throughout the entire

² San Francisco Planning Department, *POPOS & Public Art Map*, <http://sf-planning.org/privately-owned-public-open-space-and-public-art-popos>, accessed January 9, 2019.



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calendar year. The solar year is from June 21 through December 20. The sun angles during the “other” side of the calendar year, or December 21 through June 20, mirror the solar year sun angles. Since the angles are mirrored, an analysis of the “other” time period is not conducted and, instead, a multiplier is used to put the sample results into calendar year units. Using a multiplier does not change the percentages. For purposes of this report, a table of quantitative shadow results has been prepared for Mission Playground and is attached as Exhibit B.1. Where a particular date is identified in this report, the mirror date is also noted³. For purposes of the analysis, time was measured in decimal hours at 15-minute intervals from sunrise plus 1 hour to sunset minus 1 hour. The findings of the quantitative analysis are discussed below.

QUALITATIVE ANALYSIS

This report evaluates whether and how new shading might affect existing patterns of park use. Fastcast considers factors such as the value of sunlight, shadow characteristics, including: size, duration, and location of the new shadows from the proposed project.

5. RESULTS

QUANTITATIVE ANALYSIS

For the purposes of the quantitative shadow analysis, shadow impacts are calculated based on square foot hours recorded. Spreadsheets summarizing the findings of the shadow analysis are included in Exhibit B.1. Graphical depictions of the shadow cast on Mission Playground for the dates of June 21, September 20 and December 20 are provided in Exhibit C.1. Remaining consistent with weekly sun angle sample set, the dates above represent the equinox and solstice dates originally defined by the Planning Department’s methodology in 1989.

Based on the City’s TAAS, Mission Playground has approximately 329,072,238 sfh of sunlight available annually. Under existing conditions, the park is being shaded approximately 30.45% of the time and has an existing shadow load of approximately 100,200,223 sfh (See Table 1). The existing shadow on the park is being caused primarily by the existing buildings surrounding the park.

Table 1. SHADOW LOAD ON MISSION PLAYGROUND				
	Available	Existing Shadow	New Project Shadow	TOTAL SHADOW
TAAS (SQ. FT. HOURS)	329,072,238	100,200,223	1,217	100,201,440
PERCENT	100	30.45	0.00037	30.45037

Existing Conditions

Mission Playground receives approximately 329,276,915 sfh of TAAS, which is the amount of theoretically available sunlight on the park, annually, during the hours protected by Section 295 (one hour after sunrise to one hour before sunset), if there were no shadows from structures, or other facilities. The existing annual shadow coverage on the park is approximately 100,200,223 sfh, which means that Mission Playground is currently 30.45 percent shaded during the hours protected by Section 295.

³ Shadow effects are presented in this document for both the “solar year” dates and the mirror dates are both provided. Mirror dates are shown in *italics*.



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Existing Plus Project Conditions

The proposed project would add approximately 1,217 sfh of net new shadow resulting in a 0.00037 percent increase in annual shadow as a percentage of TAAS, as shown in **Table 1**. Under existing plus project conditions, the total annual shadow coverage on the park would be approximately 100,201,440 sfh. Therefore, Mission Playground would be 30.45037 percent shaded under existing plus project conditions. See Table 2.

Timing and Location of New Shadows from Proposed Project

During the months around the Summer Solstice, *May (Mirrored) – July*, net new shadow would begin to impact the playground starting at 7:01 a.m. (Section 295 Sunrise +1 Hour), and last no later than 7:43 a.m. During this time, the area of the playground affected would be a small portion of the gym equipment/playground area.

During the months around the Spring/Fall Equinox, *February (Mirrored) – April (Mirrored) & August – October* net new shadow would briefly impact the playground starting at 7:13 a.m., and last no later than 7:43 a.m. at its latest. During this time, the area of the playground affected would be a small portion of the gym equipment/playground area.

During the months around the Winter Solstice, *November – January (Mirrored)*, shadows from the proposed project would not impact Mission Playground.

Table 2 – Existing and Existing Plus Project Conditions SUMMARY OF RESULTS WITH 811 VALENCIA STREET (Mission Playground)	
Annualized net new shadow	1,217 sfh
Theoretical Annual Available Sunlight	329,072,238 sfh
TOTAL New Shadow as a Percentage of TAAS	0.00037%
Annualized Existing Shadows on Park	100,200,223 sfh
Percentage of Existing Shadow as a Percentage of TAAS	30.45%
TOTAL New + Existing Shadow as a Percentage of TAAS	30.45037 %

811 VALENCIA STREET PROJECT - NET NEW SHADOW FAN

Plan View

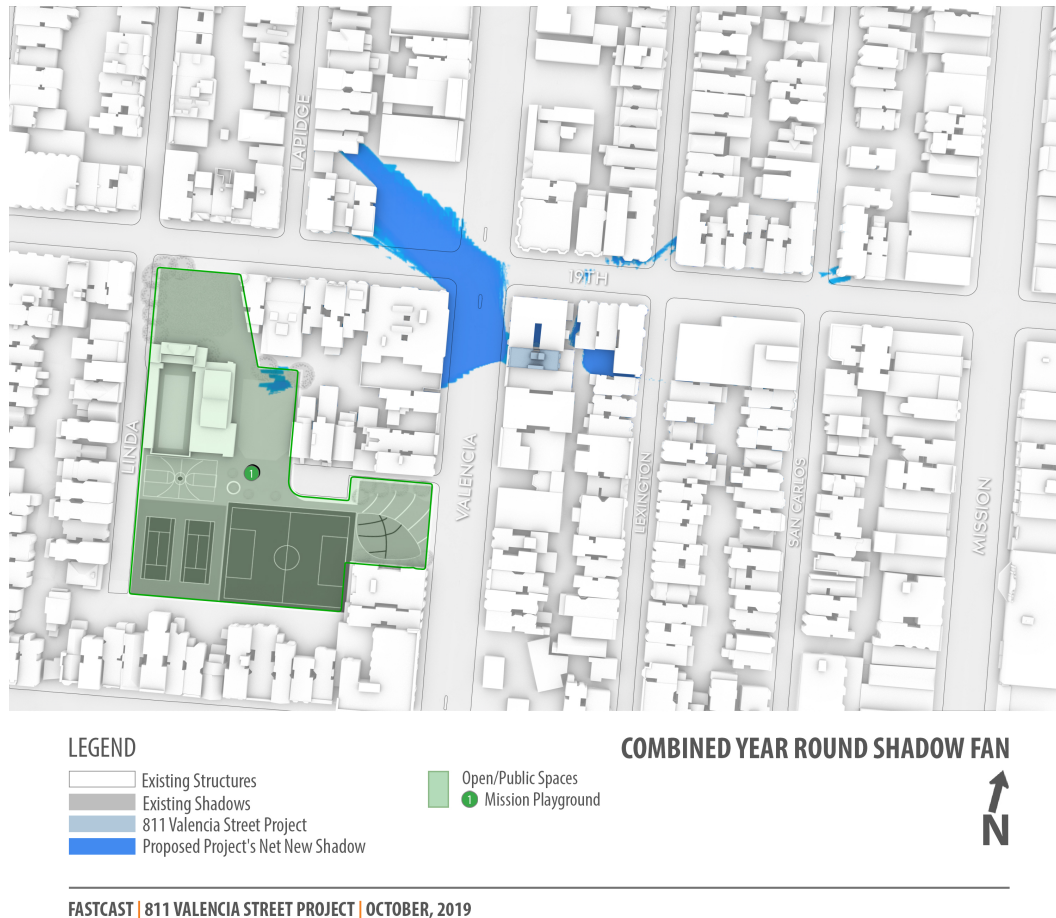


Figure 9. Combined shadow fan of proposed project.

The combined shadow fan as shown in Figure 9 depicts net new shadow cast in the early mornings of July 19th – August 16th, and April 26th (*Mirrored*) – May 24th (*Mirrored*) or approximately 10 weeks, as shown in Table 3 below. The average daily duration of net new shadow cast during this time would be 12 minutes and 43 seconds. The largest net new shadow by area would total 418 square feet, and would be cast on August 9th (*May 3rd Mirrored*). This shadow would occur at 7:19 am and last for approximately 5 minutes and 24 seconds. See Figure 10 below for a graphical depiction of maximum impact time by area. The total shadow on this day would last for approximately 18 minutes and occur from 7:19 am to no later than 7:43 am. The greatest shadow day would also occur on this same day and total 38 SFHr/Day.



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Table 3	
811 VALENCIA STREET – Mission Playground	
THEORETICAL ANNUAL AVAILABLE SUNLIGHT¹	
Park Size (square feet)	88,427
TAAS (sfh)	329,072,238
Proposed Project's Shadow Impacts	
Annual Net New Project Shadow (sfh)	1,217
Project Shadow as Percent of TAAS	0.00037%
Months of Net New Shadow	July 19 – August 16, <i>April 26 (Mirrored) – May 24 (Mirrored)</i>
Hours of Net New Shadow	Beginning at 7:01 a.m. (Section 295 Sunrise +1 Hour) ending before 7:43 a.m.
Duration of New Shadow Throughout the Year	10 weeks
Average Daily Duration (When New Shadow is Cast)	12 minutes, 43 seconds
Maximum Daily Duration	Approximately 18 minutes
Date of Maximum Duration	August 9, <i>May 3 (Mirrored)</i>
Time of Maximum Duration	7:19 a.m. – 7:43 a.m.
Maximum Daily Shadow (sfh)	38
Date of Max. Daily Shadow (sfh)	August 9, <i>May 3 (Mirrored)</i>
Maximum Instantaneous Shadow Coverage by Area (sf)	418
Net New Percentage of Park Shaded by Project	0.47%
Time of Maximum Shadow Coverage	August 9, <i>May 3 (Mirrored)</i> , 7:19 a.m.
Duration of Maximum Shadow Coverage	5 minute, 24 seconds
Total Percentage of Park Shaded	56.71%



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811 VALENCIA STREET PROJECT - MAXIMUM SHADOW IMPACT ON MISSION PLAYGROUND

August 9 (May 3 Mirror Date)



LEGEND

- Existing Structures
- Existing Shadows
- 811 Valencia Street Project
- Proposed Project's Net New Shadow

- Open/Public Spaces
- Mission Playground

AUGUST 9
(MAY 3 MIRROR)

7:19 AM



FASTCAST | 811 VALENCIA STREET PROJECT | OCTOBER, 2019

Figure 10. Time of maximum impact by Proposed Project – August 9, 7:19 am



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Figure 11. Playground Area Affected by Shadow

QUALITATIVE ANALYSIS

During the early morning hours of April – May, and again from July – August, a small portion of Mission Playground will be briefly affected by net new shadow from the proposed project. Shadow will occur for approximately 10 weeks. During this time, shadow would begin at 7:01 a.m. and last no later than 7:43 a.m. A graphic depicting the maximum shadow time is shown in **Figure 10**. During this time, the area of the playground affected would be a small portion of the gym equipment/playground area.

The Value of Sunlight

The portions of Mission Playground that would likely be sensitive to the addition of new shadow would be those elements that are fixed in location, conducive to more stationary activities (users remain rather than pass through) and are observed to be well used by the public. Planters, fixed benches, seating areas, and



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tables would likely qualify as the most sensitive areas per the criteria established above. The northeastern corner portion of the play area would see new impact at 7:01 a.m., lasting no later than 7:43 a.m.. This area of playground consists of a seesaw and rubber flooring/ground. Park hours are from 6:00 a.m. to 10:00 p.m. daily.

*If requested, park observations can be performed at Mission Playground.⁴

CUMULATIVE ANALYSIS

Upon further review of cumulative buildings, it is concluded that for Shadow purposes, there are no cumulative projects.

* * * * *

Please direct questions regarding this report directly to Adam Noble.

Regards,

Adam Noble
President

Enclosures:

Exhibit A.1 - 811 Valencia St.-01-06-2020.pdf

Exhibit B.1 – Quantitative Shadow Results 811 VALENCIA STREET Mission Playground

Exhibit C.1 - 811 VALENCIA STREET Graphical Shadow Projections

⁴ COVID19 Lockdown prevented scheduled rec center observations.



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 811 VALENCIA ST
RECORD NO.: 2018-009487PRJ

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

Reception:
415.558.6378

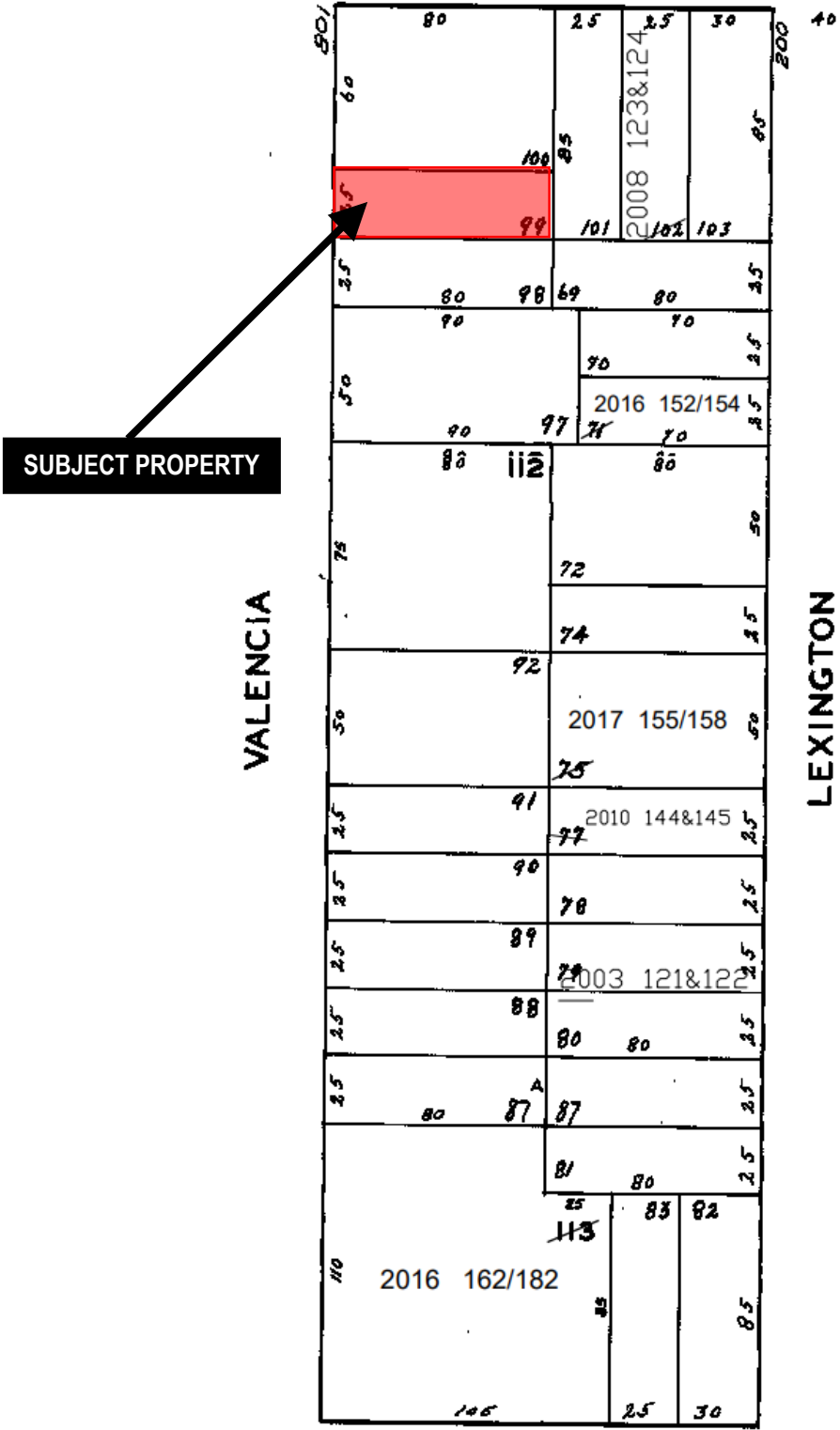
Fax:
415.558.6409

Planning
Information:
415.558.6377

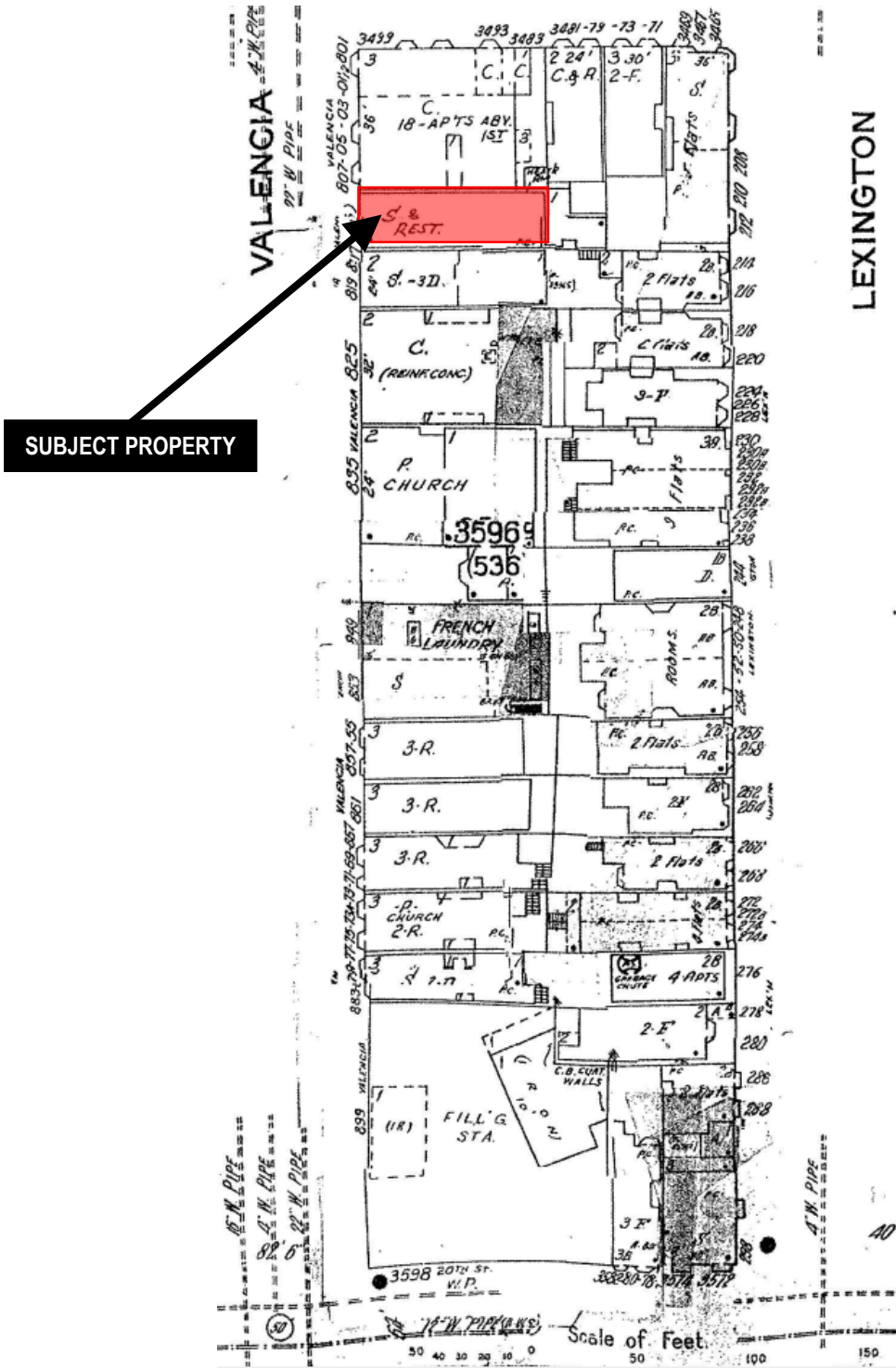
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	-	-	-
Residential GSF	0	6,634	6,634
Retail/Commercial GSF	1,951	537	1,414
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	0	600	600
Public Open Space	-	-	-
Other ()	-	-	-
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	2	2
Dwelling Units - Market Rate	0	16	16
Dwelling Units - Total	0	18	18
Hotel Rooms	-		
Number of Buildings	1	1	0
Number of Stories	1	6	5
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	21	21
Car Share Spaces	0	0	0
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	-	-	-
One Bedroom Units	-	-	-
Two Bedroom Units	-	-	-
Three Bedroom (or +) Units	-	-	-
Group Housing - Rooms	-	-	-
Group Housing - Beds	-	-	-
SRO Units	0	18	18
Micro Units	-	-	-
Accessory Dwelling Units	-	-	-

Parcel Map



Sanborn Map*



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

Planning Commission Hearing
 Case Number 2018-009487SHD
 811 Valencia Street
 July 30, 2020



Aerial Photo



MISSION PLAYGROUND

SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2018-009487SHD
811 Valencia Street
July 30, 2020

Aerial Photo – View to East



SUBJECT PROPERTY

MISSION PLAYGROUND



Aerial Photo – View to West



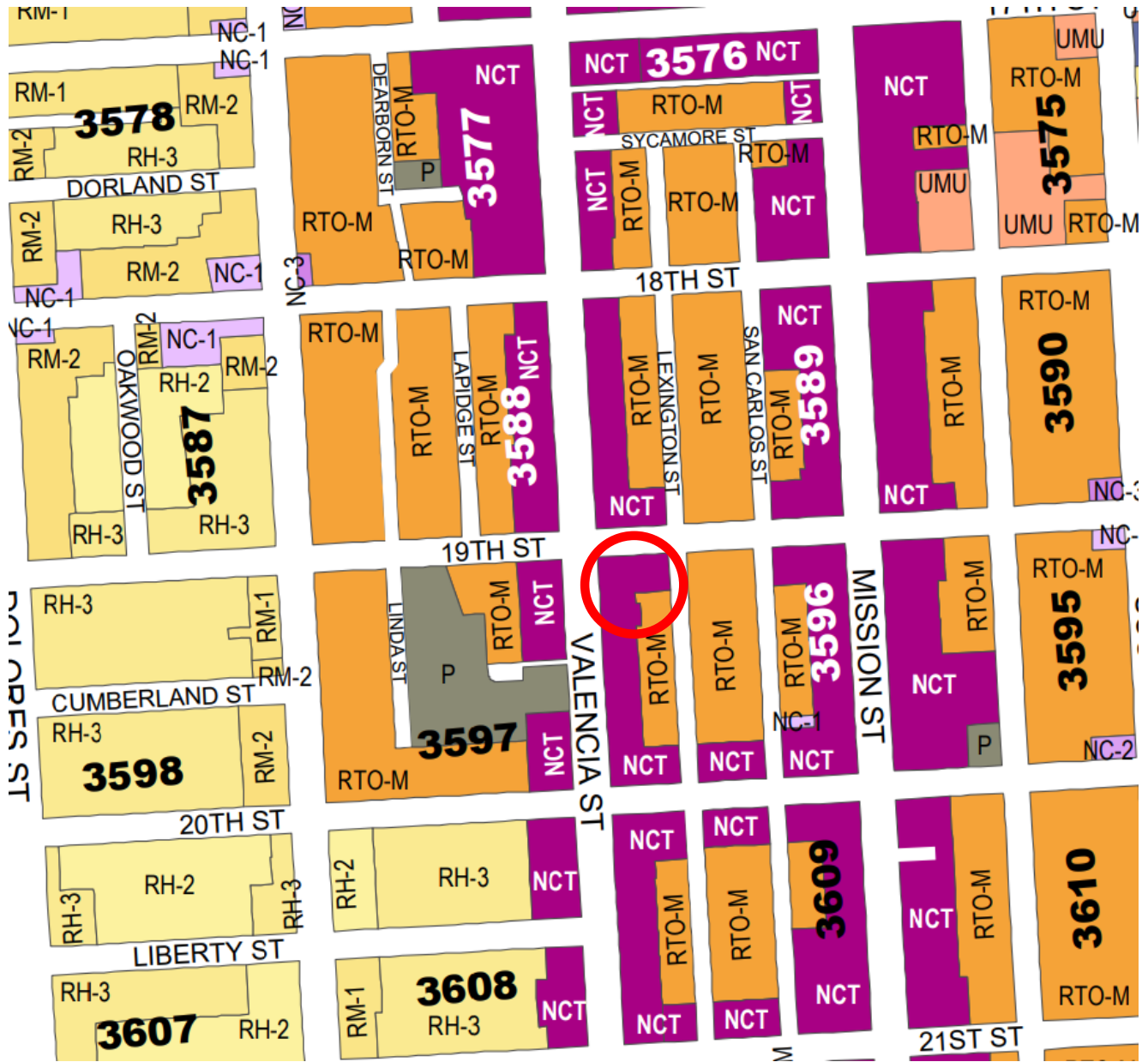
MISSION PLAYGROUND

SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2018-009487SHD
811 Valencia Street
July 30, 2020

Zoning Map



Planning Commission Hearing
 Case Number 2018-009487SHD
 811 Valencia Street
 July 30, 2020

Site Photo



Planning Commission Hearing
Case Number 2018-009487SHD
811 Valencia Street
July 30, 2020

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



San Francisco Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
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Date: October 24, 2018
To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*
From: San Francisco Planning Department
Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

At least 30 days before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by the date that the Environmental Evaluation Application (EEA) or Project Application (PRJ) was deemed complete by the Department ("EEA/PRJ accepted date"). There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For projects with complete EEA's/PRJ's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, EEA/PRJ accepted date, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **Any project with 25 units or more and with a complete EEA accepted between January 1, 2013 and January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to higher Inclusionary Housing rates and requirements. Generally, rental projects with 25 units or more be subject to an 18% on-site rate and ownership projects with 25 units or more will be subject to a 20% on-site rate.**

Summary of requirements. Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) or complete Project Application (PRJ) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA/PRJ accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

The applicable requirement for projects that received a first discretionary approval prior to January 12, 2016 are those listed in the "EEA accepted before 1/1/13" column on Chart 1-A.

CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

	Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
On-site					
10-24 unit projects		12.0%	12.0%	12.0%	12.0%
25+ unit projects		12.0%	13.0%	13.5%	14.5%
Fee or Off-site					
10-24 unit projects		20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'		20.0%	25.0%	27.5%	30.0%
25+ unit projects over 120' in height *		20.0%	30.0%	30.0%	30.0%

*except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to the requirements of 25+ unit projects at or below 120 feet.

CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

	Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
On-site UMU					
Tier A 10-24 unit projects		14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects		14.4%	15.4%	15.9%	16.4%
Tier B 10-24 unit projects		16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects		16.0%	17.0%	17.5%	18.0%
Tier C 10-24 unit projects		17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects		17.6%	18.6%	19.1%	19.6%
Fee or Off-site UMU					
Tier A 10-24 unit projects		23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects		23.0%	28.0%	30.0%	30.0%
Tier B 10-24 unit projects		25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects		25.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects		27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects		30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT					
Tier A 10-24 unit < 30K		35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K		30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K		35.0%	40.0%	42.5%	45.0%
Tier A 25+ unit > 30K		30.0%	35.0%	37.5%	40.0%
Tier B 10-24 unit < 30K		40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K		35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K		40.0%	45.0%	47.5%	50.0%
Tier B 25+ unit > 30K		35.0%	40.0%	42.5%	45.0%
Tier C 10-24 unit < 30K		45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K		40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K		45.0%	50.0%	52.5%	55.0%
Tier C 25+ unit > 30K		40.0%	45.0%	47.5%	50.0%

CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	19.6%	19.6%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

CHART 3-B: Requirements for Owner Projects UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.4%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Low Income (55% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (80% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Middle Income (110% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Low Income (80% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (105% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (130% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

CHART 5: Income Levels for Projects with a complete EEA/PRJ on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordability levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projects with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Low Income (55% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (80% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Middle Income (110% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Low Income (80% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (105% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Middle Income (130% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Low Income (55% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (80% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (110% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Low Income (80% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (105% AMI)	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Middle Income (130% AMI)	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco Planning

SAN FRANCISCO PLANNING DEPARTMENT
1850 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 858-8378 SFPLANNING.ORG

11/19/2019
Date

I, Eugene Power
do hereby declare as follows:

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

811 Valencia Street
Address

3596/099
Block / Lot

The subject property is located within the following Zoning District:

Valencia Street NCT
Zoning District

55-X
Height and Bulk District

Mission Alcohol RUD; Fringe Financial Services RUD
Special Use District, if applicable

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

Yes No

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

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

2018-009487PRJ
Planning Case Number

2018-1115-6034
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:

Ella Samonsky
Planner Name

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

April 2, 2019
Date

The project contains 18 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:

13%

On-site, off-site or fee rate as a percentage

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

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
18 units	18	0	0	0	0

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:
2	2	0	0	0	0

LOW-INCOME	Number of Affordable Units 2	% of Total Units 13%	AMI Level 55% AMI
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

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

Number of Affordable Units to be Located OFF-SITE:

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

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

UNIT MIX TABLES: CONTINUED

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

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

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

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

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No

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

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

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

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

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Company Name

Eugene Power

Name (Print) of Contact Person

1934 Indian Valley Road

Address

415-939-6187

Phone / Fax

Novato, CA 94947

City, State, Zip

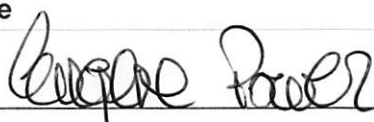
eugenep125@gmail.com

Email

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

Sign Here

Signature:



Name (Print), Title:

Eugene Power

Executed on this day in:

Location:

Novato California 94947

Date:

11/19/2019

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

**T: 415.558.6378
F: 415.558.6409**

SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

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

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

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

HOW IS THIS INFORMATION USED?

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

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

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

WHAT PART OF THE POLICY IS BEING REVIEWED?

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

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

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

INSTRUCTIONS:

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

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

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

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

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

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

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

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Eugene Power	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1934 Indian Valley Road	(415) 939-6187
Novato, CA 94947	EMAIL:
	eugenep125@gmail.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:		ZIP CODE:
811 Valencia Street		94110
CROSS STREETS:		
19th and 20th Streets		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
3596/099	Valencia Street NCT	55-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction			
<input checked="" type="checkbox"/> Demolition	0	18 SROs	18
<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
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 11/19/2019

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

Eugene Power

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

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



**SAN FRANCISCO
PLANNING
DEPARTMENT**

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
811 Valencia Street		3596/099	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
2018-1115-6034	2018-009487PRJ		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Eugene Power		415-939-6187	
ADDRESS			
1934 Indian Valley Road			
CITY, STATE, ZIP		EMAIL	
Novato, CA 94947		eugenep125@gmail.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
18	531	55 feet/6 floors	\$1.6 million
ANTICIPATED START DATE			
July 2020			

Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	TBD			Laborer	TBD		
Boilermaker	TBD			Operating Engineer	TBD		
Bricklayer	TBD			Painter	TBD		
Carpenter	TBD			Pile Driver	TBD		
Cement Mason	TBD			Plasterer	TBD		
Drywall/Latherer	TBD			Plumber and Pipefitter	TBD		
Electrician	TBD			Roofer/Water proofer	TBD		
Elevator Constructor	TBD			Sheet Metal Worker	TBD		
Floor Coverer	TBD			Sprinkler Fitter	TBD		
Glazier	TBD			Taper	TBD		
Heat & Frost Insulator	TBD			Tile Layer/ Finisher	TBD		
Ironworker	TBD			Other:			

TOTAL:

TOTAL:

- | | | |
|--|-------------------------------------|--------------------------|
| | 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>TBD</u> | |

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Eugene Power	eugenep125@gmail.com	415-939-6187

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.

Eugene Power
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)

11/19/2019
(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